

PART FOUR

ZONE PROVISIONS

4. ZONE PROVISIONS

4.1 ENVIRONMENTAL PROTECTION (EP) ZONE

4.1.1 PERMITTED USES

No person shall within an Environmental Protection (EP) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - i. prohibited save and except as specified under Section 4.1.2 hereof.
- b. Non-Residential Uses
 - i. conservation, agriculture, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar passive uses which provide for the preservation and management of the natural environment;
 - ii. a farm exclusive of any buildings or structures associated therewith save and except as specified under Section 4.1.2 hereof;
 - iii. flood, erosion and siltation control works;
 - iv. a golf course, exclusive of any buildings or structures, only where such golf course is located on a lot, the remainder of which is zoned within the Recreational Open Space (OS) Zone;
 - v. a public park, exclusive of buildings or structures; and
 - vi. a public use in accordance with the provisions of Section 5.18 hereof.

4.1.2 BUILDINGS AND STRUCTURES IN EP ZONE

Notwithstanding the uses specified in Section 4.1.1 above, buildings and structures are permitted in the Environmental Protection (EP) Zone, provided that all of the requirements set forth in Clauses a., b. and c. immediately following are satisfied:

- a. The buildings and structures permitted shall be restricted to:
 - i. A single-family dwelling house with associated accessory buildings and structures;
 - ii. Buildings and structures associated with farming activities such as sheds, barns, silos, shelters and similar buildings and structures, save and except on any lands shown on Schedule "A1" hereof;
 - iii. Buildings and structures essential for flood, erosion and siltation control works; and
 - iv. A boat house, pump house or dock in accordance with the provisions of Section 5.1 f. hereof.
- b. All of the following conditions and approvals set forth in paragraphs i. to iv. must be met before a permitted building or structure can be erected or an existing permitted building or structure can be enlarged or structurally altered:
 - i. The lot under consideration must have been legally in existence as of the date of passing of the By-law and must continue to exist at the relevant time;
 - ii. Prior written approval must be obtained from the Ministry of Natural Resources, and/or appropriate Conservation Authority, indicating that the lands under consideration are suitable for construction or erection of buildings

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- or structures;
 - iii. All conditions required by the Ministry of Natural Resources and/or the appropriate Conservation Authority, and/or the local Health Unit must be satisfied; and
 - iv. The lot under consideration must comply with the provisions of Section 5.7 hereof.
 - c. When all the necessary approvals and conditions of clause b. of the Section have been met, a building permit may be issued for the erection of a permitted building or structure, without amendment to this By-law. Such permitted building or structure shall be erected in accordance with any required conditions of the Ministry of Natural Resources, and/or the appropriate Conservation Authority and/or the local Health Unit, and
 - i. in the case of a single-family dwelling house, the zone provisions of the Residential Cluster (RC) Zone, other than minimum lot area and lot frontage;
 - ii. in the case of a single-family dwelling house to be erected on lands shown on Schedule "A1" hereof, the zone provisions of the Residential First Density (R1) Zone, other than minimum lot area and lot frontage;
 - iii. in the case of a shoreline dwelling house, the zone provisions of the Shoreline Residential (SR) Zone, other than minimum lot area and lot frontage; and
 - iv in the case of a permitted non-residential building or structure, the zone provisions of the Rural (RU) Zone, other than the minimum lot area and lot frontage.
- (B/L Nos. 2010-079 2011-036) d. Home Occupation and Home Industry Uses
Where a single detached dwelling, accessory buildings associated with a single detached dwelling, or buildings and structures associated with farming activities are permitted in the EP Zone, a home occupation or home industry may be permitted in such buildings subject to the regulations of this By-law related to home occupation uses in Section 5.10 and home industry uses in Section 5.30.

4.1.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Environmental Protection (EP) Zone shall apply and be complied with.

4.1.4 SPECIAL ZONE CATEGORIES - ENVIRONMENTAL PROTECTION (EP) ZONE

4.1.4.1 ENVIRONMENTAL PROTECTION EXCEPTION NO. 1 (EP-1) ZONE

Notwithstanding the uses permitted within the Environmental Protection (EP) Zone, to the contrary, within the Environmental Protection Exception No. 1 (EP-1) Zone, located in part of Lots 23 and 24, Concession II, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, no buildings or structures shall be allowed save and except buildings and structures necessary for flood or erosion control purposes, play equipment and boat docks used only by the residents of the lots within the area zoned within the Estate Residential Exception No. 1 (ER-1) Zone, and their guests, and public uses.

4.1.4.2 ENVIRONMENTAL PROTECTION EXCEPTION NO. 2 (EP-2) ZONE

(B/L No. 82-16) Notwithstanding the uses permitted within the Environmental Protection (EP) Zone, to the contrary, within the Environmental Protection Exception No. 2 (EP-2) Zone, located in part

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of Lot 9, Concession II, in the former Township of Scott, and shown on Schedule "A5" hereof, only the following uses shall be permitted.

- a. From April 15th to November 15th, both inclusive, in any one year, three hundred (300) trailer units only may be occupied but subject nevertheless to the conditions hereinafter set out;
- b. During the period of successive months from November 16 to April 14th, next immediately following, both inclusive, three hundred (300) vacant and unoccupied trailers may be stored, but subject nevertheless to the conditions hereinafter set out; and
- c. Notwithstanding anything herein contained, no trailer unit whether occupied or unoccupied shall be located or stored within a distance of 30 metres from the easterly limits, nor within 60 metres of the southerly, westerly and northerly limits of the lands placed within the Environmental Protection Exception No. 2 (EP-2) Zone.

4.1.4.3 [Empty]

4.1.4.4 ENVIRONMENTAL PROTECTION EXCEPTION NO. 4 (EP-4) ZONE

(B/L No. 82-54) Notwithstanding the provisions of Section 4.1.2 of Restricted Area By-Law No. 81-19, to the contrary, within the Environmental Protection Exception No. 4 (EP-4) Zone, located in part of Lot 13, Concession VII, in the former Township of Scott, and shown on Schedule "A3" of Restricted Area By-law 81-19, as amended by Restricted Area By-law No. 82-54, no buildings or structures shall be permitted, but such lands may form part of lots located in the Shoreline Residential Exception No. 1 (SR-1) Zone.

4.1.4.5 ENVIRONMENTAL PROTECTION EXCEPTION NO. 5 (EP-5) ZONE

(B/L No. 84-51) Notwithstanding the provisions of Section 4.1.1 a., and 4.1.1 b. and 4.1.2 a., of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Environmental Protection Exception No. 5 (EP-5) Zone, located in part of the east half of Lot 31, Concession III, in the former Township of Scott, all provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below in which case the following shall apply and be complied with:

- a. Only Residential Uses Permitted
 - i. one (1) single family dwelling house.
 - ii. a maximum of sixteen (16) guest rooms only for the overnight accommodation of members of the fishing club, provided such guest rooms are located entirely within, or attached to, the lodge, are not occupied as a dwelling unit, do not contain facilities for cooking and each has a maximum gross floor area of 25 square metres.

(B/L No. 87-52)

b. Only Non-Residential Uses Permitted

(B/L No. 87-52)

- i. a private fishing club only, having a maximum capacity of 100 persons at any one time, and such shall include an accessory lodge facility which may include accessory eating and retail sales facilities.
- ii. public uses in accordance with the provisions of Zoning By-law No. 81-19.

c. Minimum Yard Dimensions

In addition to the requirements of Section 4.1.2 b. of Zoning By-law No. 81-19, the following minimum yard dimensions shall apply to the permitted accessory lodge.

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- i. Front Yard Depth 15 metres
 - ii. Exterior Side Yard Depth 15 metres
 - iii. Interior Side Yard Depth 15 metres
 - iv. Rear Yard Depth 15 metres
- d. Maximum Building Height 10 metres
- e. Maximum Lot Coverage 5 per cent
- f. Minimum Landscaped Open Space 5 per cent
- g. Minimum Number of Parking Spaces 30 spaces.

4.1.4.6 ENVIRONMENTAL PROTECTION EXCEPTION NO. 6 (EP-6) ZONE

(B/L No. 90-56) Notwithstanding the provisions of Section 4.1.2 of By-law 81-19, as otherwise amended within the Environmental Protection Exception No. 6 (EP-6) Zone, located in part of Lots 34 and 35, Concession VI, in the Hamlet of Udora, within the Township of Uxbridge, and shown on Schedule "A6" hereof, no buildings or structures shall be permitted.

4.1.4.7 ENVIRONMENTAL PROTECTION EXCEPTION NO. 7 (EP-7) ZONE

(B/L No. 90-62) Notwithstanding the provisions of Section 4.1.2 of By-law No. 81-19, as otherwise amended, within the Environmental Protection Exception No. 7 (EP-7) Zone, located in Part Lot 27, Concession III, in the Hamlet of Zephyr, and shown on Schedule "A6" hereof, no buildings or structures shall be permitted.

4.1.4.8 ENVIRONMENTAL PROTECTION EXCEPTION NO. 8 (EP-8 ZONE)

(B/L Nos. 90-107 99-028 99-159) Within the Environmental Protection Exception No. 8 (EP-8) Zone, located in Part of Lots 9 and 10, Concession I, in the Township of Uxbridge, the applicable provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. The provisions of Sections 4.1.1 b. ii, 4.1.1. b.v. and 4.1.2 of Zoning By-law No. 81-19, as otherwise amended, shall not apply.
- ii. Building and structures essential for flood erosion and siltation control works shall be permitted.

4.1.4.9 ENVIRONMENTAL PROTECTION EXCEPTION NO. 9 (EP-9) ZONE

(B/L Nos. 90-107 99-028 99-159) Within the Environmental Protection Exception No. 9 (EP-9) Zone, located in Part of Lots 9 and 10, Concession I, in the Township of Uxbridge, the applicable provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. The provisions of Sections 4.1.1 b.i, 4.1.1 b.ii, 4.1.1 b.iv, 4.1.1 b.v, 4.1.1 b. vi, and 4.1.2 shall not apply.
- ii. Walkway structures shall be permitted.
- iii. Buildings and structures essential for flood, erosion and siltation control works shall be permitted.

4.1.4.10 HOLDING ENVIRONMENTAL PROTECTION EXCEPTION NO. 10((H)EP-10) ZONE

(B/L No 92-39) a. No person within the Holding Environmental Protection Exception No. 10 ((H)EP-10) Zone shall use any land or erect, alter or use any building or structure except for

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those uses, buildings and structures existing as of March 2, 1992, the date of passing of this By-law, until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 35 of the Planning Act, R.S.O., 1990, as amended.

- b. Upon the removal of the Holding (H) Symbol, within the Environmental Protection Exception No. 10 (EP-10) Zone, located in Part of Lot 9, Concession 3, in the Township of Uxbridge, the applicable provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
 - i. The provisions of Sections 4.1.1 b.ii, 4.1.1 b.v. and 4.1.2 of Zoning By-law No. 81-19, as otherwise, amended, shall not apply.
 - ii. Buildings and structures essential for flood erosion and siltation control works shall be permitted.
 - iii. Walkway structures shall be permitted.

4.1.4.11 HOLDING ENVIRONMENTAL PROTECTION EXCEPTION NO. 11((H)EP-11) ZONE

(B/L No. 92-39)

- a. No person within the Holding Environmental Protection Exception No. 11 ((H)EP-11) Zone shall use any land or erect, alter or use any building or structure except for those uses, buildings or structures existing as of March 2, 1992, the date of passing of this By-law, until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 35 of the Planning Act, 1990, as amended.
- b. Upon the removal of the Holding (H) Symbol, within the Environmental Protection Exception No. 11 (EP-1 1) Zone, located in Part of Lot 9, Concession 3, in the Township of Uxbridge, the applicable provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
 - i. The provisions of Sections 4. 1.1 b.i,4.1.1 b.ii., 4.1.1, b.iv, 4.1.1 b.v, 4.1.1 b.vi, and 4.1.2 shall not apply.
 - ii. Buildings and structures essential for flood, erosion and siltation control works shall be permitted.

4.1.4.12 [Empty]

4.1.4.13 ENVIRONMENTAL PROTECTION EXCEPTION NO. 13 (EP-13) ZONE

(B/L No. 93-65)

- Notwithstanding the provisions of Sections 4.1.1 b.i., of Zoning By-law No. 81-19, as otherwise amended, within the Environmental Protection Exception No. 13 (EP-13) Zone located in Part of Lot 12, Concession 1 in the Township of Uxbridge, and more specifically described as forming parts of Parts 2, 4 and 6 on Reference Plan 40R-13326, and identified on Schedule "A3" hereof as Parts A, B and C respectively, the applicable provisions of the Environmental Protection (EP) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with.
- i. The provisions of Sections 4.1.1 b. i., 4.1.1 b. ii., 4.1.1 b. iv., 4.1.1 b. v. and 4.1.2 of Zoning By-law No. 81-19, as otherwise amended, shall not apply.
 - ii Permitted Non-Residential Uses:
 - Conservation
 - Forestry
 - Reforestation
 - Bird Sanctuaries
 - Wildlife Reserves

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- Other similar passive uses which provide for the preservation and management of the natural environment.

iii. Buildings and structures essential for flood erosion and siltation control works shall be permitted.

4.1.4.14 ENVIRONMENTAL PROTECTION EXCEPTION NO. 14 (EP-14) ZONE

(B/L No. 93-45) Notwithstanding any other provision of 4.1.2 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Environmental Protection Exception No. 14 (EP-14) Zone located in part of Lot 12, Concession VII, in the former Township of Scott, no buildings or structures shall be allowed save and except structures necessary for flood or erosion control purposes, play equipment and a boat dock.

4.1.4.15 [Empty]

4.1.4.16 ENVIRONMENTAL PROTECTION EXCEPTION NO. 16 (EP-16) ZONE

(B/L Nos. 93-100 99-177) Within the Environmental Protection Exception No. 16(EP-16) Zone, located in Part of Lots 22, 23, 25, 26 and 27, Concession 6, in the Township of Uxbridge, the applicable provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below in which case the provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Delete “agriculture” from the list of permitted Non-Residential uses in Section 4.1.1.b.i.
- ii. The provisions of Sections 4.1.1 b. ii, 4.1.1 b.iii, 4.1.1 b.iv, 4.1.1 b.v, and 4.1.2 shall not apply.
- iii. In addition to the Non-Residential uses permitted in Section 4.1.1 b) one private right-of-way for a golf course shall be permitted in Lot 27, Concession 6 until such time as a public road is constructed.

4.1.4.17 [Empty]

4.1.4.18 [Empty]

4.1.4.19 ENVIRONMENTAL PROTECTION EXCEPTION NO. 19 (EP-19) ZONE

(B/L No. 95-008) Notwithstanding the provisions of Sections 4.1.4 a. and b. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Environmental Protection Exception No. 19 (EP-19) Zone located in part of Lots 28 and 29, Concession 6, (former Township of Uxbridge portion), no buildings or structures shall be permitted other than those necessary for flood or erosion control purposes. No fill shall be placed or removed or the watercourse altered, without the prior written approval of the Lake Simcoe Region Conservation Authority.

4.1.4.20 ENVIRONMENTAL PROTECTION EXCEPTION NO. 20 (EP-20) ZONE

(B/L No. 95-008) Notwithstanding the provisions of Sections 4.1.4 a. and b. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Environmental Protection Exception No. 20 (EP-20) Zone, located in part of Lots 28 and 29, Concession 6, (former Township of Uxbridge portion), only a storm water management facility operated by the Township of Uxbridge shall be permitted.

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4.1.4.21 ENVIRONMENTAL PROTECTION EXCEPTION NO. 21 (EP-21) ZONE

- (B/L Nos. 2000-005 2002-133)
- a. Within the Environmental Protection Exception No. 21 (EP-21) Zone, located in part of Lot 15, Concession 2, in the Township of Uxbridge the applicable Zone Provisions of the Environmental Protection Zone shall apply with the exception of any provisions related to the erection, alteration or use of buildings and structures particularly Section 4.1.2 of Restricted Area By-law No. 81-19 as no buildings or structures shall be permitted on these lands.

4.1.4.22 ENVIRONMENTAL PROTECTION EXCEPTION NO. 22 ((H) EP-22) ZONE

- (B/L Nos. 2000-063 2001-134)
- a. Notwithstanding the provisions of Sections 4.1.4 a and b of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Environmental Protection Zone, located in Part of Lot 30, Concession 7, only a stormwater management facility operated by the Township of Uxbridge shall be permitted.

4.1.4.23 ENVIRONMENTAL PROTECTION EXCEPTION NO. 23 (EP-23) ZONE

- (B/L Nos. 2000-064 2002-106 2003-119)
- a. Notwithstanding the provisions of Sections 4.1.4 a and b of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Environmental Protection Zone, located in Part of Lot 28, Concession 6, only a stormwater management facility operated by the Township of Uxbridge shall be permitted.

4.1.4.24 ENVIRONMENTAL PROTECTION EXCEPTION NO. 24 (EP-24) ZONE

(B/L No. 2006-141) Within the Environmental Protection Exception No. 24 (EP-24) Zone, located in part of Lot 16, Concession 3, in the Township of Uxbridge, only a stormwater management facility operated by the Township of Uxbridge shall be permitted.

(B/L No. 2006-141) THAT the Council of the Corporation of the Township of Uxbridge shall not remove the (H) Symbol from the Holding Hamlet Residential Exception No. 36 ((H) HR-36) Zone or the Holding Environmental Protection Exception No. 24 ((H) EP-24) Zone until the following conditions have been complied with:

- i. a Subdivision Agreement has been entered into with the Corporation of the Township of Uxbridge.
- ii. a Subdivision Agreement has been entered into with the Regional Municipality of Durham.

4.1.4.25 ENVIRONMENTAL PROTECTION EXCEPTION NO. 25 (EP-25)

(B/L No. 2002-001) Notwithstanding the requirements for the Environmental Protection (EP) Zone of Zoning By-law No. 81-19, as amended, within the Environmental Protection Zone Exception No. 25 (EP-25) Zone, located in Part Lot 34, Concession 7 in the Township of Uxbridge, and shown on Schedule "A2" hereof, all provisions of the Environmental Protection Exception No. 26 (EP-26) Zone of Zoning By-law 81-19, as amended, shall apply save and except that in addition to the permitted uses, a sewage disposal facility for a single detached dwelling on the same lot shall also be permitted.

4.1.4.26 ENVIRONMENTAL PROTECTION EXCEPTION NO. 26 (EP-26) ZONE

(B/L Nos. 2001-126 2003-165) Notwithstanding the provisions of Section 4.1.2 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Environmental Protection Exception No. 26 (EP-26) no buildings or structures shall be permitted other than those necessary for flood, erosion and siltation control purposes; a storm water management facility operated by the Township of Uxbridge; conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other passive uses which provide for the preservation and management of the natural environment; public park and public use in accordance with the provisions of Section

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5.18 hereof.

4.1.4.27 ENVIRONMENTAL PROTECTION EXCEPTION NO. 27 (EP-27) ZONE

(B/L Nos. 2001-126
2003-165) Notwithstanding the provisions of Sections 4.1.2 of Zoning By-law No. 81-19, as otherwise amended to the contrary, within the Environmental Protection Exception No. 27 (EP-27) Zone, no buildings or structures shall be permitted other than those necessary for flood, erosion and siltation control purposes; conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other passive uses which provide for the preservation and management of the natural environment; public park and public use in accordance with the provisions of Section 5.18 hereof.

4.1.4.28 ENVIRONMENTAL PROTECTION EXCEPTION NO. 28 (EP-28) ZONE

(B/L No. 2002-065) Notwithstanding any other provisions of By-law No. 81-19 to the contrary, within the Environmental Protection No. 28 (EP-28) Zone, located in part of Lot 15, Concession 7 in the former Township of Uxbridge, no buildings or structures shall be permitted save and except structures necessary for flood , erosion or siltation control purposes, a private road, and a boat dock.

4.1.4.29 ENVIRONMENTAL PROTECTION EXCEPTION NO. 29 (EP-29) ZONE

(B/L No. 2002-086) Notwithstanding the provisions of Sections 4.1.1, 4.1.2 and 5.7 of Zoning By-law 81-19, as amended, to the contrary, within the Environmental Protection Exception No. 29 (RU-29) Zone applying to those lands legally described as the East half of Lot 34, Concession 1 in the Township of Uxbridge (former Township of Scott portion), all applicable Zone provisions in the Environmental Protection (EP) Zone shall apply, save and except as specifically noted below:

i. Additional Permitted Use

Access driveway

ii. Prohibited Uses

The storage of mushroom compost or its use in any use permitted in the EP-29 or RU-75 Zones.

4.1.4.30 ENVIRONMENTAL PROTECTION EXCEPTION NO. 30 (EP-30) ZONE

(B/L No. 2004-192) Notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a. Permitted Uses

i. conservation;

ii. enhancement and preservation of the natural environment; and,

iii. non-obtrusive/passive recreational uses which will have minimal impact on the natural environmental features and ecological functions of the area.

b. Prohibited Uses

Development or site alteration shall be prohibited, with the exception of:

i. one walking/bicycle/golf cart path to connect the lands in the HR-38 Zone and the lands in the OS-12 Zone; and,

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- ii. one walking/bicycle/golf cart path to connect lands in the OS-12 Zone.

4.1.4.31 ENVIRONMENTAL PROTECTION EXCEPTION NO. 31 (EP-31) ZONE

(B/L No. 2004-192) Notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a. Permitted Uses

- i. conservation;
- ii. enhancement and preservation of the natural environment; and,
- iii. non-obtrusive/passive recreational uses which will have minimal impact on the natural environmental features and ecological functions of the area.

b. Prohibited Uses

Development or site alteration shall be prohibited.

4.1.4.32 [Empty]

4.1.4.33 ENVIRONMENTAL PROTECTION EXCEPTION NO. 33 (EP-33) ZONE

(B/L Nos. 2003-073 2016-086) Within the Holding Environmental Protection Exception No. 33 EP-33) Zone located in Part of Lot 22 and 23, Concession 1, in the Township of Uxbridge, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

i. Permitted Uses:

- Fish, wildlife and forest management;
- Low intensity recreation uses which shall be defined as recreational uses having minimal impact on the natural environment and requiring very little terrain or vegetation modification, including but not limited to non-motorized trail uses and natural heritage appreciation, but excluding any golf related uses; and,
- A private driveway or road, providing access to a main permitted use within the adjoining Recreational Open Space Exception No. 13 (OS-13) and Recreational Open Space Exception No. 14 (OS-14) Zones.

ii. Building and Structures:

All building and structures, except for those related to the permitted uses, shall be prohibited.

iii. Regulations for Permitted Uses:

Maximum width of the paved surface of a private driveway or road shall be 8.5m.

4.1.4.34 ENVIRONMENTAL PROTECTION EXCEPTION NO. 34 (EP-34) ZONE

(B/L Nos. 2003-073 2016-086) Within the Holding Environmental Protection Exception No. 34 (EP-34) Zone located in Part of Lot 22 and 23, Concession 1, in the Township of Uxbridge, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

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- i. Permitted Uses:
 - Fish, wildlife, forest management and agriculture;
 - Low intensity recreation uses which shall be defined as recreational uses having minimal impact on the natural environment and requiring very little terrain or vegetation modification, including but not limited to non-motorized trail uses and natural heritage appreciation, but excluding any golf related uses;
 - A private driveway or road, providing access to a main permitted use within the adjoining Recreational Open Space Exception No. 13 (OS-13) and Recreational Open Space Exception No. 14 (OS-14) Zones; and,
 - A maximum of one ancillary or accessory residence shall be permitted in accordance with Section 4.3.1 and in either the EP-34 or OS-13 Zones
- ii. Buildings and Structures:

All buildings and structures, except for those related to the permitted uses, shall be prohibited. However, notwithstanding the foregoing, entrance features for the main permitted use within the adjoining Recreational Open Space Exception 13 (OS-13) and Recreational Open Space Exception 14 (OS-14) Zones, may be permitted north and south of the permitted private driveway or road, provided that they are located no more than 60 metres from the lot line abutting Durham Road No. 30. One gatehouse with a maximum gross floor area of 20.9 square metres shall also be permitted no more than 60 metres from the lot line abutting Durham Road No. 30.
- iii. Regulations for Permitted Uses:
 - Maximum width of the paved surface of a private driveway or road shall be 8.5m for any portion of the private driveway or road which is located more than 60 metres from the lot line abutting Durham Road No. 30.

4.1.4.35 ENVIRONMENTAL PROTECTION EXCEPTION NO. 35 (EP-35) ZONE

(B/L No.
2003-073)

Notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land, or erect, alter or use any building or structure in the Environmental Protection Exception No. 35 (EP-35) Zone, except in accordance with the following provisions:

- i. Permitted Uses:
 - Fish, wildlife and forest management; and,
 - Low intensity recreation uses, which shall be defined as recreational uses having minimal impact on the natural environment and requiring very little terrain or vegetation modification, including but not limited to non-motorized trail uses and natural heritage appreciation, but excluding any golf related uses.
- ii. Building and Structures

All building and structures, except for those related to the permitted uses, shall be prohibited.

4.1.4.36 ENVIRONMENTAL PROTECTION EXCEPTION NO. 36 (EP-36) ZONE

(B/L No.
2004-188
2014-134)

Within the Environmental Protection Area Exception No. 36 (EP-36) Zone located in Part of Lots 28 and 29, Concession 6, Plan H50065, Block HHH and Part Lot 552 in the Township of Uxbridge, and shown on Schedule "A2" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- i. conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar passive uses which provide for the preservation and management of the natural environment;

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- ii. flood, erosion and siltation control works
- iii. excavation and naturalization related to the permitted uses;
- iv. trails related to the permitted uses;
- v. a naturalized emergency access/trail; and,
- vi. a public use in accordance with the provisions of Section 5.18 hereof

4.1.4.37 HOLDING ENVIRONMENTAL PROTECTION EXCEPTION NO. 37 ((H) EP- 37) ZONE

- (B/L No. 2004-104)
- a. No person shall within the Holding Environmental Protection Exception No. 37 ((H) EP-37) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law.
 - b. Upon removal of the Holding (H) Symbol within the Holding Environmental Protection Area Exception No. 37 ((H)EP-37) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
 - i. A stormwater management facility operated by the Township of Uxbridge.
 - c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Environmental Protection No. 37 ((H) EP-37) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. A subdivision agreement has been entered into with the Corporation of the Township of Uxbridge;
 - ii. A subdivision agreement has been entered into with the Regional Municipality of Durham;
 - iii. All necessary approvals have been received from the Toronto Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the subdivision agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

4.1.4.38 HOLDING ENVIRONMENTAL PROTECTION EXCEPTION NO. 38 ((H) EP-38) ZONE

- (B/L No. 2004-104)
- a. No person shall within the Holding Environmental Protection Exception No. 38 ((H) EP-38) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law.
 - b. Upon removal of the Holding (H) Symbol within the Holding Environmental Protection Area Exception No. 38 ((H)EP-38) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land, including the placement of fill and the erection, of any building or structure, except in accordance with the following provisions:

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- i. fish, wildlife and forest management;
 - ii. conservation projects and flood and erosion control projects; and,
 - iii. accessory uses.
- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Environmental Protection No. 38((H) EP-38 Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. A subdivision agreement has been entered into with the Corporation of the Township of Uxbridge;
 - ii. A subdivision agreement has been entered into with the Regional Municipality of Durham;
 - iii. All necessary approvals have been received from the Toronto Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the subdivision agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

4.1.4.39 HOLDING ENVIRONMENTAL PROTECTION EXCEPTION NO. 39 ((H) EP-39) ZONE

- (B/L No. 2004-104)
- a. No person shall within the Holding Environmental Protection Exception No. 39((H) EP-39) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law.
 - b. Upon removal of the Holding (H) Symbol within the Holding Environmental Protection Area Exception No. 39 ((H)EP-39) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land including the placement of fill and the erection, of any building or structure, except in accordance with the following provisions:
 - i. fish, wildlife and forest management;
 - ii. conservation projects and flood and erosion control projects;
 - iii. low intensity recreation uses including facilities such as baseball diamonds and soccer fields with limited lighting;
 - iv. unserviced parks; and,
 - v. accessory uses including parking areas.
 - c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Environmental Protection No. 39((H) EP-39) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. A subdivision agreement has been entered into with the Corporation of the Township of Uxbridge;
 - ii. A subdivision agreement has been entered into with the Regional Municipality

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of Durham;

- iii. All necessary approvals have been received from the Toronto Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the subdivision agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

4.1.4.40 ENVIRONMENTAL PROTECTION EXCEPTION NO. 40 (EP-40) ZONE

(B/L No. 2004-105 2012-169) Within the Environmental Protection Area Exception No. 40 (EP-40) Zone located in Part of Lot 15, Concession 3, and Block 7, Plan - 1174 in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- i. A stormwater management facility operated by the Township of Uxbridge.

4.1.4.41 ENVIRONMENTAL PROTECTION EXCEPTION NO. 41 (EP-41) ZONE

(B/L Nos. 2004-105 2012-169) Within the Environmental Protection Area Exception No. 41 (EP-41) Zone located in Part of Lot 15, Concession 3, and Block 7, Plan - 1174 in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- i. An overland flow route operated by the Township of Uxbridge.

4.1.4.42 ENVIRONMENTAL PROTECTION EXCEPTION NO. 42 (EP-42) ZONE

(B/L Nos. 2004-105 2012-169) Within the Environmental Protection Area Exception No. 42 (EP-42) Zone located in Part of Lot 15, Concession 3, and Block 7, Plan - 1174 in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- i. Conservation;
- ii. Forestry;
- iii. Reforestation;
- iv. Bird Sanctuaries;
- v. Wildlife Reserves;
- vi. Other similar passive uses which provide for the preservation and management of the natural environment.

4.1.4.43

4.1.4.44 ENVIRONMENTAL PROTECTION EXCEPTION NO. 44 (EP-44) ZONE

(B/L No. 2004-090 2011-040) a. Within the Environmental Protection Area Exception No. 44 (EP-45) Zone located on the southeast corner of the intersection of Elgin Park Drive and Toronto Street South, in the Uxbridge Urban Area, and shown on Schedule "A2" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

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- i. grading and naturalization to permit conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar passive uses which provide for the preservation and management of the natural environment;
- ii. flood, erosion and siltation control works; and,
- iii. a public use in accordance with the provisions of Section 5.18 hereof.

4.1.4.45 ENVIRONMENTAL PROTECTION EXCEPTION NO.45(EP-45) ZONE

- (B/L Nos. 2004-143
2006-104)
- a. Within the Holding Environmental Protection Area Exception No. 45 (EP-45) Zone located at 220 Main Street North, in Part of Lot 33, Concession 6, in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
 - i. conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar passive uses which provide for the preservation and management of the natural environment;
 - ii. flood, erosion and siltation control works;
 - iii. excavation and naturalization related to the permitted uses;
 - iv. trails related to the permitted uses; and,
 - v. a public use in accordance with the provisions of Section 5.18 hereof.

4.1.4.46 [Empty]

4.1.4.47 [Empty]

4.1.4.48 ENVIRONMENTAL PROTECTION EXCEPTION NO. A (EP-A) ZONE

- (B/L No. 2002-178)
- a. Notwithstanding the provisions of Sections 4.1.1a and b of Zoning By-law No. 81-19, as amended, to the contrary, within the Environmental Protection Exception No. A (EP-A) Zone, located in Part of Lots 8 and 9, Concession IV, in the Township of Uxbridge, only conservation, forestry, reforestation, bird sanctuaries, nature trails, wildlife reserves or other similar passive uses which provide for the preservation and management of the natural environment, and flood, erosion and siltation control works shall be permitted.

4.1.4.49 ESTATE RESIDENTIAL EXCEPTION NO. B (EP-B) ZONE

- (B/L No. 2002-178)
- a. Within the Environmental Protection Exception No. B (EP-B) Zone, located in Part of Lots 8 and 9, Concession IV, in the Township of Uxbridge, the applicable zone provisions of the Environmental Protection (EP) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:
 - b. The only permitted uses shall be conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar passive uses which provide for the preservation and management of the natural environment, and flood, erosion and siltation control works.”
 - i. No part of any building, structure or accessory use, including driveways, patios, fences, swimming pools and associated protective fencing, and

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4.1 ENVIRONMENTAL PROTECTION (EP) ZONE

landscaping or any other use or structure accessory to a single detached dwelling shall be erected or allowed to encroach on those lands zoned “EP-B”. Notwithstanding the above, a septic bed area or reserve septic bed area may be permitted, provided it is setback a minimum of 10 metres from the wetland; and

- ii Any lands zoned “EP-B” may be included in the calculation of any zone provisions for adjoining lands zoned “ER-A” or “ER-B”, provided that such lands used for the calculation are part of the same lot, which is in a registered plan of subdivision.

4.1.4.50 ENVIRONMENTAL PROTECTION EXCEPTION NO. 50 (EP-50) ZONE

(B/L No.
2005-152)

Within the Holding Environmental Protection Area Exception No. 50 (EP-50) Zone located in Part of the West Half of Lot 28, Concession 6 in the Township of Uxbridge, and shown in Schedule “A2” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

(B/L No.
2006-142)

- i. excavation and naturalization to permit conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other management of the natural environment;
- ii. flood, erosion and siltation control works; and,
- iii. a public use in accordance with the provisions of Section 5.18 hereof.

4.1.4.51 ENVIRONMENTAL PROTECTION EXCEPTION NO. 51 (EP-51) ZONE

(B/L No.
2005-152)

Within the Holding Environmental Protection Area Exception No. 51 (EP-51) Zone located in Part of the West Half of Lot 28, Concession 6 in the Township of Uxbridge, and shown in Schedule “A2” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Environmental Protection (EP) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

(B/L No.
2006-142)

- i. excavation and naturalization to permit conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other management of the natural environment;
- ii. flood, erosion and siltation control works;
- iii. A stormwater management facility operated by the Township of Uxbridge; and,
- iv. a public use in accordance with the provisions of Section 5.18 hereof.

(Note: missed numbers to be used as required).

4.1.4.57 ENVIRONMENTAL PROTECTION EXCEPTION NO. 57 (EP-57) ZONE

(B/L No.
2007-083
2019-081)

No person shall, within the Environmental Protection Exception No. 57 (EP-57) Zone located in Part of Lot 30 and Part of Lot 31, Concession 7, in the Township of Uxbridge, use any land or erect, alter or use any building or structure except those uses, buildings or structures permitted in accordance with the zone provisions of the Environmental Protection (EP) Zone, save and except the following special provisions which shall also apply and be complied with:

PERMITTED USES

The only permitted uses shall be:

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- i. Conservation, forestry, reforestation or similar passive uses that provided for the preservation and management of the natural environment;
- ii. Flood, erosion and siltation control works; and,
- iii. a public use in accordance with the provisions of Section 5.18 hereof.

BUILDING AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures and other works essential for flood, erosion and siltation control; and,
- ii. building and structures accessory to the other permitted uses.

4.1.4.59
(2009-092)

ENVIRONMENTAL PROTECTION EXCEPTION NO. 59 (EP-59) ZONE

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 59 (EP-59) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, the only permitted uses, buildings and structures shall be:

PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment; and,
- ii. flood, erosion and siltation control works; and,
- iii. non-motorized trail uses.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures essential for flood, erosion and siltation control; and,
- ii. trails.

4.1.4.60
(B/L No.
2010-047)

ENVIRONMENTAL PROTECTION EXCEPTION NO. 60 (EP-60) ZONE

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 60 (EP-60) Zone located in Lot 35, Concession 7, in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, the following regulations shall apply:

PERMITTED USES

The only permitted uses as part of a public park shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment; and,
- ii. flood, erosion and siltation control works; and,
- iii. non-motorized trail uses or other similar low intensity recreational uses.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures essential for flood, erosion and siltation control; and,
- ii. trails and other small scale structures accessory to the trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities.

4. ZONE PROVISIONS

4.1 ENVIRONMENTAL PROTECTION (EP) ZONE

4.1.4.61 ENVIRONMENTAL PROTECTION EXCEPTION NO. 61 (EP-61) ZONE

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 61 (EP-61) Zone located in Lot 35, Concession 7, in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, the following regulations shall apply:

PERMITTED USES

The only permitted uses as part of a public park shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment; and,
- ii. flood, erosion and siltation control works; and,
- iii. non-motorized trail uses or other similar low intensity recreational uses.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures essential for flood, erosion and siltation control; and,
- ii. trails and other small scale structures accessory to the trails and other low intensity recreational uses including boardwalks, informational signage, and foot bridges, but excluding fences and picnic facilities.

4.1.4.62 ENVIRONMENTAL PROTECTION EXCEPTION NO. 62 (EP-62) ZONE

(B/L No.
2012-035)

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 62 (EP-62) Zone located in part of Lot 33, Concession 6, Part 3 Plan 40R-8507 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, the following regulations shall apply:

PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- ii. flood, erosion and siltation control works;
- iii. non-motorized trail uses or other similar low intensity recreational uses; and,
- iv. a stormwater management facility;
- v. a public use in accordance with the provisions of Section 5.18 hereof.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures essential for flood, erosion and siltation control and stormwater management and any public use; and,
- ii. trails and other small scale structures accessory to the trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities.

4.1.4.63 ENVIRONMENTAL PROTECTION EXCEPTION NO. 63 (EP-63) ZONE

(B/L No.
2012-176
2014-041)

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 63 (EP-63) Zone located in part of Lot 35, Concession 6, Part 3 Geographic Township of Scott, Lots 126, 128 and 131 and Part Lots 125, 129 and 130, Part Ontario Street (Closed), Registered Plan 64 in the Township of Uxbridge, and shown on Schedule 'A6' of Zoning By-law 81-19, as amended, the following regulations apply:

4. ZONE PROVISIONS

4.1 ENVIRONMENTAL PROTECTION (EP) ZONE

PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- ii. flood, erosion and siltation control works;
- iii. non-motorized trail uses or other similar low intensity recreational uses; and,
- iv. a public use in accordance with the provisions of Section 5.18 hereof.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures essential for flood, erosion and siltation control and stormwater management and any public use; and,
- ii. trails and other small scale structures accessory to the trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities.

4.1.4.64 ENVIRONMENTAL PROTECTION EXCEPTION NO. 64 (EP-64) ZONE

(B/L No.
2012-176
2014-041)

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 63 (EP-64) Zone located in part of Lot 35, Concession 6, Part 3 Geographic Township of Scott, Lots 126, 128 and 131 and Part Lots 125, 129 and 130, Part Ontario Street (Closed), Registered Plan 64 in the Township of Uxbridge, and shown on Schedule 'A6' of Zoning By-law 81-19, as amended, the following regulations apply:

PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- ii. non-motorized trail uses or other similar low intensity recreational uses;
- iii. a public use in accordance with the provisions of Section 5.18 hereof; and,
- iv. a reserve septic bed or septic bed area.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. trails and other small scale structures accessory to the trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities; and,
- ii. any structures related to the reserve septic bed or septic bed area.

4.1.4.65 ENVIRONMENTAL PROTECTION EXCEPTION NO. 65 (EP-65) ZONE

(B/L No.
2012-176
2014-041)

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 63 (EP-65) Zone located in part of Lot 35, Concession 6, Part 3 Geographic Township of Scott, Lots 126, 128 and 131 and Part Lots 125, 129 and 130, Part Ontario Street (Closed), Registered Plan 64 in the Township of Uxbridge, and shown on Schedule 'A6' of Zoning By-law 81-19, as amended, the following regulations apply:

PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- ii. flood, erosion and siltation control works;
- iii. non-motorized trail uses or other similar low intensity recreational uses;
- iv. a stormwater management facility and overland flow route; and,

4. ZONE PROVISIONS

4.1 ENVIRONMENTAL PROTECTION (EP) ZONE

- v. a public use in accordance with the provisions of Section 5.18 hereof.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures essential for flood, erosion and siltation control and stormwater management and any public use; and,
- ii. trails and other small scale structures accessory to the trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities.

4.1.4.66 ENVIRONMENTAL PROTECTION EXCEPTION NO. 66 (EP-66) ZONE

(B/L No.
2012-176)

Notwithstanding the provisions of Section 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 66 (EP-66) Zone located in part of Lots 10 and 11, Concession 4, in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, the following regulations apply:

ONLY PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- ii. non-motorized trail uses or other similar low intensity recreational uses; and,
- iii. a public use in accordance with the provisions of Section 5.18 hereof.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be trails and other small scale structures accessory to trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities.

4.1.4.67 ENVIRONMENTAL PROTECTION EXCEPTION NO. 67 (EP-67) ZONE

(B/L Nos.
2014-138
2015-004)

Notwithstanding the provisions of Sections 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 67 (EP-67) Zone shown on Schedule 'A1' and 'A2' of Zoning By-law No. 81-19, as amended, the following regulations apply:

PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- ii. flood, erosion and siltation control works;
- iii. non-motorized trail uses or other similar low intensity recreational uses; and,
- iv. a stormwater management facility;
- v. a public use in accordance with the provisions of Section 5.18 hereof.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be:

- i. buildings and structures essential for flood, erosion and siltation control and stormwater management and any public use; and,
- ii. trails and other small scale structures accessory to trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities.

4.1.4.68 ENVIRONMENTAL PROTECTION EXCEPTION NO. 68 (EP-68) ZONE

4. ZONE PROVISIONS

4.1 ENVIRONMENTAL PROTECTION (EP) ZONE

(B/L No. 2016-01) Notwithstanding the uses permitted in the Environmental Protection (EP) Zone of this By-law, to the contrary, within the Environmental Protection Exception No. 68 (EP-68) Zone, located in part of Lot 37, Concession II, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only a motor vehicle repair garage and a motor vehicle sales establishment are permitted.

4.1.4.69 ENVIRONMENTAL PROTECTION EXCEPTION NO. 69 (EP-69) ZONE

(B/L No. 2016-061) Notwithstanding the provisions of Sections 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 69 (EP-69) Zone located in Part of Lot 20, Concession 4, in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law No. 81-19, as amended, the following regulations apply:

ONLY PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment including environmental monitoring;
- ii. non-motorized trail uses or other similar low intensity recreational uses; and,
- iii. a public use in accordance with the provisions of Section 5.18 hereof.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be trails and other small scale structures accessory to trails and other low intensity recreational uses including boardwalks, informational signage, foot bridges, fences and picnic facilities.

4.1.4.70 HOLDING ENVIRONMENTAL PROTECTION EXCEPTION NO. 70 (EP-70) ZONE

(B/L No. 2017-023) Notwithstanding the provisions of Sections 4.1.1 and 4.1.2, within the Environmental Protection Exception No. 70 (EP-70) Zone located in Part of Lot 28, Concession 7, Parts 1 & 2 Plan 40R-14520 and Part 1 Plan 40R-28244, in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law No. 81-19, as amended, the following regulations apply:

PERMITTED USES

The only permitted uses shall be:

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment including environmental monitoring;
- ii. Non-motorized trail uses or other similar low intensity recreational uses.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings and structures shall be trails and other small scale structures accessory to trails including boardwalks, informational signage, foot bridges, and fences.

4.1.4.71 ENVIRONMENTAL PROTECTION EXCEPTION NO. 71 (EP-71) ZONE

(B/L No. 2018-112) Notwithstanding the provisions of Sections 4.1 of Zoning By-law No. 81-19, as amended, to the contrary, within the Environmental Protection Zone Exception No. 71 (EP-71) Zone, located in Part Lot 27, Concession 6, Township of Uxbridge, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a. Grading and naturalization to permit conservation and forestry and similar passive uses including bird sanctuaries and wildlife reserves which provide for the preservation and management of the natural environment;

4. ZONE PROVISIONS

4.1 ENVIRONMENTAL PROTECTION (EP) ZONE

- b. Flood, erosion and siltation control work; and,
- c. A public use un accordance with the provisions of Section 5.18 hereof.

4: ZONE PROVISIONS

4.2 RECREATIONAL (RE) ZONE

4.2.1 PERMITTED USES

B/L No. 2016-001) No person shall within the Recreational (RE) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
Prohibited
- b. Non-Residential Uses
 - i. an athletic field;
 - ii. conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar uses which provide for the preservation and management of the natural environment;
 - iii. a community centre;
 - iv. a fairground;
 - v. a public park; and
 - vi. a public use in accordance with the provisions of Section 5.18 hereof.

- c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.2.2 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- a. Minimum Yard Dimensions
 - i. Front Yard Depth 8 metres
 - ii. Exterior Side Yard Width 8 metres
 - iii. Interior Side Yard Width 8 metres
 - iv. Rear Yard Depth 8 metres
- b. Maximum Lot Coverage of All Buildings 30 per cent
- c. Minimum Setback from Street Centreline
 - i. Provincial Highway 26 metres
 - ii. Regional Road Type "A" 26 metres
 - iii. Regional Road Type "B" 21 metres
 - iv. Township Road 18 metres
- d. Minimum Landscaped Open Space Requirement 40 per cent
- e. Maximum Height of Buildings 10 metres

4.2.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Recreational (RE) Zone shall apply and be complied with.

4: ZONE PROVISIONS

4.2 RECREATIONAL (RE) ZONE

4.2.4 SPECIAL ZONE CATEGORIES - RECREATIONAL ZONE (RE) ZONE

4.2.4.1 RECREATIONAL ZONE EXCEPTION NO. 1 (RE-1) ZONE

(B/L No. 96-047) Notwithstanding the uses permitted in the Recreational (RE) Zone of Zoning By-law No. 81-19 and the zone regulations therein, within the Recreational Exception No. 1 (RE-1) Zone the Minimum Landscaped Open Space Requirements shall be 80% of the Lot Area and only the following uses shall be permitted:

- i. conservation, forestry, reforestation, bird sanctuaries, wildlife reserves or other similar uses which provide for the preservation and management of the natural environment; and,
- ii. a public use in accordance with the provisions of Section 5.18 hereof.

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

4.3.1 PERMITTED USES

No person shall within the Recreational Open Space (OS) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - i. a single-family dwelling house or a dwelling unit in a portion of a non-residential building shall only be permitted where such dwelling is ancillary to a permitted non-residential use and occupied by the owner, caretaker, watchman or other similar person, and his family, engaged in the main non-residential operation on the same lands.
- b. Non-Residential Uses
 - i. conservation, agriculture, forestry, reforestation, bird sanctuaries, wildlife reserves, or other similar passive uses which provide for the preservation and management of the natural environment.
 - ii. a conservation area;
 - iii. a farm;
 - iv. a golf course
 - v. a home occupation in accordance with the provisions of Section 5.10 hereof and a home industry use in accordance with the provisions of Section 5.30 hereof;
 - vi. a private recreational park; and
 - vii. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

(B/L Nos.
2010-079
2011-036)

4.3.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

4.3.2.1 SINGLE-FAMILY DWELLING HOUSE

- a. Minimum Yard Requirements
 - i. Front Yard Depth 15 metres
 - ii. Exterior Side Yard Width 15 metres
 - iii. Interior Side Yard Width 6 metres
 - iv. Rear Yard Depth 15 metres
- b. Minimum Gross Floor Area Requirements 110 metres
- c. Minimum Setback from Street Centreline
 - i. Provincial Highway 33 metres

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

- ii. Regional Road - Type "A" 33 metres
 - iii. Regional Road - Type "B" 28 metres
 - iv. Township Road 25 metres
- d. Maximum Number of Dwelling Houses per Lot 1
- e. Maximum Height of Buildings 10 metres

4.3.2.2 DWELLING UNIT IN PORTION OF NON-RESIDENTIAL BUILDING

- a. Maximum Number of Dwelling Units

One dwelling unit may be permitted in a portion of a permitted non-residential building in accordance with the requirements for the permitted non-residential building in which such dwelling unit is located.
- b. Minimum Gross Floor Area Per Dwelling Unit
 - i. Bachelor Dwelling Unit 31 square metres
 - ii. One Bedroom Dwelling Unit 43 square metres
 - iii. Two Bedroom Dwelling Unit 55 square metres
 - iv. Dwelling Unit Containing Three or More Bedrooms 65 square metres

4.3.3 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- a. Minimum Lot Area Requirement 10 hectares
- b. Minimum Lot Frontage Requirement 100 metres
- c. Minimum Yard Requirement
 - i. Front Yard Depth 15 metres
 - ii. Exterior Side Yard Width 15 metres
 - iii. Interior Side Yard Width 15 metres
 - iv. Rear Yard Depth 15 metres
- d. Maximum Lot Coverage of All Buildings 30 per cent
- e. Minimum Setback from Street Centreline
 - i. Provincial Highway 33 metres
 - ii. Regional Road - Type "A" 33 metres
 - iii. Regional Road - Type "B" 28 metres
 - iv. Township Road 25 metres
- f. Minimum Landscaped Open Space Requirement 20 per cent
- g. Maximum Height of Buildings 10 metres

4.3.4 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Recreational Open Space (OS) Zone shall apply and be complied with.

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

4.3.5 SPECIAL ZONE CATEGORIES - RECREATIONAL OPEN SPACE (OS) ZONE

4.3.5.1 RECREATIONAL OPEN SPACE EXCEPTION NO. 1 (OS-1) ZONE

(B/L No. 87-41) *Deleted in its entirety.*

4.3.5.2 RECREATIONAL OPEN SPACE EXCEPTION NO. 2 (OS-2) ZONE

In addition to the uses permitted within the Recreational Open Space (OS) Zone, within the Recreational Open Space Exception No. 2 (OS-2) Zone, located in part of Lots 6, 7, 8, 9 and 10, Concession V and VI, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, the following uses shall also be permitted.

- a. water slide;
- b. roller skating rink and trails, including skate rental and snack bar;
- c. dry land bob sled run;
- d. general recreation facilities such as trampolines, and rope and climbing courses, and picnic facilities;
- e. health and fitness gym;
- f. accessory snack bars to permitted uses; and
- g. outdoor education facilities and programs.

(B/L No. 82-4) h. a use, building or structure permitted by Section 4.4.1 hereof, provided all relevant provisions of Section 4.2.2, 4.4.3 and 4.4.4 hereof are complied with.

4.3.5.3 RECREATIONAL OPEN SPACE EXCEPTION NO. 3 (OS-3) ZONE

(B/L Nos. 82-52 2013-050) Notwithstanding the uses permitted within the Recreational Open Space (OS) Zone, of Restricted Area By-law No. 81-19, to the contrary, within the Recreational Open Space Exception No. 3 (OS-3) Zone located in Part of Lots 24 & 25, Concession III, in the former Township of Scott, as shown on Schedule "A6" to Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 81-52, only the following uses shall be permitted:

- a. Residential Uses
 - i. one (1) single-family dwelling house and buildings, structures and uses accessory thereto.
- b. Non-Residential Uses
 - i. a nine (9) hole golf course;
 - ii. a club house which is accessory to the permitted golf course;
 - iii. buildings, structures and uses accessory to a golf course; and
 - iv. within that portion of the Recreational Open Space Exception No. 3 (OS-3) Zone identified as "planting strips", such lands shall be used for no purpose than a planting strip in accordance with Section 5.17 of Restricted Area By-law No. 81-19, and/or a fence which is of a height and

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

construction which meets with the approval of the Council of the Corporation of the Township of Uxbridge.

4.3.5.4 RECREATIONAL OPEN SPACE EXCEPTION NO. 4 (OS-4) ZONE
(B/L No. 85-44) Notwithstanding the provisions of Section 4.3.2 a. i., 4.3.2.1 d., 5.7, 5.11 and 5.15, any other provision of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Recreational Open Space Exception No. 4 (OS-4) Zone, located in part of Lots 26, 27, 28, 29 and 30, Concession II, in the former Township of Uxbridge, motor vehicle access to and from the lands shall only be from Regional Road No. 8, save and except that accessory maintenance vehicle and emergency vehicles may gain access to and from the lands from the Township Roads located between Concessions I and II, and Concessions II and III. No motor vehicle access shall be permitted to or from the Road Allowance situated between Lots 25 and 26, Concession II. A maximum of two (2) single-family dwelling houses shall be permitted but such dwelling houses must comply, in all other respects, with the provisions of Section 4.3.1 a.i. In all other respects the provisions of Zoning By-law No. 81-19, as otherwise amended, for the Recreational Open Space (OS) Zone, shall apply to the lands within the Recreational Open Space Exception No. 4 (OS-4) Zone.

4.3.5.5 RECREATIONAL OPEN SPACE EXCEPTION NO. 5 (OS-5) ZONE
(B/L Nos. 89-3, 2008-071 2008-100)

4.3.5.5.1 Notwithstanding the provisions of Sections 4.3.1 to 4.3.3 inclusive of Zoning By-law 81-19, as otherwise amended, to the contrary, within the Recreational Open Space Exception No. 5 (OS-5) Zone, the following provisions shall apply and be complied with respect to the lands in part of Lots 5, 6 and 7 of Concessions 7 and 8 in the Township of Uxbridge.

PERMITTED USES

- a. The following permitted uses, on the lands located in part of Lots 5 and 6, Concession 7 and 8 east of Buzek Lane:
 - i. Residential
 - single-family detached dwelling where such dwelling is ancillary and incidental to the principal permitted non-residential use and occupied by the owner, caretaker, watchman or other similar person, and family, engaged in the primary non-residential operation on the same lands.
 - ii. Non-Residential
 - a cross country and/or down hill snow ski area inclusive of facilities for the serving of meals, the retail sale and service of ski equipment and related accessories and health and fitness facilities ancillary and incidental thereto exclusive of facilities for overnight accommodation;
 - a public use in accordance with the provisions of Section 5.18 hereof.
 - iii. Accessory Uses

Uses, buildings, and structures accessory to any of the foregoing permitted uses in accordance with the provisions of this subsection.
- b. Low intensity recreational uses including non-motorized trail uses, and natural heritage appreciation, as part of educational activities, camps and other similar

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

activities on a four season basis; and,

- c. Use of the chalet building in part of Lots 6, Concession 7 for educational activities, camps and other similar activities on a four season basis in conjunction with the permitted low intensity recreational uses.

REGULATIONS FOR PERMITTED USES IN SUBSECTION 4.3.5.5.1a. PERMITTED USES

- a. Regulatory Provisions – Residential Uses
 - i. in accordance with the provisions of Section 4.3.2.1 of the By-law.
- b. Regulatory Provisions - Non-Residential Uses
 - i. Minimum Lot Area Requirement 32 hectares
 - ii. Minimum Lot Frontage Requirement 880 metres
 - iii. Minimum Yard Requirements
 - Front Yard (depth adjacent Chalk Lake Road) 90 metres
 - Exterior Side Yard (width adjacent Regional Road No. 23) 400 metres
 - Exterior Side Yard (width adjacent Buzek Lane) 155 metres
 - Rear Yard Depth 200 metres
 - iv. Minimum Setback from Street Centreline
 - Regional Road No. 23 418 metres
 - Chalk Lake Road 100 metres
 - Buzek Lane 165 metres
 - v. Minimum Landscaped Open Space Requirement 60 percent
 - vi. Maximum Lot Coverage
 - all buildings and structures 20 percent
 - vii. Maximum Height of Buildings 12 metres
 - viii. Minimum Parking Space Requirements
 - automobile - visitor 500 spaces
 - staff 70 spaces
 - bus 30 spaces
- c. Special Provisions - Accessory Buildings and Structures
 - i. Notwithstanding any other provision of this By-law to the contrary, accessory structures associated with ski lift devices shall be permitted in all yards provided that no such structure is located closer to the lot line than specified herein; namely,
 - Minimum front yard depth adjacent Chalk Lake Road 80 metres
 - Minimum exterior side yard

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

- adjacent Regional Road No. 23 50 metres
- adjacent Buzek Lane 150 metres
- Minimum rear yard depth 15 metres

- ii. Notwithstanding any other provision of this By-law to the contrary, the maximum height of any accessory building or structure shall not exceed 5 metres except accessory structures associated with ski lift devices which shall not exceed 15 metres in height or service and maintenance buildings which shall not exceed 7 metres in height.
- iii. Notwithstanding any other provisions of this By-law to the contrary, the maximum lot coverage of all accessory buildings and structures shall not exceed 10 percent of the total lot area.
- iv. Notwithstanding any other provision of this By-law to the contrary, a pump house and other accessory service buildings and structures may be permitted in the area between the principal or main building on the lot and the street line provided such buildings are not located closer than 15 metres of a Township Road or within 85 metres of Regional Road No. 23.

d. Outside Storage

Notwithstanding any other provision of this By-law to the contrary, the outside storage of goods and materials shall be expressly prohibited within the Recreational Open Space Exception No. 5 (OS-5) Zone save and except for snow grooming equipment or other similar machinery directly associated with the principal permitted use.

e. Other Zone Provisions

In all other respects the provisions of the Recreational Open Space (OS) Zone shall apply and be complied with.

REGULATIONS FOR PERMITTED USES IN SUBSECTIONS 4.3.5.5.1 b., and c. PERMITTED USES

The lands within the Open Space Exception No. 5 (OS-5) Zone located in part of Lots 5, 6 and 7 of Concessions 7 and 8 in the Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations including the portion of Buzek Lane included in the OS-5 Zone:

- a. No new buildings shall be permitted;
- b. Permitted structures shall be those accessory to the permitted low intensity recreational uses;
- c. No low intensity recreation use, building or structure or accessory use building or structure shall be located within 3 metres of any lot line;
- d. Notwithstanding the regulations of Section 5.15, the minimum parking required shall be in accordance with the requirements of Section 4.3.5.5.1 REGULATIONS FOR PERMITTED USES IN SUBSECTION 4.3.5.5.1 a. PERMITTED USES subsection b. viii;
- e. Maximum height for new accessory buildings and structures shall be 10 metres;
- f. Minimum lot area shall be that existing as of May 26, 2008;
- g. Minimum lot frontage shall be that existing as of May 26, 2008.

For the purposes of this section, low intensity recreation uses shall be defines as recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to non-motorized trail uses, natural heritage appreciation, and accessory

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

uses.

4.3.5.5.3 HOLDING RECREATIONAL OPEN SPACE EXCEPTION NO. 5 ((H)OS-5) (B/L No. 2008-100) ZONE

- 4.3.5.5.3.1 No person shall within the Holding Recreational Open Space Exception No. 5 ((H)OS-5) Zone located in part of Lots 6 and 7 of Concessions 7 in the Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for any single detached dwelling and accessory buildings existing as of November 15, 2001 and, on the lands located in part of Lot 6, Concession 7 east of Buzek Lane, the permitted uses in subsection 4.3.5.5.1a., subject to applicable regulations.
- 4.3.5.5.3.2 Upon removal of the Holding (H) Symbol within the Holding Open Space Exception No. 5 ((H)OS-5) Zone located in part of Lots 6 and 7 of Concession 8 in the Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.3.1 to 4.3.3 inclusive of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in part of Lots 6 and 7 of Concession 8 in the Township of Uxbridge.

PERMITTED USES

- a. The permitted uses in subsection 4.3.5.5.1a., subject to the applicable regulations only on the lands located in part of Lot 6, Concession 7, east of Buzek Lane;
- b. Low intensity recreational uses including non-motorized trail uses, and natural heritage appreciation, as part of educational activities, camps and other similar activities on a four season basis;
- c. Use of two existing buildings north of Buzek Lane, in part of Lot 7, Con. 7 as an accessory service and maintenance facility for the permitted uses; and,
- d. Accessory service and maintenance building for the permitted uses east of Buzek Lane, in part of Lot 6, Concession 7.

REGULATIONS FOR PERMITTED USES IN SUBSECTIONS 4.3.5.5.2 b., c. and d.

The lands within the Open Space Exception No. 5 (OS-5) Zone located in part of Lots 6 and 7 of Concession 7 in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations including the portion of Buzek Lane included in the OS-5 Zone:

- a. No new buildings shall be permitted, other than an accessory service and maintenance building for the permitted uses to be located east of Buzek Lane, in part of Lot 6, Concession 7 which shall be set back a minimum of 3 metres from Buzek Lane;
- b. Permitted structures shall be those accessory to the permitted low intensity recreational uses;
- c. No low intensity recreation use, building or structure or accessory use building or structure shall be located within 3 metres of any lot line;
- d. Notwithstanding the regulations of Section 5.15, the minimum parking required shall be in accordance with the requirements of Section 4.3.5.5.1 REGULATIONS FOR PERMITTED USES IN SUBSECTION 4.3.5.5.1 a.iii;
- e. Maximum height for new accessory buildings and structures shall be 10 metres;
- f. Minimum lot area shall be that existing as of May 26, 2008; and,
- g. Minimum lot frontage shall be that existing as of May 26, 2008.

For the purposes of this section, low intensity recreation uses shall be defined as

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

recreational uses that have minimal impact on the natural environment, and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to non-motorized trail uses, natural heritage appreciation, and accessory uses.

4.3.5.5.3.3 THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Recreational Open Space Exception No.5 ((H)OS-5) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

- a. A Site Plan and other required documentation has been completed by the proponent and submitted to, and approved by, the Township of Uxbridge, which, in addition to any other requirements of the Township:
 - i. reflects and limits the locations of any trails to the locations indicated on a Trails map for the entire site prepared by Skelton, Brumwell & Associated Inc. utilizing Global Positioning Satellite technology approved by the Township and the Central Lake Ontario Conservation Authority;
 - ii. identifies any required buffering at the perimeter of the property;
 - iii. addresses how any impacts on the environment resulting from the use of the existing buildings north of Buzek Lane, in part of Lot 7, Con. 7 can be mitigated and what improvements need to be made to ensure the buildings meet Building Code requirements; and,
 - iv. addresses with respect to the accessory service and maintenance building for the permitted uses east of Buzek Lane, in part of Lot 6, Concession 7, that the use will bring the current open storage use into closer conformity with the Oak Ridges Moraine Conservation Plan, and will not adversely affect the ecological integrity of the Plan area.
- b. Site plan approval for the lands which are subject to this section has been granted by the Township of Uxbridge and a financially secured Site Plan Development Agreement or other required agreements between the proponent, all the landowners and the Township has been executed and registered on title to the lands which are the subject to this section;
- c. The Site Plan and the Site Plan Development Agreement referred to in subsections 4.3.5.5.3.3a. and b. above contain provisions:
 - i. restricting trails to the locations shown on the trails map approved by the Township and Central Lake Ontario Conservation Authority;
 - ii. detailing any specific buffering required at the perimeter of the property;
 - iii. establishing a little management program;
 - iv. establishing hours of operation;
 - v. making provision to ensure that any impacts on the environment resulting from the use of the existing buildings north of Buzek Lane, in part of Lot 7, Con. 7 are mitigated and that the buildings meet Building Code requirements; and,
 - vi. making provision to ensure that with respect to the accessory service and maintenance building for the permitted uses east of Buzek Lane, in part of Lot 6, Concession 7, that the use will bring the current open storage use into closer conformity with the Oak Ridges Moraine Conservation Plan and will not adversely affect the ecological integrity of the Plan area.

Notwithstanding the foregoing, the Holding provision will be lifted only for uses which satisfy the requirements of subsections 4.3.5.5.3a., b., and c. and will be maintained for any other permitted uses until such time as the provisions are satisfied with respect to the specific uses.

4.3.5.6 RECREATIONAL OPEN SPACE EXCEPTION NO. 6 (OS-6) ZONE

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

(B/L No. 89-3) Notwithstanding any other provision of the Recreational Open Space (OS) Zone as set forth under Section 4.3.1 hereof to the contrary, within the Recreational Open Space Exception No. 6 (OS-6) Zone, located in part of Lots 5 and 6, Concession VII and VIII, in the former Township of Uxbridge, the uses permitted shall be restricted to that of conservation, forestry, reforestation and landscaped open space and shall exclude any buildings or structures except for public uses in accordance with the provisions of Section 5.1 hereof.

4.3.5.7 RECREATIONAL OPEN SPACE EXCEPTION NO. 7 (OS-7) ZONE

(B/L Nos. 90-107, 99-028, 99-159) Within the Recreational Open Space Exception No. 7 (OS-7) Zone, located in Part of Lots 9 and 10, Concession 1, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. The provisions of Sections 4.3.1 b.iii, 4.3.1 b.v, and 4.3.1 b.vi of Zoning By-law No. 81-19, as otherwise amended, shall not apply.

4.3.5.8 RECREATIONAL OPEN SPACE EXCEPTION NO. 8 (OS-8) ZONE

(B/L Nos. 90-119, 91-105) Notwithstanding the provisions of Section 4.3.1 of Zoning By-law No.81-19, as otherwise amended, within the Recreational Open Space Exception No. 8 (OS-8) Zone located on the north side of Brock Street immediately west of Quaker Village Drive only the following uses shall be permitted:

- i. a public use in accordance with the provisions of Section 5.18 of Zoning By-law No. 81-19.
- ii conservation, reforestation or other similar passive uses which provide for the preservation and management of the natural environment.

4.3.5.9 RECREATIONAL OPEN SPACE EXCEPTION NO. 9 (OS-9) ZONE

(B/L Nos. 92-39, 2001-125, 2002-164) a. Within the Recreation Open Space Exception No. 9 (OS-9) Zone, located in Part of Lots 6, 7, and 8 Concession 3, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. The provisions of Sections 4.3.1 b.v, and 4.3.1 b.vi of Zoning By-law No. 81-19, as otherwise amended, shall not apply.

4.3.5.10 [Empty]

4.3.5.11 RECREATION OPEN SPACE EXCEPTION NO. 11 (OS-11) ZONE

(B/L Nos. 93-100, 99-177, 2000-016) Within the Recreational Open Space Exception No. 11 (OS-11) Zone, located in part of Lots 23, 24, 25, 26 and 27, Concession 6, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Delete “agriculture” from the list of Non-residential uses in Section 4.3.1 b.i.
- b. The provisions of Section 4.3.1 b.iii, 4.3.1 b.v and 4.3.1 b.vi of Zoning By-law No. 81-19, as otherwise amended, shall not apply.

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

- c. The following additional provisions shall apply for a golf course use:
- i. Minimum Setback from the Centre45 metres
point of a golf green to any road, street
or property boundary
 - ii. Minimum perimeter passive use 10 metres on perimeter of
area where uses shall be limited to OS-11 Zone except where it
conservation, forestry, reforestation, abuts the EP-16 Zone or a
bird sanctuaries, wildlife reserves private right-of-way is
or other similar passive uses for the located
preservation and management of the
natural environment and public
uses in accordance with the provisions
of Section 5.18 hereof.
- d. Accessory Guest Cabins
- Within that portion of the OS-11 Zone located in part of Lot 27, Concession 6 only, a maximum of six (6) guest cabins, accessory to and an integral part of the golf course located within the OS-11 Zone, shall be permitted but only for the overnight accommodation of guests of the golf course, subject to the following provisions:
- i. maximum gross floor area of each cabin 75 square metres
 - ii. minimum side yard width
from east limit of OS-11 Zone 200 metres
from west limit of OS-11 Zone 50 metres
 - iii. there shall be no cooking facilities in the guest cabins.

4.3.5.12 RECREATIONAL COMMERCIAL EXCEPTION NO. 12 (OS-12) ZONE

- (B/L Nos. 2004-192 2007-075)
- a. Within the Recreational Open Space Exception No. 12 (OS-12) Zone, located in Part of Lots 16, 17 and 18, Concession 4, in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Recreational Open Space (OS) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
- i. Permitted Uses
 - a golf course;
 - buildings, structures and uses accessory to a golf course including a club house and driving range;
 - a public use in accordance with the provisions of Section 5.18 hereof;
 - communal water and wastewater facilities;
 - fish, wildlife and forest management;
 - conservation projects and flood and erosion control projects;
 - agricultural uses; and,
 - stormwater management facilities.
 - ii. The following provisions in addition to the provisions of Section 4.3.3:
 - Minimum setback from the centre 45 metres
point of any golf green to any road,
street or property boundary

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

4.3.5.13 RECREATIONAL OPEN SPACE EXCEPTION NO. 13 (OS-13) ZONE

(B/L Nos. 2003-073, 2013-115, 2016-086, 2016-087, 2019-082) Within the Recreational Open Space Exception No. 13 (OS-13) Zone located in Part of Lots 22, 23, 24 and 25, Concession 1, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

i. Permitted Uses

- The provisions of Section 4.3.1 b.v of Zoning By-law No. 81-19, as otherwise amended, shall not apply; and,
- A maximum of one ancillary or accessory residence shall be permitted in accordance with Section 4.3.1 a.i. in either the OS-13 or EP-34 Zones
- A pro shop and snack bar in an existing building on a temporary basis for a three (3) year period commencing on the 27th day of May 2019, and terminating on the 27th day of May 2022.

ii. Accessory Guest Cabins

Notwithstanding any other provision of this By-law, a maximum of twelve (12) guest cabins, accessory to and an integral part of the golf course located within the OS-13 Zone, shall be permitted only for the overnight accommodation of guests of the golf course, subject to the following provisions:

| | |
|---|-------------------|
| Maximum Gross Floor Area of each guest cabin building: | 220 square metres |
|---|-------------------|

4.3.5.14 RECREATIONAL OPEN SPACE EXCEPTION NO. 14 (OS-14) ZONE

(B/L No. 2003-073, 2016-086) Within the Recreational Open Space Exception No. 14 (OS-14) Zone located in Part of Lots 22 and 23, Concession 1, in the Township of Uxbridge, the applicable provisions of the Recreational Open Space (OS) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

i. Permitted Uses

- Golf course related uses, with the exception of any buildings, structures or parking areas; and,
- Fish, wildlife, forest management and agriculture.

4.3.5.15 RECREATIONAL OPEN SPACE EXCEPTION NO. 15 OS-15) ZONE

(B/L Nos. 2006-216, 2007-072, 2007-075, 2007-141, 2007-142)

a. Within the Recreational Open Space Exception No. 15 OS-15) Zone located in Part of Lot 16, Concession 4 in the Township of Uxbridge and shown on Schedule "A3" of Zoning by-law 81-19, as amended, notwithstanding any other provisions of the Recreational Open Space (OS) Zone to the contrary, no personal shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

i. PERMITTED USES

- a golf course;
- agricultural uses;
- fish, wildlife and forest management;
- conservation projects and flood erosion control projects; and,
- a public use in accordance with the provisions of Section 5.18

4: ZONE PROVISIONS

4.3 RECREATIONAL OPEN SPACE (OS) ZONE

hereof.

- ii. The following provisions in addition to the provisions of Section 4.3.3:
 - Minimum setback from the 45 metres centre point of any golf green to any road, street or property boundary.

4.3.5.16 HOLDING RECREATIONAL OPEN SPACE EXCEPTION NO. 16 ((H)OS-16) ZONE

(B/L No.
2004-188)

- a. No person shall within the Holding Recreational Open Space Exception No. 16 ((H) OS-16) Zone located in Part of Lots 28 and 29, Concession 6, Plan H50065, Block HHH and Part Lot 552 in the Township of Uxbridge, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law.
- b. Upon removal of the Holding (H) Symbol within the Holding Recreational Open Space Exception No. 16 ((H)OS-16) Zone located in Part of Lots 28 and 29, Concession 6, Plan H50065, Block HHH and Part Lot 552 in the Township of Uxbridge, and shown on Schedule "A2" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Recreational Open Space (OS)Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
 - i. conservation, forestry, and reforestation uses which will result in the creation of a naturalized vegetation buffer utilizing existing and new vegetation including trees and shrubs with a minimum width of 3.66 metres;
 - ii. excavation and naturalization related to the permitted uses; and,
 - iii. a public use in accordance with the provisions of Section 5.18 hereof; However, no building or structure shall be permitted within this Zone.
- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Recreational Open Space No. 16 ((H) OS-16) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. An updated Environmental Impact Assessment, Stormwater Management Plan and an Erosion and Siltation Control Plan have been carried out in accordance with the requirements of the Township of Uxbridge and the Lake Simcoe Region Conservation Authority and the recommendations have been incorporated into the Site Plan and the Site Plan Development Agreement and financially secured.
 - ii. The Owner has carried out a traffic study, grading plan, conceptual landscaping plan, servicing report and geotechnical report to the satisfaction of the Township of Uxbridge and entered into a comprehensive Site Plan Development Agreement with the Township of Uxbridge, to be registered on the title of the Lands which provides for matters such as satisfactory fire access and the construction of a sidewalk along the frontage of the subject lands to the closest intersection.
 - iii. The Owner has entered into the appropriate Development Agreement with the Region of Durham, to be registered on the title of the Lands.
 - iv. All necessary approvals have been received from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Development Agreement and

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financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

(Note: missing numbers to be used as required.)

4.3.5.21 HOLDING RECREATIONAL OPEN SPACE EXCEPTION NO. 21 ((H) OS-21) ZONE

- (B/L No. 2007-132)
- a. No person shall within the Holding Recreational Open Space Exception No. 21 ((H) OS-21) Zone located in part of Lots 8 and 9, Concession 5, designated as Part 1, Reference Plan 40R-23593, in the Township of Uxbridge, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for the following uses which shall be permitted subject to the regulations for permitted uses applicable to the Zone:
 - i. single family dwelling house or one dwelling unit in a portion of a non-residential building shall only be permitted where such dwelling is ancillary to a permitted non-residential use and occupied by the owner, caretaker, watchman, or similar person, and family, engaged in the main non-residential operation on the same lands;
 - ii. riding and outdoor education facilities;
 - iii. picnicking areas;
 - iv. cross-country skiing, riding and walking trails;
 - v. the use of the existing chalet as a retreat/wellness centre and accessory dining facilities; and,
 - vi. related accessory uses.
 - b. Upon removal of the Holding (H) Symbol within the Holding Recreational Open Space Exception No. 21 ((H)OS-21) Zone located in part of Lots 8 and 9, Concession 5, designated as Part 1, Reference Plan 40R-23593, in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, the applicable provisions of the Recreational Open Space (OS) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

PERMITTED USES

- i. Only Permitted Residential Uses
 - a. A maximum of two (2) dwelling units either as two (2) single family dwelling houses or one single family dwelling house and one dwelling unit in a portion of non-residential building shall only be permitted where such a dwelling is ancillary to a permitted non-residential use and occupied by the owner, caretaker, watchman, or similar person, and family, engaged in the main non-residential operation on the same lands.
- ii. Additional Permitted Non-Residential Uses
 - a. three (3) existing cabins used for the temporary overnight accommodation for guests;
 - b. an existing chalet which may include a retreat/wellness centre, accessory dining facilities and temporary overnight accommodation for guests;
 - c. outdoor education facilities and program;
 - d. an unserviced camping site for a maximum of twenty (20) tents for the temporary overnight accommodation of guests;
 - e. general recreation facilities such as trampolines, and rope and climbing

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courses and picnic facilities;

- f. accessory retail limited to the office facility located in one of the permitted dwellings; and,
- g. a use, building or structure permitted by Section 4.4.1 hereof, provided all relevant provisions of Section 4.4.2, 4.4.3 and 4.4.4 hereof are complied with.

PROHIBITED USES

- i. golf course; and,
- ii. aggregate extraction or related uses such as aggregate storage, crushing or screening.

YARD AND SETBACK REQUIREMENTS - EXISTING BUILDINGS

Where an existing building encroaches on a minimum required yard or setback for the OS Zone, such existing yard or setback shall be the minimum required for the existing building in the OS-21 Zone.

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Recreational Open Space Exception No. 21 ((H) OS-21) Zone on the lands which are the subject of this By-law until the following condition has been complied with:
 - i. Site plan approval for the lands which are subject to this section has been granted by the Township of Uxbridge and a financially secured Site Plan Development Agreement between the developer and the Township has been executed and registered on title to the lands which are the subject to this section;
 - ii. A Site Plan Development Agreement, where required, has been entered into with the Regional Municipality of Durham and registered on the title of the related property; and,
 - iii. All necessary approvals have been received from the Toronto and Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Development Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

4.3.5.22 RECREATIONAL OPEN SPACE EXCEPTION NO. 22 (OS-22) ZONE (2009-092)

Notwithstanding the provisions of Sections 4.3.1 to 4.3.3, within the Recreational Open Space Exception No. 22 (OS-22) Zone located in Lot 27, Concession 6, Part 1 on Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, the only permitted uses, buildings and structures shall be:

PERMITTED USES

- i. conservation, forestry, reforestation or similar passive uses that provide for the preservation and management of the natural environment; and,
- ii. flood, erosion and siltation control works, and,
- iii. non-motorized trail uses and other low intensity recreational uses.

PERMITTED BUILDINGS AND STRUCTURES

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- i. buildings and structures essential for flood, erosion and siltation control; and,
- ii. buildings and structures accessory to the other permitted uses including small scale structures accessory to low intensity recreational uses such as trails, boardwalks, fences, viewing platforms, gazebos and picnic facilities.

REGULATIONS

The regulations of Sections 4.3.2 and 4.3.3 shall not apply. The regulations of Section 5, General Zone Provisions, shall apply to the lands in the OS-22 Zone, with the exception of Sections 5.15 Parking Area Requirements.

4.3.5.23 (2012-031) RECREATIONAL OPEN SPACE EXCEPTION NO. 23 (OS-23) ZONE

In addition to the uses permitted in the Recreational Open Space (OS) Zone, within the Recreational Open Space Exception No. 23 (OS-23) Zone, located in Part of Lots 28, 29 and 30, Concession 7, in the Township of Uxbridge, a stormwater management facility may be operated which serves lands in the OS-23 Zone and the R2-25 Zone and Section 5.7 of By-law 81-19 shall not apply to the lands in the OS-23 Zone.

4.3.5.24 (2012-031) RECREATIONAL OPEN SPACE EXCEPTION NO. 24 (OS-24) ZONE

In addition to the uses permitted in the Recreational Open Space (OS) Zone, within the Recreational Open Space Exception No. 24 (OS-24) Zone, located in Part of Lots 28, 29 and 30, Concession 7, in the Township of Uxbridge, a trail and an emergency/access road may be permitted.

4.3.5.25 HOLDING RECREATIONAL OPEN SPACE EXCEPTION NO. 25 ((H) OS-25) ZONE

- (B/L No. 2013-174)
- a. No person shall within the Holding Recreational Open Space Exception No. 25 ((H) OS-25) Zone located in part of Lots 26 and 27, Concession 6, Part 1 Plan 40R-8540, in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for any buildings or structures legally existing as of November 4, 2013.
 - b. Upon removal of the Holding (H) Symbol within the Holding Recreational Open Space Exception No. 25 ((H)OS-25) Zone located in part of Lots 26 and 27, Concession 6, Part 1 Plan 40R-8540, in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.3.1 to 4.3.3, within the Recreational Open Space Exception No. 25 (OS-25) Zone, the only permitted uses, buildings and structures shall be an existing barn/riding arena which may be used for a brewery/cidery/distillery use with an accessory and/or ancillary commercial uses including a restaurant, retail commercial and office uses.
 - c. THAT the Council of the Township of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Recreational Open Space Exception No. 25 ((H) OS-25) Zone on the lands which are the subject of this By-law until the following condition has been complied with:
 - i. A Site plan and other required documentation has been completed by the proponent and submitted to, and approved by the Township of Uxbridge. The required documentation shall reflect the zoning and address any identified outstanding noise impacts, natural heritage and hydrogeological evaluation, archaeological assessment works, site contamination potential,

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proposed servicing, traffic impacts, road improvements and other municipal requirements. Where appropriate, the required documentation must also be submitted to the Region of Durham and the LSRCA for review and any approvals within their legal authority;

- ii. The Owner has entered into a Site Plan Development Agreement with the Township of Uxbridge, including a well monitoring program, to be registered on the title of the lands;
- iii. All necessary approvals have been received from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Development Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township of Uxbridge including the provision of the following reports/studies which will be scoped in consultation with the Township:
 - A restoration/Enhancement Plan for the wetland buffer and restoration areas determined as per the recommendations of the February 2009 Natural Heritage Evaluation prepared by Beacon Environmental or an update of that report;
 - A stormwater Management Report prepared in accordance with Section 4.8-DP of the Lake Simcoe Protection Plan and the LSRCA Stormwater Management Guidelines;
 - A Grading and Drainage Plan and Erosion and Sedimentation Control Plan which will address the requirements of Section 4.20-DP of the Lake Simcoe Protection Plan; and,
 - A Landform Conservation analysis demonstrating conformity with policy (30)(13) of the Oak Ridges Moraine Conservation Plan;
- iv. A Phase 1 ESA report with supporting reliance letter and proof of insurance shall be submitted to the Region of Durham's satisfaction. A Phase 2 ESA and an RSC submission may also be required for this development, based on the results of the Phase 1 investigation; and,
- v. The Ministry of Culture has advised the Township and the Region that any required archaeological assessment report(s) have been reviewed and that all on-site archaeological concerns have been addressed to the satisfaction of the Ministry. However, the required archaeological work shall be carried out in a manner which shall not harm existing trees on the property.

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4.4.1 PERMITTED USES

(B/L No. 2015-115) No person shall within a Rural (RU) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - i. a single-family detached dwelling house; and
 - ii. a converted dwelling house.
 - iii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19
- b. Non-Residential Uses
 - i. conservation, forestry and reforestation;
 - ii. a farm or nursery farm and greenhouse associated therewith;
 - iii. a farm produce retail sales outlet operated on a temporary and seasonal basis provided that the majority of such produce offered or kept for sale is the produce of the farm on which such retail sales outlet is located;
 - iv. a home occupation in accordance with the provisions of Section 5.10 hereof and a home industry use in accordance with the provisions of Section 5.30 hereof;
 - v. a public park; and
 - vi. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Uses

Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.4.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- a. Minimum Lot Area Requirement 40 hectares
- b. Minimum Lot Frontage Requirement 200 metres
- c. Minimum Yard Dimensions
 - i. Front Yard Depth 15 metres
 - ii. Exterior Side Yard Width 15 metres
 - iii. Interior Side Yard Width 6 metres
 - iv. Rear Yard Depth 15 metres
- d. Separation from Farm Buildings and Operations

Notwithstanding the yard and setback requirements of this By-law, to the contrary, no dwelling house or dwelling unit shall be erected after the date of passing of this By-law, closer to buildings or structures, located on another lot being used as a farm, than the minimum separation requirements contained in the Agricultural Code of Practice, as amended or replaced. Any dwelling house or

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dwelling unit erected or constructed in conformity with the Agricultural Code of Practice, as amended or replaced, shall be deemed to be in conformity with this By-law.

| | | | |
|--------------------|-----|--|-------------------|
| (B/L No. 87-24) | e. | Minimum Gross Floor Area Requirement | 110 square metres |
| | f. | Maximum Lot Coverage of All Buildings | 30 per cent |
| | g. | Minimum Setback from Street Centreline | |
| | i. | Provincial Highway | 33 metres |
| | ii. | Regional Road - Type "A" | 33 metres |

| | | |
|------|--------------------------|-----------|
| iii. | Regional Road - Type "B" | 28 metres |
| iv. | Township Road | 25 metres |

- h. Minimum Landscaped Open Space Requirement

Minimum landscaped open space requirement shall be 30 per cent except where a single-family detached dwelling house is located on a farm, in which case no minimum landscaped open space shall be required.

| | | |
|----|---|-----------|
| i. | Maximum Number of Dwelling Houses Per Lot | 1 |
| j. | Maximum Height of Buildings | 10 metres |

- k. Second Dwelling House on Farm

(B/L Nos.
87-40
92-136)

Notwithstanding the provisions of Section 1.43 c., and 4.4.2.i of Zoning By-law No. 81-19, as otherwise amended, where converted dwelling houses or second dwelling houses legally existed on a legal lot of record in the Rural (RU) Zone, prior to May 7, 1987, then 2 dwelling houses which shall include a converted dwelling house, shall be permitted on such lot if one of the existing dwellings becomes part of a separately conveyed lot under the provisions of Sections 4.4.2 k.i or 4.4.2 k.iii of Zoning By-law No. 81-19 as amended, then only one dwelling house or one converted dwelling house shall be permitted on the conveyed lot and a maximum of 2 dwelling houses or converted dwelling houses shall be permitted on the retained lot, provided the retained lot has a minimum area of 40 hectares.

4.4.3 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

| | | |
|------|----------------------------------|-------------|
| a. | Minimum Lot Area Requirement | 40 hectares |
| b. | Minimum Lot Frontage Requirement | 200 metres |
| c. | Minimum Yard Dimensions | |
| i. | Front Yard Depth | 30 metres |
| ii. | Exterior Side Yard Width | 30 metres |
| iii. | Interior Side Yard Width | 30 metres |
| iv. | Rear Yard Depth | 30 metres |

| | | |
|----|---------------------------------------|------------|
| d. | Maximum Lot Coverage of All Buildings | 5 per cent |
|----|---------------------------------------|------------|

- e. Minimum Setback from Street Centreline

| | | | |
|--------------------|------|--------------------------|-----------|
| (B/L No. 82-27) | i. | Provincial Highway | 48 metres |
| | ii. | Regional Road - Type "A" | 48 metres |
| | iii. | Regional Road - Type "B" | 43 metres |

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- iv. Township Road 40 metres
- f. Minimum Landscaped Open Space Requirement 10 per cent
- g. Maximum Height of Buildings 10 metres
- h. Farm Buildings, Structures - Spatial Separation Requirements

(B/L No. 90-25)

Notwithstanding the yard and setback provisions of this By-law, to the contrary, no farm building or structure associated therewith shall be erected or used on lands adjacent to a dwelling house or dwelling unit situated on a lot held under distinct and separate ownership, or adjacent to an area zoned within a Residential Zone, except in accordance with the yard requirements of Section 4.4.3 hereof or the requirements of the Agricultural Code of Practice, as amended or replaced, whichever is the greater. Any farm building or structure erected in conformity with the Agricultural Code of Practice, as amended or replaced, shall be deemed to be in conformity with the provisions of this By-law.

The foregoing provisions of this Clause do not apply to any farm building or structure associated therewith in existence as of the date of passing of this By-law.

- i. Residual Lot Area and Frontage Requirements

Notwithstanding the minimum lot area and frontage requirements set forth under Sections 4.4.3 a. and b. hereof, where a lot is created in accordance with the provisions of Section 4.4.2 (k) hereof, that portion of the original lot from which the lot has been severed, shall be deemed to comply with the minimum lot area and frontage provisions of this By-law.

(B/L No. 90-25)

j. Regulations for Kennels

The minimum setback for any part of a lot, building, structure or establishment used for a Kennel shall be as follows:

- i. from a dwelling unit on the same lot 30 metres
- ii. from a dwelling unit on another lot 310 metres
- iii. from lands zoned RC, HR, R1, R2, RM, SR, ER, and RH 2000 metres
- iv. from any lot line 30 metres
- v. from a Kennel located on another lot 3000 metres

(B/L No. 2016-063 2019-136)

k. Regulations for Farm or Nursery Farm and Greenhouse Uses involving the production of marihuana.

The regulations of Section 4.4.3 will apply to farm or nursery farm and greenhouse uses involving the production of marihuana. In addition:

- i. Notwithstanding the regulations of Section 5.5, Existing Undersized Lots, the minimum lot size for such uses shall be 40 hectares (100 acres);
- ii. The minimum setback from any marihuana operation on another lot, including a lot zoned Rural Industrial (M1) Zone, shall be 3,000 metres measured from lot line to lot line;
- iii. The maximum size of a building in which a marihuana operation is located

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shall be 743 square metres;

- iv. An accessory single detached dwelling house shall be located on any lot used for such a use to be used by the owner or a caretaker in accordance with the regulations of Section 4.4.2 but shall not be used for any production of marihuana; and,
- v. A lot used for such a use shall front on a Regional Road.

4.4.4 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Rural (RU) Zone shall apply and be complied with.

4.4.5 SPECIAL ZONE CATEGORIES - RURAL (RU) ZONE

4.4.5.1 RURAL EXCEPTION NO. 1 (RU-1) ZONE

Notwithstanding the minimum lot area requirements for the Rural (RU) Zone, and the provisions of Section 4.4.2 k. hereof, to the contrary, within the Rural Exception No. 1 (RU-1) Zone, located in part of Lot 19, Concession VII, in the former Township of Scott, and shown on Schedule "A6" hereof, the minimum lot area shall be 38.5 hectares.

4.4.5.2 RURAL EXCEPTION NO. 2 (RU-2) ZONE

(B/L No. 82-27) Notwithstanding the provisions of Section 5.7 hereof, to the contrary, one (1) single-family dwelling house, and buildings, structures and uses accessory thereto, are permitted on each of the two (2) properties within the Rural Exception No. 2 (RU-2) Zone, located in part of Lot 27, Concession V, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, provided ingress and egress is kept and maintained from the properties to the Road Allowance between Concession IV and V by means of a right-of-way.

4.4.5.3 RURAL EXCEPTION NO. 3 (RU-3) ZONE

(B/L No. 82-27) Notwithstanding the provisions of Section 5.7 hereof, to the contrary, one (1) single family dwelling house, and buildings, structures and uses accessory thereto, are permitted within the Rural Exception No. 3 (RU-3) Zone, located in part of Lot 25, Concession II, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, provided ingress and egress is kept and maintained from the property to the existing Township Road located in Lot 25, Concession II, in the former Township of Uxbridge, by means of a right-of-way.

4.4.5.4 RURAL EXCEPTION NO. 4 (RU-4) ZONE

(B/L No. 87-101) Notwithstanding the provisions of Section 4.4.1 a. and b., or any other provision of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 4 (RU-4) Zone, located in part of the west half of Lot 13, Concession III, in the former Township of Scott, only the following specifically noted uses shall be permitted, and shall comply with all applicable Zone Provisions of Zoning By-law No. 81-19, as otherwise amended, save and except as specifically noted below:

Permitted Uses

No person shall within the Rural Exception No. 4 (RU-4) Zone use any land or erect or alter or use any building or structure except for one or more of the following uses:

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- a. Residential Uses
 - i. prohibited
- b. Non-Residential Uses
 - i. one (1) enclosed quail, pheasant, partridge and cornish hen slaughtering operation, which is licensed and inspected under The Meat Inspection Act, R.S.O., 1980, c.260, as amended, replaced or re-enacted, and the Regulations promulgated thereunder. Such slaughtering operation shall be restricted to the slaughtering only of quail, pheasant, partridge and cornish hens which are hatched and raised on those lands legally described as comprising Part 1 on Plan WR-304 registered on the 30th day of December, 1969. The slaughtering of other fowl or birds or animals is prohibited;
 - ii. one (1) enclosed refrigerated area, approved by the Ministry of Agriculture and Food and the Durham Regional Health Unit, for the storage of offal wastes resulting from the slaughtered quail, pheasant, partridge and cornish hens; and
 - iii. all other non-residential uses permitted in the Rural (RU) Zone of Zoning By-law No. 81-19, as otherwise amended.

4.4.5.5 RURAL EXCEPTION NO. 5 (RU-5) ZONE

(B/L No. 87-93) Notwithstanding the minimum lot area and minimum lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, two (2) properties are permitted within the Rural Exception No. 5 (RU-5) Zone, located in part of Lot 19, Concession IV, in the former Township of Uxbridge, all provisions of the Rural (RU) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Minimum Lot Area Requirement 3,000 square metres
- b. Minimum Lot Frontage Requirement 9.0 metres
- c. Maximum Number of Lots 2 only

4.4.5.6 RURAL EXCEPTION NO. 6 (RU-6) ZONE

(B/L No. 84-18) In addition to the uses permitted within the Rural (RU) Zone of this By-law, within the Rural Exception No. 6 (RU-6) Zone, located in part of Lot 26, Concession IV, in the former Township of Uxbridge, and shown on Schedule "A" of Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 84-18, a Home for Special Care shall also be permitted provided all of the following conditions are complied with:

- a. the owner of the Home for Special Care is licensed under The Homes for Special Care Act, R.S.O., 1980, c.202, as amended, and the Regulations promulgated thereunder:
- b. the owner of the Home for Special Care is the licensee and is actually resident in the Home;
- c. the Home for Special Care shall form part of the single-family dwelling house within the RU-6 Zone; and

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- d. a maximum of ten (10) unrelated residents only, excluding staff or receiving family, shall be allowed in the Home for Special Care, provided said residents shall be over the age of fifty (50) years and referred by an institution as defined in the Mental Hospitals Act, R.S.O., 1980, c.263, in accordance with the provisions thereof.

4.4.5.7 RURAL EXCEPTION NO. 7 (RU-7) ZONE

(B/L No. 87-15) Notwithstanding the minimum lot area requirement for the Rural (RU) Zone, and the provisions of Sections 2.8 and 5.13 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 7 (RU-7) Zone, located in part of Lot 30, Concession III, in the former Township of Uxbridge, the minimum lot area requirement shall be 10 hectares and those lands placed within the Environmental Protection (EP) Zone on the same lot shall be included in determining the minimum lot area.

4.4.5.8 RURAL EXCEPTION NO. 8 (RU-8) ZONE

(B/L No. 87-60) Notwithstanding the provisions of Sections 4.4.2 a. and b., of Zoning By-law No. 81-19, as otherwise amended, within the Rural Exception No. 8 (RU-8) Zone, located in part of Lot 18, Concession IV, in the former Township of Uxbridge, the minimum lot area and lot frontage requirements shall be 6,000 square metres and 80 metres respectively. In all other respects the provisions of the Rural (RU) Zone shall apply.

4.4.5.9 RURAL EXCEPTION NO. 9 (RU-9) ZONE

(B/L No. 88-27) In addition to all other uses permitted within the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, within the Rural Exception No. 9 (RU-9) Zone, located in part of Lot 15, Concession IV, in the former Township of Scott, the following uses shall also be permitted:

- a. one (1) bunkhouse, accessory to and an integral part of the farm operation on the lands.

For the purposes of the RU-9 Zone, a bunkhouse shall mean a building, or part of a building, comprising a maximum of five (5) dormitory units, to be used for sleeping accommodation only, for up to ten (10) persons employed on the farm located on the lands, and may also include one (1) common kitchen area, two (2) common washroom areas, one (1) lounge area and a non-commercial fitness facility. Each dormitory unit shall have a maximum gross floor area of 25 square metres.

- b. one (1) warehouse, in existence on the 14th day of March, 1988, for the warehousing of sporting goods and sporting equipment only. No increase in the gross floor area utilized for warehousing shall be permitted after the date of passing of this By-law. In addition to the warehouse in existence, the basement area of the bunkhouse may also be utilized for the storage of office files, shelving units, racks and sporting goods.
- c. accessory parking and loading areas.
- d. business offices accessory to the foregoing permitted uses.

(B/L No. 88-87) Notwithstanding the provisions of Sections 2.8 and 4.4.2 a. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 9 (RU-9) Zone, located in part of Lot 26, Concession III, in the former Township of Scott, all provisions of the Rural (RU) Zone shall apply save and except the minimum lot area shall be 20 hectares and any portion of the same lot placed within the Environmental Protection (EP) Zone shall be included in the determination of lot area.

4.4.5.10 RURAL EXCEPTION NO. 10 (RU-10) ZONE

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(B/L No. 89-20) Notwithstanding the minimum lot area requirement for the Rural (RU) Zone, and the provisions of Sections 1.81, 2.8, and 5.13 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 10 (RU-10) Zone, located in part of Lot 35, Concession VII, in the former Township of Scott, the minimum lot area requirement shall be 18 hectares, and those lands placed within the Environmental Protection (EP) Zone on the same lot shall be included in determining the minimum lot area.

4.4.5.11 [Empty]

4.4.5.12 RURAL EXCEPTION NO. 12 (RU-12) ZONE

(B/L No. 89-11) Notwithstanding the minimum lot area requirement of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 12 (RU-12) Zone, located in part of Lots 2 and 3, Concession VIII, in the former Township of Scott, the minimum area requirement shall be 12 hectares.

4.4.5.13 RURAL EXCEPTION NO. 13 (RU-13) ZONE

(B/L Nos. 89-11 99-142) Notwithstanding the provisions of Sections 4.4.1 a., b. and c., and 4.4.2 a. and b., of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 13 (RU-13) Zone, located in part of Lot 2, Concession VIII, in the former Township of Scott, the following provisions shall apply and be complied with:

- a. Permitted Uses
 - i. Residential Uses
 - one single-family detached dwelling house
 - ii. Non-Residential Uses
 - conservation, forestry, and reforestation.
 - a farm exclusive of buildings or structures.
 - a public use in accordance with Section 5.18 of Zoning By-law No. 81-19.
 - iii. Accessory Buildings or Structures
 - uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

- (B/L No. 2001-007)
- b. Minimum Lot Area Requirement 3 hectares
 - c. Minimum Lot Frontage Requirement 130 metres
 - d. There shall be no motor vehicle access to Regional Road No. 23 from the lands in the RU-13 Zone

4.4.5.14 RURAL EXCEPTION NO. 14 (RU-14) ZONE

(B/L No. 89-114) Notwithstanding the provisions of Section 4.4.2 a and b of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 14 (RU-14) Zone, located in part of Lot 1, Concession V, in the former Township of Scott, within the Rural Exception No. 14 (RU-14) Zone, the minimum lot area shall be 4 hectares and the

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4.4 RURAL (RU) ZONE

minimum lot frontage shall be 102 metres. In all other respects the provisions of the Rural (RU) Zone shall apply and be complied with.

4.4.5.15 [Empty]

4.4.5.16 [Empty]

4.4.5.17 RURAL EXCEPTION NO. 17 (RU-17) ZONE

(B/L No. 90-46) In addition to the uses permitted within the Rural (RU) Zone, Section 4.4.1, of Zoning No. 81-19, as amended, within the Rural Exception No. 17 (RU-17) Zone, located in part of Lot 27 and 28, Concession III, in the former Township of Uxbridge, the following use shall also be permitted:

- a. One (1) "bunk house" or second dwelling, accessory to and an integral part of the farm operation on the lands. For the purpose of the RU-17 Zone, a "bunk house" shall mean a building to be used to accommodate up to ten (10) persons employed on the farm located on the lands. The "bunk house" or second dwelling shall have a maximum gross floor area of 167.22 m² (1800 sq. ft.), one (1) common kitchen area, and shall be located 247 m (810 ft.) from the front lot line and 167.64 m (550 ft.) from the southerly side lot line.

4.4.5.18 RURAL EXCEPTION NO. 18 (RU-18) ZONE

(B/L No. 91-109) a. Notwithstanding the provisions of Sections 4.4.2 a and 4.4.2 b of Zoning By-law No. 81-19, as otherwise amended, within the Rural Exception No. 18 (RU-18) Zone located in part of Lot 18, Concession III and more particularly described as Part 2 on Registered Plan 40R-12941, the provisions of the Rural (RU) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

Regulations for Permitted Uses

- i. Minimum Lot Area Requirement 2 hectares
- ii. Minimum Lot Frontage Requirement 110 metres

4.4.5.19 RURAL EXCEPTION NO. 19 (RU-19) ZONE

(B/L No. 91-126) In addition to the uses permitted within the Rural (RU) Zone, Section of Zoning By-law No. 81-19, as otherwise amended, within the Rural Exception No. 19 (RU-19) Zone, located in part of Lot 7, Concession 2, in the former Township of Uxbridge, the following use may also be permitted:

- a. a second single-family dwelling house, accessory to and an integral part of the farm operation on the lands. For the purposes of the RU-19 Zone, the second dwelling house shall be situated 38 metres east of the easterly limit of the Second Concession Road and 97 metres south of the northerly side lot line and existing on the lands as of October 15, 1991.
- b. Notwithstanding the provisions of Sections 2.8 and 4.4.2a of Zoning By-law No. 81-19, as otherwise amended, within the RU-19 Zone, all provisions of the Rural (RU) Zone shall apply save and except the minimum lot area shall be 13.304 hectares and any portion of the same lot placed within the Environmental (EP) Zone shall be included in the determination of lot area.

4.4.5.20 [Empty]

4.4.5.21 RURAL EXCEPTION NO. 21 (RU-21) ZONE

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4.4 RURAL (RU) ZONE

(B/L No. 92-39) Within the Rural Exception No. 21 (RU-21) Zone, located in Part of Lot 8, Concession 3, in the Township of Uxbridge, the applicable provisions of the Rural (RU) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Notwithstanding the provisions of Section 4.4.3 a., the minimum lot area requirement shall be 30 hectares.

4.4.5.22 RURAL EXCEPTION NO. 22 (RU-22) ZONE

(B/L No. 92-39) Within the Rural Exception No. 22 (RU-22) Zone, located in Part of Lot 7, Concession 3, in the Township of Uxbridge, the applicable provisions of the Rural (RU) zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Notwithstanding the provisions of Sections 4.4.3 a and 4.4.3 b, the minimum lot area requirement shall be 7 hectares and the minimum lot frontage requirement shall be 129 metres.

4.4.5.23 RURAL EXCEPTION NO. 23 (RU-23) ZONE

(B/L No. 92-39) Within the Rural Exception No. 23 (RU-23) Zone, located in Part of Lot 6, Concession 3, in the Township of Uxbridge, the applicable provisions of the Rural (RU) zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Notwithstanding the provisions of Sections 4.4.3 a and 4.4.3 b, the minimum lot area requirement shall be 0.8 hectares and the minimum lot frontage requirement shall be 85 metres.

4.4.5.24 RURAL EXCEPTION NO. 24 (RU-24) ZONE

(B/L No. 92-39) Within the Rural Exception No. 24 (RU-24) Zone, located in Part of Lot 6, Concession 3, in the Township of Uxbridge, the applicable provisions of the Rural (RU) zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Notwithstanding the provisions of Section 4.4.3 a the minimum lot area requirement shall be 8 hectares.

4.4.5.25 RURAL EXCEPTION NO. 25 (RU-25) ZONE

(B/L No. 92-63) Notwithstanding the minimum lot area and frontage requirements for the Hamlet Commercial (C1) Zone, the Hamlet Residential (HR) Zone and the Rural (RU) Zone, and the provisions of Section 5.13, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, on those lands located in part of Lot 21, Concession VII, in the unincorporated Hamlet of Leaskdale, in the former Township of Scott, which lands are affected by the provisions of Zoning By-law No. 92-63, and which lands are placed within the Hamlet Residential Exception No. 25 (HR-25) Zone, the Rural Exception No. 25 (RU-25) Zone, the Environmental Protection (EP) Zone and the Hamlet Commercial (C1) Zone, a maximum of two (2) lots only shall be permitted and the minimum lot area and frontage requirements shall be in accordance with Part 1 and Part 2 as shown on Plan 40R-14242, deposited on the 1st day of June, 1992. no buildings or structures shall be permitted on those lands placed within the Rural Exception No. 25 (RU-25) Zone. In all other respects, the Zone Provisions of Zoning By-law No. 81-19, as otherwise amended, shall apply and be complied with.

4.4.5.26 RURAL EXCEPTION NO. 26 (RU-26) ZONE

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

(B/L No. 93-30) Notwithstanding the provisions of Section 4.4.1., of Zoning By-Law No. 81-19, as otherwise amended, to the contrary, on those lands located in part of Lot 37, Concession VII, in the former Township of Uxbridge, the parking, storage, maintenance and repair of operative or usable vehicles and equipment used in connection with the business of the screening and crushing of sand and gravel carried on by the owners of the Property (the "permitted use") shall be permitted within the Rural Exception No. 26 (RU-26) Zone subject to the following provisions:

- a. The permitted use shall only be permitted in the area identified as Part "A" on Schedule "A" attached hereto and forming part of this by-law;
- b. The storage of scrap tires or junk shall be prohibited;
- c. The screening or crushing of sand or gravel shall be prohibited;
- d. An enclosed storage building and workshop having a maximum gross floor area of 622 square metres shall be permitted and such building shall be restricted to Part "A" as identified in Schedule "A";
- e. A planting strip, having a minimum width of 3 metres shall be maintained along the front, side and rear lot lines and shall be planted as a continuous, unpierced hedgerow of trees, shrubs or evergreens, not less than 4.2 metres high. One driveway shall be permitted to interrupt the planting strip. The planting strip along the northerly 92 metres of the easterly side lot line may consist of a single row of trees or evergreens and/or a privacy fence having a minimum height of 1.8 metres;
- f. No more than 3 employees, not including members of the family residing at the property, shall be engaged in the permitted use;
- g. No uses accessory to the permitted use shall be permitted; and
- h. Except as specifically noted above, all other applicable provisions of the Rural (RU) Zone and all other requirements of Zoning By-law No. 81-19, as amended from time to time, shall apply.

4.4.5.27 RURAL EXCEPTION NO. 27 (RU-27) ZONE

(B/L No. 93-47) Notwithstanding the provisions of Sections 4.4.2 a and 4.4.2 k of Zoning By-law No. 81-19, otherwise amended, to the contrary, within the Rural Exception No. 27 (RU-27) Zone, located in part of Lot 4, Concession IV, in the former Township of Uxbridge, within the Rural Exception No. 27 (RU-27) Zone, the minimum lot area shall be 4 hectares. In all other respects the provisions of the Rural (RU) Zone shall apply and be complied with.

4.4.5.28 RURAL EXCEPTION NO. 28 (RU-28) ZONE

(B/L No. 93-65) Notwithstanding the provisions of Sections 4.4.2 a, 4.4.2 b, 4.4.2 c and 4.4.2 k of Zoning By-law No. 81-19, as otherwise amended, within the Rural Exception No. 28 (RU-28) Zone located in Part of Lot 12, Concession 1 in the Township of Uxbridge, and more specifically described as Parts 2, 4 and 6 on Reference Plan 40R-13326, and identified on Schedule "A3" hereof as Parts A, B and C respectively, the applicable provisions of the Rural (RU) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

| | |
|----------------------------------|-------|
| Part A Minimum Lot Requirement | 12 ha |
| Minimum Lot Frontage Requirement | 185 m |

The minimum lot area and minimum lot frontage requirements for Part A shall apply

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4.4 RURAL (RU) ZONE

provided access is kept and maintained from Part A to the existing Township Road located between Concession 1 and Concession 2 in the Township of Uxbridge by means of a right-of-way.

| | |
|-------------------------------------|--------|
| Part B Minimum Lot Area Requirement | 14 ha |
| Minimum Lot Frontage Requirement | 69 m |
| Part C Minimum Lot Area Requirement | 0.6 ha |
| Minimum Lot Frontage Requirement | 121 m |

For Parts A and B no buildings or structures shall be permitted within 30 metres of the zone boundary of the EP-13 Zone. For Part C, no buildings or structures shall be permitted within 10 metres of the zone boundary of the EP-13 Zone.

4.4.5.29 RURAL EXCEPTION NO. 29 (RU-29) ZONE

(B/L No. 93-73) Notwithstanding the provisions of Sections 2.8, 4.4.2 a, 4.4.2 b and 4.4.2 k of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 29 (RU-29) Zone, located in part of Lot 26, Concession VI, in the former Township of Uxbridge, the minimum lot area and lot frontage requirements shall be 10 hectares and 140 metres respectively.

The lands on the lot within the Environmental Protection (EP) Zone shall be included in determining the minimum lot area and lot frontage requirements for the RU-29 Zone.

4.4.5.30 RURAL EXCEPTION NO. 30 (RU-30) ZONE

(B/L No. 93-74) Notwithstanding the provisions of Sections 2.8, 4.4.2 a, 4.4.2 b and 4.4.2 k of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 30 (RU-30) Zone, located in part of Lot 24, Concession VI, in the former Township of Uxbridge, the minimum lot area and lot frontage requirements shall be 12 hectares and 260 metres respectively.

The lands on the lot within the Environmental Protection (EP) Zone shall be included in determining the minimum lot area and lot frontage requirements for the RU-30 Zone.

4.4.5.31 RURAL EXCEPTION NO. 31 (RU-31) ZONE

(B/L No. 94-105) Notwithstanding the non-residential uses permitted, the minimum lot area, and lot frontage for the Rural (RU) Zone as contained in Sections 4.4.1 b., 4.4.2 a., and 4.4.2 b., of Zoning By-law No. 81-19, as otherwise amended, within the Rural Exception No. 31 (RU-31) Zone, located in part of Lot 6, Concession 1, former Township of Uxbridge, a farm, nursery farm and greenhouse shall not include a livestock operation. In addition, the minimum lot area shall be 26 hectares and the minimum lot frontage shall be 177 metres.

In all other respects the provisions of the Rural (RU) Zone and By-law No. 81-19 shall apply and be complied with.

4.4.5.32 RURAL EXCEPTION NO. 32 (RU-32) ZONE

(B/L No. 94-123) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 32 (RU-32) Zone, located in part of Lot 11, Concession 5, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.8 hectares

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- ii. minimum lot frontage requirement 100 metres
- iii. maximum number of lots 2 only.

4.4.5.33 RURAL EXCEPTION NO.33 (RU-33) ZONE

(B/L No. 94-124) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 33 (RU-33) Zone, located in part of Lot 15, Concession 4, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 4 hectares
- ii. minimum lot frontage requirement 130 metres
- iii. maximum number of lots 3 only
- iv. No driveway access shall be permitted onto Regional Road No. 21.

4.4.5.34 RURAL EXCEPTION NO. 34 (RU-34) ZONE

(B/L No. 96-040) Notwithstanding the provisions of Section 5.7 hereof, to the contrary, one (1) single-detached dwelling house, and buildings, structures and uses accessory thereto, is permitted on each of the two (2) properties within the Rural Exception No. 34 (RU-34) Zone, located in part of Lot 26, Concession II, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, provided ingress and egress is kept and maintained from the properties to the Road Allowance between Concession II and III by means of legal access. In all other respects the provisions of the Rural (RU) Zone and By-law No. 81-19 shall apply and be complied with.

4.4.5.35 [Empty]

4.4.5.36 RURAL EXCEPTION NO. 36 (RU-36) ZONE

(B/L No. 95-020) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 36 (RU-36) Zone, located in part of Lot 11, Concession 5, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.6 hectares
- ii. minimum lot frontage requirement 90 metres
- iii. maximum number of lots 3 only

4.4.5.37 RURAL EXCEPTION NO. 37 (RU-37) ZONE

(B/L No. 95-049) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 37 (RU-37) Zone, located in part of Lot 36, Concession 3, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.6 hectares
- ii. minimum lot frontage requirement 85 metres
- iii. maximum number of lots 2 only

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4.4 RURAL (RU) ZONE

4.4.5.38 RURAL EXCEPTION NO. 38 (RU-38) ZONE

(B/L No. 95-050) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 38 (RU-38) Zone, located in part of Lots 22 and 23, Concession 5, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 4 hectares
- ii. minimum lot frontage requirement 80 metres
- iii. maximum number of lots 2 only

4.4.5.39 RURAL EXCEPTION NO. 39 (RU-39) ZONE

(B/L No. 95-086) Notwithstanding anything else contained in the By-law to the contrary, within the Rural Exception No. 39 (RU-39) Zone, located in part Lot 1, Concession 7, in the Township of Uxbridge (former Township of Scott portion), all of the provisions of the Rural (RU) Zone of the By-law shall apply, save and except for Sections 4.4.1.a, 4.4.1.b, 4.4.1.c, 4.4.2.a, 4.4.2.b and 4.4.2.c.i, 4.4.3.a, 4.4.3.b, and 4.4.3.c.i, which shall not apply, except as specifically noted below. In addition, the following provisions shall apply and shall be complied with on the said lands:

4.4.5.39.1 Only Permitted Uses

- (B/L No. 97-053)
- a. Residential Uses
 - i. One (1) Single Family Dwelling House
 - b. Non-Residential Uses
 - i. all uses permitted in the Rural (RU) Zone under clauses 4.4.1.b (Non-Residential Uses) and 4.4.1.c (Accessory Uses) of By-law 81-19;
 - ii. land, buildings and structures for the sales, by auction only, of any personal property including, without limiting the generality of the foregoing, livestock, poultry and produce, household articles and furnishings, and motor vehicles and equipment, together with uses incidental to said sales such as parking lots, service of food and storage of personal property;
 - iii. retail sales of snowmobiles and lawn and garden equipment together with accessory sales of associated parts and accessories and small engine repairs.

4.4.5.39.2 Regulations for all Uses

- a. Minimum Lot Area Requirement 4.00 hectares
- b. Minimum Lot Frontage Requirement 140 metres
- c. Minimum Yard Dimensions: Front Yard 14.5 metres

4.4.5.40 RURAL EXCEPTION NO. 40 (RU-40) ZONE

(B/L No. 95-084) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b. thereof, within the Rural Exception No. 40 (RU-40) Zone, located in part of Lot 6, Concession 7, in the Township of Uxbridge (former Township of Scott portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended,

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4.4 RURAL (RU) ZONE

shall apply save and except as specifically noted below, in which case the following provisions shall be complied with:

- i. minimum lot area requirement 4 hectares
- ii. minimum lot frontage requirement 150 metres
- iii. maximum number of lots 2 only

4.4.5.41 RURAL EXCEPTION NO. 41 (RU-41) ZONE

(B/L Nos. 95-111 98-106) *By-law No. 95-111 repealed in its entirety.*

4.4.5.42 RURAL EXCEPTION NO. 41 (RU-42) ZONE

(B/L Nos. 95-123 99-111) a. Notwithstanding the provisions related to "Home Occupations" as contained in Section 5.10 and the provisions of Section 5.1d., of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 42 (RU-42) Zone, located in part of Lots 29 and 30, Concession 7, in the Township of Uxbridge (former Township of Scott portion), all provisions of Sections 5.10 and 5.1d shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. one (1) building, accessory to the principal single-family dwelling house on the lands, having a maximum gross floor area of 280 square metres, may be used for a home occupation comprising of a wooden stair manufacturing business including mechanical and other equipment incidental thereto, in which two (2) persons, non-resident on the lands, may be employed.
- ii. minimum interior side yard requirement for accessory building from west lot line - 9 metres.

(B/L No. 2001-129) b. Notwithstanding any other provisions of the Rural (RU) Zone, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 42 (RU-42) Zone, located in part of Lots 29 and 30, Concession 7, in the township of Uxbridge (former township of Scott portion), the existing dwelling unit in a portion of a non-residential building shall be an additional permitted use for a maximum period of three (3) years commencing on the 2nd day of October, 2001, and terminating on the 1st day of October, 2004.

4.4.5.43 RURAL EXCEPTION NO. 43 (RU-43) ZONE

(B/L No. 93-112) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 43 (RU-43) Zone, located in part of Lot 5, Concession 4, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 4 hectares
- ii. minimum lot frontage requirement 95 metres
- iii. maximum number of lots 2 only.

4.4.5.44 RURAL EXCEPTION NO. 44 (RU-44) ZONE

(B/L No. 95-110) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 44 (RU-44) Zone, located in

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4.4 RURAL (RU) ZONE

part of Lots 1 and 2, Concession 3, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 4 hectares
- ii. minimum lot frontage requirement 160 metres
- iii. maximum number of lots 2 only.

4.4.5.45 RURAL EXCEPTION NO. 45 (RU-45) ZONE

(B/L No. 95-136) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 45 (RU-45) Zone, located in part of Lot 30, Concession 7, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 1.8 hectares
- ii. minimum lot frontage requirement 98 metres.

4.4.5.46 RURAL EXCEPTION NO. 46 (RU-46) ZONE

(B/L No. 96-036) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 46 (RU-46) Zone, located in part of Lot 36, Concession 4, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.5 hectares
- ii. minimum lot frontage requirement 80 metres.

4.4.5.47 RURAL EXCEPTION NO. 47 (RU-47) ZONE

(B/L Nos. 96-067 96-111) Notwithstanding the provisions of Sections 1.74, 4.4.1 b. and 4.4.3.j.ii of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 47 (RU-47) Zone, located in part of Lot 27, Concession 7, in the Township of Uxbridge (former Township of Scott portion), all provisions of the Rural (RU) Zone shall apply save and except as specifically noted below in which case the following provisions should apply and be complied with.

- i. Additional Permitted Non-Residential Use
 - (a) One (1) Kennel.
- ii. Minimum Yard Width from Northern Limit of RU-47 Zone 204 metres.
- iii. Kennel

For the purposes of the RU-47 Zone, a Kennel shall mean any part of a lot, building, structure or establishment where more than three (3) dogs, but not more than ten (10) dogs over the age of twelve (12) weeks are kept, bred or boarded.

4.4.5.48 HOLDING RURAL EXCEPTION NO. 48 ((H)RU-48) ZONE

(B/L No. 96-076) a. No person within the Holding Rural Exception No. 48 ((H)RU-48) Zone, shall use any land or erect, alter or use any building or structure except in accordance with the following provisions until the Holding (H) Symbol is removed pursuant to

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Section 36 of the Planning Act.

Notwithstanding the provisions of Sections 1.74, 4.4.1 b., 4.4.3.j.ii and 4.4.3.j.v of Zoning By-law No. 81-19, as otherwise amended, to the contrary, all provisions of the Rural (RU) Zone shall apply save and except as specifically noted below in which case the following provisions should apply and be complied with:

- i. Additional Permitted Non-Residential Use
 - (a) One (1) Kennel.
- ii. The provisions of Section 4.4.3.j.ii. and 4.4.3.j.v. shall not apply.
- iii. Kennel

For the purposes of the ((H)RU-48) Zone, a Kennel shall mean any part of a lot, building, structure or establishment where more than three (3) dogs, but not more than fifty (50) dogs of any age are kept on a daily basis but such shall not include the boarding or breeding of dogs.

The owner/operator of the Kennel must be physically resident on the lands placed in the ((H)RU-48) Zone.

- b. The Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Exception No. 48((H)RU-48 Zone until the following condition has been complied with:

- i. an amendment for the Site Plan Agreement registered on the Lands, pursuant to Section 41 of the Planning Act, R.S.O., 1990, as amended, has been executed.
 - a) Upon the removal of the Holding (H) Symbol, the provisions of Section 4.4.5.48 (a) above shall apply save and except that the permitted kennel shall be defined as follows:

Kennel

For the purposes of the RU-48 Zone, a kennel shall mean any part of a lot, building, structure or establishment where more than three (3) dogs, but not more than fifty (50) dogs of any age are kept on a daily basis but such shall not include the breeding or boarding of such dogs.

In addition, a kennel may include the boarding of up to fifteen (15) dogs, of any age. The owner/operator of the Kennel must be physically resident on the lands placed in the RU-48 Zone.

4.4.5.49 RURAL EXCEPTION NO. 49 (RU-49) ZONE

(B/L No. 96-107) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 49 (RU-49) Zone, located in part of Lot 11, Concession 5, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.1 hectares
- ii. minimum lot frontage requirement 80 metres.

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

4.4.5.50 RURAL EXCEPTION NO. 50 (RU-50) ZONE

(B/L No. 96-123) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a. and 4.4.2.b thereof, within the Rural Exception No. 50 (RU-50) Zone, located in part of Lot 2, Concession 3, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.5 hectares
- ii. minimum lot frontage requirement 80 metres
- iii. maximum number of lots permitted 4.

4.4.5.51 RURAL EXCEPTION NO. 51 (RU-51) ZONE

(B/L No. 96-148) a. Notwithstanding the provisions of Sections 4.4.3.c.ii, iii and iv, Sections 4.4.3.e.ii and iii and iv, and the provisions related to "Home Occupation" as contained in Section 5.10 of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 51(RU-51) Zone, located in part of Lot 1, Concession 1, in the Township of Uxbridge (former Township of Scott portion), all applicable provisions of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. a greenhouse operation, including the sale and outside storage of goods, wares, merchandise, products, plants and trees not produced on the lands shall be permitted as a home occupation accessory to the principal single-family dwelling house on the lands.
- ii. the home occupation use may be located in two(2) separate buildings which are not part of the single-family dwelling house and which can exceed 25 percent of the gross floor area of the dwelling house.
- iii. Minimum Yard Requirements for Accessory Greenhouse interior side yard width requirement 4.8 metres
 - rear yard depth requirement 4.8 metres
- iv. Minimum Yard Requirements for Accessory Sales Office
 - interior side yard width 18.9 metres
 - exterior side yard width 25.9 metres
- v. Minimum setback from centreline adjacent to 35 metres Regional Road 30
- vi. The accessory greenhouse home occupation may also employ persons other than family members living on the lands.
- vii. For the purposes of determining Zone Provisions, the two (2) lots within the Rural Exception No. 51 (RU-51) Zone shall be considered as one (1) lot while the lands are being used as a nursery operation.

4.4.5.52 RURAL EXCEPTION NO. 52 (RU-52) ZONE

(B/L No. 96-187) Notwithstanding the minimum lot area and lot frontage, interior side yard, front yard depth and rear yard depth requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a., 4.4.2.b., and 4.4.2.c.iii thereof, within the Rural Exception No. 52 (RU-52) Zone, located in part of the

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

east half of Lot 37, Concession I, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.5 hectares
- ii. minimum lot frontage requirement 90 metres
- iii. minimum interior side yard requirement from east limit of RU-52 zone for single-family dwelling house. 20 metres

4.4.5.53 RURAL EXCEPTION NO. 53 (RU-53) ZONE

(B/L No. 96-164) Notwithstanding the provisions of Sections 1.88 and 5.7 hereof, to the contrary, one (1) single detached dwelling house, and buildings structures and uses accessory thereto, is permitted within the Rural Exception No. 53 (RU-53) Zone, located in part of Lot 17, Concession 7, in the Township of Uxbridge, (former Township of Scott portion), provided ingress and egress is kept and maintained from the lot to Mustard Street by means of legal access. For the purposes of the RU-53 Zone, the west lot line of the lot shall be deemed the front lot line. In all other respects the provisions of the Rural (RU) Zone and By-law No. 81-19, as amended, shall apply and be complied with.

4.4.5.54 RURAL EXCEPTION NO. 54 (RU-54) ZONE

(B/L No. 97-060) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2.a., 4.4.3.a, and 4.4.2.b, 4.4.3.b thereof, within the Rural Exception No. 54 (RU-54) Zone, located in part of Lot 36, Concession 4, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.5 hectares
- ii. minimum lot frontage requirement 90 metres
- iii. maximum number of lots 2 only.

Notwithstanding the provisions of Sections 1.81 and 2.8, or any other provisions of Zoning By-law No. 81-19, as amended, to the contrary, for the purposes of calculating minimum lot area and minimum lot frontage requirements within the RU-54 Zone, any lands placed in the Environmental Protection (EP) Zone by Zoning By-law No. 97-060 shall also be included.

4.4.5.55 RURAL EXCEPTION NO. 55 (RU-55) ZONE

(B/L No. 97-088) Notwithstanding the minimum lot area and lot frontage requirements of Sections 4.4.2 a. and 4.4.2 b. of Zoning By-law No. 81-19, as amended, to the contrary, with the Rural Exception No. 55 (RU-55) Zone, located in part of Lot 1, Concession 2, in the Township of Uxbridge (former Township of Scott portion), the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 3 hectares
- ii. Minimum Lot Frontage Requirement 80 metres
- iii. Maximum Number of Lots 1 only

4.4.5.56 RURAL EXCEPTION NO. 56 (RU-56) ZONE

(B/L No. 97-088) Notwithstanding the minimum lot area and lot frontage requirements of Sections 4.4.2 a. and 4.4.2b. of Zoning By-law No. 81-19, as amended, to the contrary, with the Rural Exception No. 56 (RU-56) Zone, located in part of Lot 1, Concession 2, in the Township of Uxbridge (former Township of Scott portion), the following provisions shall apply and be complied with:

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

- | | | |
|------|----------------------------------|-----------|
| i. | Minimum Lot Area Requirement | 1 hectare |
| ii. | Minimum Lot Frontage Requirement | 15 metres |
| iii. | Maximum Number of Lots | 1 only |

4.4.5.57 RURAL EXCEPTION NO. 57 (RU-57) ZONE

(B/L No. 97-089) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 57 (RU-57) Zone, located in part of Lot 20, Concession 5, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- | | | |
|-----|----------------------------------|--------------|
| i. | minimum lot area requirement | 3.7 hectares |
| ii. | minimum lot frontage requirement | 90 metres |
| iii | maximum number of lots | 3 only |

4.4.5.58 RURAL EXCEPTION NO. 58 (RU-58) ZONE

(B/L No. 97-090) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 58 (RU-58) Zone, located in part of Lot 14, Concession 8, in the Township of Uxbridge (former Township of Scott portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- | | | |
|-----|----------------------------------|------------|
| i. | minimum lot area requirement | 4 hectares |
| ii. | minimum lot frontage requirement | 20 metres |

4.4.5.59 HOLDING RURAL EXCEPTION NO. 59 (RU-59) ZONE

(B/L Nos. 97-094 97-116) 2020-010) Notwithstanding the provisions of Section 4.4.1 b. and c., 4.4.3 c., 4.4.3 e., 4.4.3 h. and 5.1 b., of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 59 (RU-59) Zone, located in Part of Lot 24, Concession 7 in the Township of Uxbridge (former Township of Scott portion) the provisions of the Rural (RU) Zone shall apply save and except as specifically noted below:

- i. Additional Permitted Use
- A second residential unit and other accessory uses including storage, shall be permitted in an accessory building existing as of October 28, 2019. Such second residential unit shall have a minimum of two parking spaces provided for the unit outside of a garage in a driveway or other parking area associated with the area within the RU-59 Zone on which the second residential unit is located, in addition to the parking spaces provided for the main residential unit.
- ii. Minimum Yard Dimensions from limits of RU-59 Zone
- | | |
|--------------------------------|-----------|
| Front Yard | 30 metres |
| Interior Side Yard & Rear Yard | 10 metres |

4.4.5.60 RURAL EXCEPTION NO. 60 (RU-60) ZONE

(B/L No. 97-161) Notwithstanding the minimum lot area requirement for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 60 (RU-60) Zone, located in part of Lots 26 and 27, Concession 2, in the Township of Uxbridge (former Township of Scott portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

Minimum lot area requirement 30 hectares

4.4.5.61 RURAL EXCEPTION NO. 61 (RU-61) ZONE

(B/L Nos. 98-055, 2003-082, 2003-109) a. Notwithstanding the provisions of Section 5.13, and the minimum lot area and lot frontage requirements for the Rural (RU) Zone, all of Zoning By-law No. 81-19, as amended, to the contrary, within the Environmental Protection(EP) Zone and the Rural Exception No. 61 (RU-61) Zone, located in part of Lot 28, Concession 6, in the Township of Uxbridge (former Township of Uxbridge portion), and shown on Schedule “A” of Zoning By-Law No. 98-055, all provisions of the Environmental Protection(EP) Zone and the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 2.6 hectares
- ii. minimum lot frontage requirement 60 metres
- iii. maximum number of lots 3 only
- iv. no habitable portion of a residential dwelling unit shall be permitted in the shaded areas in the RU-61 Zone on Schedule “A2” to Zoning by-law No. 81-19 and, for the purposes of this provision, the habitable portion of a dwelling unit shall not include a private garage.

For the purposes of determining minimum lot area requirement within the area to which Zoning By-Law No. 98-055 applies, the lands within the EP zone shall also be included.

4.4.5.62 RURAL EXCEPTION NO. 62 (RU-62) ZONE

(B/L No. 98-087) Notwithstanding the provisions of Sections 4.4.1 a., 4.4.1b. And 4.4.2 i., of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 62 (RU-62) Zone, located in part of Lot 18, Concession 2, in the Township of Uxbridge (former Township of Scott portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. Permitted Uses
 - (a) two(2) single-family dwelling houses, one of which shall include the dwelling house in which the country inn and health spa is located.
 - (b) a country inn and health spa as an integral part of, or physically connected to, one of the single-family dwelling houses.

For the purposes of the RU-62 Zone, a “country inn and health spa” shall mean an establishment, contained as an integral part of, or physically connected to, a single-family dwelling house, which establishment is owned and operated by persons physically resident in the single-family dwelling house, which provides accommodation for the vacationing and business public, on a temporary basis, and also shall include facilities for beautification and health treatments, consultation and advice. Accessory facilities may be provided for meetings and for the serving of meals to guests staying at the country inn and health spa, together with recreational facilities such as, but not limited to, tennis courts, swimming pools, horse riding areas and cross country skiing and walking trails for registered guests.

4.4.5.63 RURAL EXCEPTION NO.63 (RU-63) ZONE

(B/L No. 98-148), 2009-086) Notwithstanding any other provision contained in Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. (RU -63) Zone, located in part of Lot 22, Concession 1, in the Township of Uxbridge (former Township of Scott portion), all provisions of the Rural (RU) Zone shall apply and, in addition, one

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

(1) garden suite shall also be permitted on the same lot as the single -family dwelling house in existence within the RU - 63 Zone, provided such garden suite complies with the following provisions and shall only remain as a temporary use within the RU - 63 Zone for a maximum period of ten (10) years commencing on the 13th day of July, 2009, and terminating on the 12th day of July, 2019:

- i. minimum side yard requirement 6 metres
- ii. minimum rear yard requirement 6 metres
- iii. location of garden suite - in rear yard of single - family dwelling house in existence within the RU - 63 Zone.
- iv. for the purposes of the RU - 63 Zone, a "garden suite" shall mean a one unit detached residential structure containing bathroom and kitchen facilities that is auxiliary to the existing single - family dwelling house in existence within the RU - 63 Zone and which is designed to be portable.

4.4.5.64 RURAL EXCEPTION No. 64 (RU-64) ZONE.

(B/L No. 99-112) In addition to the uses permitted within the Rural (RU) Zone, Section 4.4.1 of Zoning By-law No. 81-19, as otherwise amended, within the Rural Exception No. 64 (RU-64) Zone, comprising the north half of Lot 18, Concession 7, in the former Township of Scott, the following use may also be permitted:

- a. a second single-family dwelling house, accessory to and an integral part of the farm operation on the lands. For the purposes of the RU-64 Zone, the second dwelling house shall be situated to the east of the single-family dwelling house existing on the lands on the 21st day of June, 1999.

4.4.5.65 RURAL EXCEPTION NO. 65 (RU-65) ZONE

(B/L No. 99-158) Notwithstanding the minimum lot area, lot frontage, front yard depth and interior side yard width requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 65 (RU-65) Zone, located in part of Lot 20, Concession 6, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.6 hectares
- ii. minimum lot frontage requirement 60 metres
- iii. maximum number of lots 3 only
- iv. minimum front yard depth 115 metres
- v. minimum interior side yard width 15 metres.

4.4.5.66 RURAL EXCEPTION NO. 66 (RU-66) ZONE

(B/L No. 99-181) Notwithstanding the minimum lot area and lot frontage, requirements for the Rural (RU), Zone of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 66 (RU-66) Zone, located in part of Lot 11, Concession 2, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 4.0 hectares
- ii. minimum lot frontage requirement 60 metres
- iii. maximum number of lots 2 only

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

The lands on the lot within the Environmental Protection (EP) Zone shall be included in determining the lot area and frontage requirements of the RU-66 Zone.

4.4.5.67 RURAL EXCEPTION NO. 67 (RU-67) ZONE

(B/L No. 2000-023) Notwithstanding the minimum lot area and lot frontage, requirements for the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 67 (RU-67) Zone, located in part of Lot 27, Concession 3, in the Township of Uxbridge (former Township of Scott portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 27 hectares
- ii. minimum lot frontage requirement 50 metres

4.4.5.68 EXPIRED

(B/L No. 2000-084)

4.4.5.69 RURAL EXCEPTION ZONE NO. 69 (RU-69) ZONE

(B/L No. 2002-001) Notwithstanding the minimum lot frontage, area, landscaped open space and interior sideyard and maximum lot coverage requirements for the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, and the requirements of Section 4.4.2.k. hereof, to the contrary, within the Rural Exception No. 69 (RU-69) Zone, located in Part Lot 34, Concession 7 in the Township of Uxbridge, and shown on Schedule “A2” hereof, all provisions of the Rural (RU) Zone of Zoning By-law 81-19, as amended, shall apply save and except as specifically noted below:

- i. minimum lot requirement 3 hectares
- ii. minimum lot frontage requirement 10 metres
- iii. minimum west side yard 40 metres
- iv. maximum lot coverage 10 percent
- v. minimum landscaped open space 70 percent

4.4.5.70 RURAL EXCEPTION ZONE NO. 70 (RU-70) ZONE

(B/L No. 2002-001) Notwithstanding the requirements for the Rural (RU) Zone of Zoning By-law No. 81-19, as amended, within the Rural Exception No. 70 (RU-70) Zone, located in Part Lots 12, 13, 16, 17, 20, 21 and 24, Plan H50063 and Part Lot 34, Concession 7 in the Township of Uxbridge, as shown on Schedule “A2” hereof, only the provisions noted below shall apply:

a. Permitted Uses

No person shall within the Rural Exception No. (RU-70) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- i. conservation, forestry and reforestation; and;
- ii. Sewage disposal facility for a single detached dwelling on the same lot.

b. Regulations

Minimum open space requirement 100%.

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

4.4.5.71 HOLDING RURAL EXCEPTION NO. 71 ((H)RU-71) ZONE

- (B/L No. 2002-065)
- a. No person within the Holding Rural Exception No. 71 ((H) RU-71) Zone shall use any land or erect, alter or use any building or structure except in accordance with the provisions of the Rural Exception No. 71 (RU-71) Zone of Zoning By-law No. 81-19, as amended, until the Holding (H) Symbol is removed pursuant to Section 36 of the Planning Act.
 - b. The Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Exception No.71 ((H)RU-71) Zone until the following conditions have been complied with:
 - i. A Site Plan Agreement registered on the Lands, pursuant to Section 41 of the Planning Act, R.S. O., 1990, as amended, has been executed;
 - ii. The Conservation Authority has approved the lot grading and placement of any fill; and,
 - iii. The Regional Health Department has approved waste disposal and water supply.
 - c. Upon the removal of the (H) Prefix the following provisions shall apply:

Notwithstanding any other provisions of By-law No. 81-19 to the contrary, within the Rural Exception No. 71 (RU-71) Zone, located in part of Lot 15, Concession 7, in the former Township of Uxbridge, the minimum lot area and lot frontage requirements shall be 8.0 hectares and 200 metres respectively.

4.4.5.72 RURAL EXCEPTION NO. 72 (RU-72) ZONE

- (B/L No. 2002-065 2012-141)
- Notwithstanding any other provisions of By-law No. 81-19 to the contrary, within the Rural Exception No. 72 (RU-72) Zone, located in part of Lot 15, Concession 7 in the former Township of Uxbridge, the minimum lot area and lot frontage requirements shall be 4.0 hectares and 90 metres respectively. In addition, all buildings and structures shall be set back a minimum of 10 metres from the boundary of any Environmental Protection Zone.

4.4.5.73 RURAL EXCEPTION NO. 73 (RU-73) ZONE

- (B/L No. 2002-068)
- Notwithstanding the provisions of Sections 1.74, 4.4.1b. and 4.4.3.j. of Zoning By-law No. 81-19, as amended, to the contrary, within the Rural Exception No. 73 (RU-73) Zone, located in part of Lot 6, Concession 2, in the Township of Uxbridge (former Township of Scott portion, all provisions of the Rural (RU) Zone shall apply and be complied with, save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- a. Additional Permitted Non-Residential Use: One(1) *Breeding Kennel*. For the purpose of this By-law the term *Breeding Kennel* shall have the same meaning as the term “Kennel” in Section 1.74 of Zoning By-law 81-19, except that no boarding of dogs is permitted. Despite the foregoing, dogs not owned by the kennel operator but which are used in the breeding process are permitted to be kept on the property and will not be considered as being “boarded”.
 - b. Minimum setback from a dwelling unit on the same lot - 25m. Despite the foregoing, the dwelling unit may be used for breeding purposes.
 - c. Minimum setback from the west lot line - 75m.

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

- d. Minimum setback from a kennel located on another lot - 2,200m.
- e. The *Breeding Kennel* shall contain no more than (15) dogs over the age of six (6) months and no more than 30 dogs total (of any age).

4.4.5.74 RURAL EXCEPTION NO. 74 (RU-74) ZONE

(B/L No. 2002-070) Notwithstanding the minimum lot area and lot frontage requirements for the Rural (RU) Zone, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 74 (RU-74) Zone, located in part of Lot 36, Concession 6, in the Township of Uxbridge (former Township of Uxbridge portion), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19, as otherwise amended, shall apply save and except as specifically noted below:

- i. minimum lot area requirement 3.8 hectares
- ii. minimum lot frontage requirement 90 metres
- iii. maximum number of lots 2 only

4.4.5.75 RURAL EXCEPTION NO. 75 (RU-75) ZONE

(B/L Nos. 2002-086 2004-078) a. Notwithstanding the provisions of Sections 4.4.1 and 5.7 of Zoning By-law 81-19, as amended, to the contrary, within the Rural Exception No. 75(RU-75) Zone applying to those lands legally described as the East half of Lot 34, Concession 1 in the Township of Uxbridge (former Township of Scott portion), all applicable Zone provisions in the Rural (RU) Zone shall apply, save and except as specifically noted below:

- i. Additional Permitted Uses
 - processing and packaging of agricultural organic soil and peat mixtures; animal feed products; mulches and other similar materials; and;
 - buildings and structures accessory to the additional permitted use, including a water and sediment control basin.
- ii. Prohibited Uses

The storage of mushroom compost or its use in any processing or packaging of products or materials in the RU-75 Zone.

- iii. Setback from the Environmental Protection Exception No. 29 (EP-29) Zone

Any area used for the processing and packaging of agricultural organic soil and peat mixtures; animal feed products; mulches and other similar materials, and accessory buildings and structures shall be set back from the Environmental Protection Exception No. 29 (EP-29) Zone a minimum of 10 metres.

4.4.5.76 EXPIRED

(B/L No. 2002-141)

4.4.5.77 EXPIRED

(B/L No. 2003-068)

4.4.5.78 HOLDING RURAL EXCEPTION NO. 78 ((H)RU-78) ZONE

- (B/L. No. a. No person shall within the Holding Rural Exception No. 78 ((H) RU-78) Zone

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

2004-104) located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law.

b. Upon removal of the Holding (H) Symbol within the Holding Rural Exception No. 78 ((H)RU-78) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural (RU) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- i. PERMITTED USES
- a single-family detached dwelling house;
 - private home daycare in accordance with Section 5.26;
 - fish, wildlife and forest management;
 - conservation projects and flood and erosion control projects;
 - a home occupation in accordance with the provisions of Section 5.10;
 - a public use in accordance with the provisions of Section 5.18;
 - and,
 - accessory uses.

- ii. REGULATIONS FOR PERMITTED USES
- | | |
|---|-------------|
| • Minimum Lot Area | 6 hectares |
| • Minimum Lot Frontage | 100 metres |
| • Minimum Front Yard Depth | 15 metres |
| • Minimum Side Yard Width | 6 metres |
| • Minimum Rear Yard Depth | 15 metres |
| • Maximum Lot Coverage of All Buildings | 30 per cent |
| • Minimum Setback from Street Centreline | 33 metres |
| • Minimum Landscaped Open Space | 30 per cent |
| • Maximum Number of Dwelling Houses per Lot | 1 |
| • Maximum Height | 10 metres |

c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Rural Exception No. 78 ((H)RU-78) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

- i. A subdivision agreement has been entered into with the Corporation of the Township of Uxbridge;
- ii. A subdivision agreement has been entered into with the Regional Municipality of Durham;
- iii. All necessary approvals have been received from the Toronto Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the subdivision agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

4.4.5.78A RURAL EXCEPTION NO. 78 (RU-78) ZONE

(B/L No. 2014-137) No person shall use land or erect, or alter or use any building or structure in the RU-78 Zone except in accordance with the provisions of Section 4.4.5.78 b. i. and 4.4.5.78b.ii

4.4.5.79 HOLDING RURAL EXCEPTION NO. 79 (RU-79) ZONE

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

- (B/L No. 2004-104)
- a. No person shall within the Holding Rural Exception No. 79 ((H) RU-79) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, use any building or structure or make any other use of the land other than the uses existing at the date of adoption of this by-law, until the Holding (H) Symbol is removed by amendment to this By-law.
 - b. Upon removal of the Holding (H) Symbol within the Holding Rural Exception No. 79 ((H)RU-79) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural (RU) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
 - i. PERMITTED USES
 - a single-family detached dwelling house;
 - private home daycare in accordance with Section 5.26;
 - fish, wildlife and forest management;
 - conservation projects and flood and erosion control projects;
 - a home occupation in accordance with the provisions of Section 5.10;
 - a farm or nursery farm;
 - a public use in accordance with the provisions of Section 5.18; and,
 - accessory uses.
 - ii. REGULATIONS FOR PERMITTED USES

The regulations of Section 4.4.3 shall apply with the exception that the minimum lot area shall be 10 hectares.
 - c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Rural Exception No. 79 ((H) RU-79) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. A subdivision agreement has been entered into with the Corporation of the Township of Uxbridge;
 - ii. A subdivision agreement has been entered into with the Regional Municipality of Durham;
 - iii. All necessary approvals have been received from the Toronto Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the subdivision agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to

4.4.5.79A RURAL EXCEPTION NO. 79 (RU-79) ZONE

- (B/L No. 2014-137)
- No person shall use land or erect, or alter or use any building or structure in the RU-79 Zone except in accordance with the provisions of Section 4.4.5.79 b. i. and 4.4.5.79b.ii

4.4.5.80 RURAL NO. 80 (RU-80) ZONE

- (B/L Nos. 2004-064, 2005-100)
- a. Within the Rural Exception No. 80 (RU-80) Zone located in Part of Lots 13 and 14, Concession 1, in the Township of Uxbridge, and shown on Schedule "A3" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural (RU) Zone to the contrary, in addition to the permitted uses in the Rural (RU) Zone, a golf range shall also be a permitted use subject to the following regulations:
 - i. PERMITTED BUILDINGS AND STRUCTURES
 - 25 tee blocks maximum

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4.4 RURAL (RU) ZONE

- Buildings and structures existing as of March 2004
- 38 space parking lot

ii. ACCESSORY USES

Accessory uses shall be permitted in the existing buildings and structures.

iii. REGULATIONS FOR PERMITTED USES

- Minimum Setback of Driving Range
from Durham Road No. 47 33 metres
- Minimum Setback of Driving Range
from east property boundary 120 metres
- Parking Requirement 38 spaces including one
handicapped space

4.4.5.81 RURAL EXCEPTION NO. 81 (RU-81) ZONE

(B/L No. 2004-211) Notwithstanding the provisions of section 4.4.1, a berm related to the operation of the pit in the M3-10 zone may be located on the lands in the Rural Exception No. 81 Zone. The southern edge of the berm shall be set back a minimum of 30 metres from the southern property boundary and the western edge of the berm shall be set back a maximum of 280 metres from the western property boundary.

4.4.5.82 [Empty]

4.4.5.83 [Empty]

4.4.5.84 [Empty]

4.4.5.85 RURAL EXCEPTION NO. A (RU-A) ZONE

(B/L No. 2002-178) a. Within the Rural Exception No. A (RU-A) Zone, located in Part of Lot 8, Concession IV, in the Township of Uxbridge, the applicable zone provisions of the Rural (RU) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 0.4 hectares
- ii. Minimum Lot Frontage Requirement 10 metres.

4.4.5.86 RURAL EXCEPTION NO. B (RU-B) ZONE

(B/L No. 2002-178) a. Within the Rural Exception No. B (RU-B) Zone, located in Part of Lot 8, Concession IV, in the Township of Uxbridge, the applicable zone provisions of the Rural (RU) Zone, shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 2.5 hectares
- ii. Minimum Lot Frontage Requirement 170 metres

4.4.5.87 RURAL EXCEPTION NO. 87(RU-87) ZONE

(B/L No. 2005-079) Notwithstanding the minimum lot area and lot frontage requirements for the Rural(RU) Zone of Zoning By-law No. 81-19, as amended, to the contrary, as contained in Sections 4.4.2 a. and b. thereof, within the Rural Exception No. 87 (RU-87) Zone located on the south side of the Zephyr Road, comprising Part of Lot 25, Concession 2, in the Hamlet of

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

Zephyr in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, all provisions of the Rural (RU) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- a. Minimum Lot Area Requirement 9 hectares
which shall include those lands within the Environmental Protection (EP) Zone on the same lot.
- b. Minimum Lot Frontage Requirement 20 metres

4.4.5.88 RURAL EXCEPTION NO. 88 (RU-88) ZONE

- (B/L Nos.

2006-166
2013-175
2016-083)

i. ADDITIONAL PERMITTED USE

- Agri-tourism Use

For the purposes of the RU-88 zone, an agri-tourism use shall be defined as an agricultural use that provides a service to promote and educate the public about farming and agricultural activities. An agri-tourism use shall be located on the same lot as a farm. An agri-tourism use may include a Farm Produce Retail Outlet, which may include an Eating Establishment. Agri-tourism may include the following uses: corn or hay maze; petting zoo; hayrides; sleigh rides; buggy or carriage rides; seasonal activities/events related to the farm and farm tours, but shall not include: Eating Establishment - Drive-in, amusement park, special event (event that is of a temporary duration such as a fair, a parade, a carnival, or a religious or music festival), overnight camping or motorized recreational competition with the exception of tractor pulls.

ii. REGULATIONS FOR ADDITIONAL PERMITTED USE

The regulations of Section 4.4.3 of this By-law shall apply to the additional permitted use.

4.4.5.89 RURAL EXCEPTION NO. 89 (RU-89) ZONE

- (B/L No.
2006-177
2009-073
2009-103
2011-074)

a. Within the Rural Exception No. 89 (RU-89) Zone located in Part of Lot 19, Concession 4, in the Township of Uxbridge and shown on Schedule ‘A3’ of Zoning By-law 81019, as amended, business shall be permitted, in addition to the uses in Section 4.4.1. The permitted swimming pool and landscaping business use, together with a single detached residence shall not be subject to the regulations of Sections 4.4.2 or 4.4.3, but shall be subject to the following:

i. Minimum Lot Area

1.5 hectares

ii. Minimum Lot Frontage

250 metres

iii. Maximum Floor Area
for Office/Shop

450 square metres

iv. Minimum Front Yard
Setback for Office/Shop
Building

35 metres

v. Minimum Setback from
any other lot line for
Office/Shop Building

15 metres

vi. Minimum Setback from
any lot line for single
detached dwelling

15 metres

vii. Minimum Landscaped
Open Space Area

8,000 sq. metres

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

4.4.5.90 RURAL EXCEPTION NO. 90 (RU-90) ZONE

(B/L No.
2010-018)

Notwithstanding anything else contained within Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Exception No. 90 (RU-90) Zone, located in Part of Lots 17 and 18, Concession 3 (Uxbridge), all provisions of the Rural (RU) Zone of Zoning By-law No. 81-19 shall apply save and except as specifically noted below:

- (a) Subject to section 4.4.5.90(b), storage shall be a permitted use on lands within this zone provided that such use shall only be permitted as an accessory use in conjunction with a residence which is constructed and approved by the Township for occupancy.
- (b) Any outdoor storage related to the use of the accessory building shall be located to the rear of the accessory building, be screened from view from Regional Road No. 47 by fencing or landscaping and shall be limited in size to 140m² . This provision does not apply to equipment or motor vehicles.
- (c) The total floor area permitted for all floor area within accessory buildings is 297 square metres.
- (d) The maximum ground floor area permitted is 500 square metres.

4.4.5.91 RURAL EXCEPTION NO. 91 (RU-91) ZONE

(B/L No.
2006-198
2009-090
2012-102
2015-079
2018-083
2020-124)

That notwithstanding the provisions of Section 4.4.1.b. of Zoning By-law No. 81-19, as amended, to the contrary and in accordance with Section 39 of the Planning Act R.S.O. 1990, as amended, within the Rural Exception No. 91 Zone, located in Part of Lot 15, Concession 1, in the Township of Uxbridge, only the uses and provisions noted below shall apply on a temporary basis for a three (3) year period commencing on the 21st day of June 2021, and terminating on the 21st day of June 2024.

a. PERMITTED USES

No person shall within the Rural Exception NO. 91 (RU-91) Zone use any land or erect, alter or use any building or structure except for the following use:

- i. A small-scale industrial glass and aluminum fabrication operation.

b. PROHIBITED USES

- i. Outside storage

c. REGULATIONS FOR PERMITTED USES

- i. Maximum gross floor area – 4,645 m²

4.4.5.92 RURAL EXCEPTION NO. 92 (RU-92) ZONE

(B/L No.
2010-155
2012-170)

- a. Within the Rural Exception No. 92 (RU-92) Zone located in Part of Lot 6, Concession 5, in the former Township of Scott in the Township of Uxbridge, the only use permitted in the use identified in subsection i and it is subject to the regulations in subsection ii.

i. PERMITTED USE

- Contractor's Yard

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

ii. REGULATIONS FOR PERMITTED USE

- | | | |
|---|--|--------------------|
| - | Maximum Gross floor Area of all Structures | 1000m ² |
| - | Maximum Outdoor Storage | 2% |
| - | Minimum Landscaped Open Space | 10% |

4.4.5.93 RURAL EXCEPTION NO. 93 (RU-93) ZONE

(B/L No.
2007-131)

Notwithstanding the uses permitted in the Rural (RU) Zone, within the Rural Exception No. 93 (RU-93) Zone, no buildings or structures, including accessory buildings or structures shall be permitted.

4.4.5.94 HOLDING RURAL EXCEPTION NO. 94 ((H)RU-94) ZONE

(B/L No.
2010-179)

No person shall within the Holding Rural Exception No. 94 ((H)RU-94) Zone on lands in the Township of Uxbridge known municipally as 610 Ball Road, as well as Part Lot 36, Concession 6, Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for residential and agricultural uses existing as of November 15, 2010.

4.4.5.94.2 Upon removal of the Holding (H) Symbol within the Holding Rural Exception No. 94 ((H)RU-94) Zone on lands in the Township of Uxbridge known municipally as 610 Ball Road, as well as Part Lot 36, Concession 6, Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Section 4.4.1 of Zoning By-law 81-19, as otherwise amended, to the contrary, and in accordance with Section 39 of the Planning Act R.S.O. 1990, as amended, within the Rural Exception No. 94 Zone, located in Part of Lot 36, Concession 6, in the Township of Uxbridge, the following use shall also be permitted on a temporary basis for a three (3) year period commencing on the 15th day of November 2010, and terminating on the 15th day of November 2013.

- i. A maximum of 18 dogs over the age of twelve (12) weeks may be kept in the single detached dwelling house existing on November 15, 2010 and an accessory fenced outdoor exercise area for the dogs.

4.4.5.94.3 THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Exception No. 94 ((H)RU-94) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

- a. A Site Plan and other required documentation has been completed by the proponent and submitted to, and approved by, the Township of Uxbridge for the fenced outdoor exercise area for the dogs;
- b. The Owner has entered into a Site Plan Development Agreement with the Township of Uxbridge, to be registered on the title of the lands; and,
- c. The Owner has entered into an agreement with the Township of Uxbridge to allow Animal Control access to the dwelling as required to ensure the dogs are in good condition.

4.4.5.95 RURAL EXCEPTION NO. 95 (RU-95) ZONE

(B/L Nos.
2010-180
2012-140)

Within the Rural Exception No. 95 (RU-95) Zone on lands in the Township of Uxbridge known municipally as 5516 Regional Highway 47, as well as Part Lot 23, Concession 4, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

2013-177
2016-140
2019-151) amended, notwithstanding the provisions of Section 4.4.1 of Zoning By-law 81-19, as otherwise amended, to the contrary, and in accordance with Section 39 of the Planning Act R.S.O. 1990, as amended, within the Rural Exception No. 95 Zone, located in Part of Lot 23, Concession 4, in the Township of Uxbridge, the following use shall also be permitted on a temporary basis for a three (3) year period commencing on the 28th day of October, 2019, and terminating on the 28th day of October, 2022.

- i. An art gallery in the single detached dwelling house existing on November 15, 2010 and an accessory parking area.

4.4.5.96 RURAL EXCEPTION NO. 96 (RU-96) ZONE

(B/L Nos.
2010-181
2012-198
2013-172) Within the Rural Exception No. 96 (RU-96) Zone on lands in the Township of Uxbridge known municipally as 14141 Concession 5, as well as Part Lot 31, Concession 5, Township of Uxbridge, and shown on Schedule 'A5' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Section 4.4.1 of Zoning By-law 81-19, as otherwise amended, to the contrary, and in accordance with Section 39 of the Planning Act R.S.O. 1990, as amended, within the Rural Exception No. 96 Zone, located in Part of Lot 31, Concession 5, in the Township of Uxbridge, the following use shall also be permitted on a temporary basis for a three (3) year period commencing on the 15th day of November 2010, and terminating on the 11th day of November 2016.

- i. Storage and cleaning of historical building artifacts in the existing barn on the lot, and outside storage of historical building artifacts on part of the lot which will not exceed 0.5 hectares.

4.4.5.97 RURAL EXCEPTION NO.97 (RU-97) ZONE

(B/L Nos.
2012-131
2012-202) Within the Rural Exception No. 97 (RU-97) Zone located in Part Lot 21, Concession 4, Township of Uxbridge, and Shown on Schedule 'A3' of Zoning By-law No. 81-19, as amended, the provisions of the RU Zone shall apply and be complied with respect to the lands within the Rural Exception No. 97 (RU-97) Zone located in Part Lot 21, Concession 4, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, save and except for the following:

PERMITTED USES

The only permitted uses shall be:

- i. A single detached dwelling house and accessory uses including a home occupation in accordance with Section 5.10;
- ii. Conservation, forestry and reforestation;
- iii. A farm or nursery farm including accessory agricultural uses;
- iv. A public use in accordance with the provisions of Section 5.18 hereof;
- v. The following additional accessory uses;
 - a. Storage of a maximum total of 8 antique motor vehicles on the property, which vehicles shall be owned by the owner of the property, in permitted accessory buildings totaling 610 square metres which shall not include agricultural buildings which includes the existing horse run-in shed and the existing 74 square metre hay storage structure; and,
 - b. Repair, by an owner or resident of the property, of antique motor vehicles owned by an owner or resident of the property and stored within permitted accessory buildings encompassing 610 square metres on the property.
 - c. For the purposes of Section 4.4.5.97, the term antique motor vehicle is defined as a motor vehicle that is owned as a collector's item and is operated solely for use in exhibitions, club activities, parades and other similar functions and is not used for general transportation.

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4.4 RURAL (RU) ZONE

PROHIBITED USES

The following uses shall be prohibited:

- i. A public , private, or commercial exhibition of motor vehicles;
- ii. The sale or offering for sale of motor vehicles;
- iii. The storage of any motor vehicle in the accessory buildings encompassing 610 square metres not defined as an antique motor vehicle by this by-law;
- iv. The repair of any motor vehicles by a person other than an owner or resident of the property;
- v. The repair of any motor vehicles other than those permitted to be stored on the property; and,
- vi. Any non-agricultural use of the 74 square metres hay storage structure including the storage of motor vehicles or non-agricultural implements.

REGULATIONS FOR PERMITTED USES

The regulations of the RU Zone shall apply to the lands in the RU-97 Zone with the exception that:

- i. no new accessory buildings other than agricultural buildings, shall be permitted and the existing permitted assessor buildings and structures encompassing 610 square metres, shall be limited to the gross floor area and height existing as of June 18, 2012; and,
- ii. a minimum of two parking spaces and a maximum of five parking spaces, exterior to a permitted residential dwelling or permitted accessory buildings encompassing 610 square metres, shall be permitted on the property.

4.4.5.98 HOLDING RURAL EXCEPTION NO.98 ((H)RU-98 ZONE

(B/L No.
2012-190)

- a. No person shall within the Holding Rural Exception No. 98 ((H)RU-98) Zone located in Part of Lot 17, Concession 3, Geographic Township of Uxbridge, Part 1, Plan 40R27279, Township of Uxbridge, known municipally as 341 Regional Highway 47 in the Township of Uxbridge, and shown on Schedule ‘A4’ of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for the use, building and structures existing as of November 26, 2012.
- b. Upon removal of the Holding (H) Symbol within the Holding Rural Exception No. 98 ((H)RU-98) Zone located in Part of Lot 17, Concession 3, Geographic Township of Uxbridge, Part 1, Plan 40R 27279, Township of Uxbridge, known municipally as 341 Regional Highway 47 in the Township of Uxbridge, and shown on Schedule ‘A4’ of Zoning By-law 81-19, as amended, the provisions of Section 4.4.1 shall apply save and except that a lawn maintenance and landscaping business shall also be permitted. The permitted uses shall not be subject to the regulations of Sections 4.4.2 or 4.4.3, but shall be subject to the following regulations:
 - i. Minimum Lot Area 4 hectares
 - ii. Minimum Lot Frontage 415 metres
 - iii. Maximum Floor Area of office/shop building 463.6 square metres
 - iv. Minimum Setback from front Lot line for office/shop building 39 metres
 - v. Minimum Setback from any other Lot line for office/shop building 50 metres

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- vi. Minimum Setback from any lot line for single detached dwelling 39 metres
- vii. Minimum Landscaped Open Space Area 5,000 square metres
- c. THAT the Council of the Corporation of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Exception No. 98 ((H)RU-98) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. A Site Plan and other required documentation has been completed by the proponent and approved by the Township of Uxbridge and the Owner has entered into a Site Plan Development Agreement with the Township to be registered on the title of the lands which, among other matters,
 - a. delineates the location and size of all the permitted buildings and structures, and parking area and storage areas; and,
 - b. addresses screening and buffering, grading, drainage, stormwater management, wastewater, and lighting;
 - ii. All necessary approvals have been received from Toronto Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the site plan agreement and financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township.
 - iii. The Owner has satisfied the Region's requirements with respect to a Reliance Letter and Proof of Insurance form regarding the Phase I ESA.

4.4.5.99 RURAL EXCEPTION NO.99 (RU-99) ZONE

B/L No. (2012-080) Notwithstanding the minimum lot area requirements for the Rural (RU) Zone, within the Rural Exception No. 99 (RU-99) Zone, located in 225 Main Street North, Part Lot 22, Concession 7, Township of Uxbridge and shown on Schedules 'A1' and 'A2' hereof, the minimum lot area shall be 4 hectares including lands in the EP Zone in the same ownership.

4.4.5.100 RURAL EXCEPTION NO.100 (RU-100) ZONE

B/L Nos. (2013-101 2014-041) Notwithstanding the regulations of Sections 4.4.1, 4.4.2, 4.4.3 and 4.4.4 the following regulations shall apply to the lands in the RU-100 Zone:

PERMITTED USES

- a) Motor vehicle repair garage;
- b) Plumbing, heating and air conditioning supply establishment;
- c) Gas bar and/or convenience commercial sales use;
- d) Eating establishment including accessory drive-through and/or drive-in uses;
- e) Motor vehicle sales establishment;
- f) Motor vehicle service and supply establishment;
- g) Motor vehicle sales and service establishment;
- h) Sales and rental establishment;
- i) Outside motor vehicle storage;
- j) Motor vehicle washing establishment;
- k) Garden and nursery sales and supply establishment;
- l) A public use in accordance with the provisions of Section 5.18 but notwithstanding the provisions of Section 5.18, an access road to the public lands

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

- to the south of the lands in the RU-100 Zone shall be permitted; and,
- m) Accessory uses.

REGULATIONS FOR PERMITTED USES

- | | | |
|----|---------------------------------------|------------|
| a) | Minimum Lot Area | 5 hectares |
| b) | Minimum Lot Frontage | 80 metres |
| c) | Minimum Front Yard | 20 metres |
| d) | Minimum Side Yard | 10 metres |
| e) | Minimum Rear Yard | 30 metres |
| f) | Maximum Lot Coverage of all Buildings | 25% |
| g) | Minimum Landscaped Open Space | 25% |
| h) | Maximum Building Height | 10 metres |

4.4.5.101 RURAL EXCEPTION NO.101 (RU-101) ZONE

B/L No. (2015-114) Within the Rural Exception No. 101 (RU-101) Zone located in Part Lot 23, Concession 8, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, the provisions of the RU Zone shall apply and be complied with, save and except that only the following regulations shall apply to the use of the lands for a publicly owned and operated animal shelter, and in particular Section 4.4.3 j. shall not apply to such as use:

ADDITIONAL PERMITTED USES

Publicly owned and operated animal shelter and accessory uses shall be permitted in addition to the other permitted uses in the RU Zone.

PROHIBITED USES

A residential use, other than a residential use accessory to the animal shelter use, shall be prohibited.

REGULATIONS

- | | | |
|----|---------------------------------------|------------|
| a. | Minimum Lot Area Requirement | 5 hectares |
| b. | Minimum Front Yard | 10 metres |
| c. | Maximum Lot Coverage of all Buildings | 10% |

4.4.5.102 RURAL EXCEPTION NO. 102 (RU-102) ZONE

(B/L No. 89-11 2016-001) Notwithstanding the provisions of Sections 4.4.1 to 4.4.4 inclusive of Zoning By-law No. 81-19, as otherwise amended, to the contrary, in the Rural Exception No. 102 (RU-102) Zone, located in part of Lots 1 and 2, Concession VIII, in the former Township of Scott, only the following provisions shall apply and be complied with:

- a. Only Permitted Uses
 - i. Residential Uses
 - prohibited
 - ii. Non-Residential Uses
 - sales and service of watercraft, motorcycles and snowmobiles
 - a farm implement sales and supply establishment
 - a farm exclusive of buildings or structures
 - a public use in accordance with Section 5.18 of Zoning By-law No. 81-19, as amended.

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4.4 RURAL (RU) ZONE

| | | | |
|-----------------------|------|--|--------------|
| (B/L No. 2001-007) | iii. | Minimum Lot Area and Frontage Requirements | |
| | | • Minimum Lot Area Requirement | 3.5 hectares |
| | | • Minimum Lot Frontage Requirement | 160 metres |
| | iv. | Minimum Yard Dimensions | |
| | | • Front Yard Depth | 35 metres |
| | | • Interior Side Yard Width | 35 metres |
| | | • Rear Yard Depth | 35 metres |
| | v. | Maximum Lot Coverage All Buildings | 20 percent |
| | vi. | Minimum Open Space Requirement | 25 percent |
| | vii. | Maximum Building Height | 8 metres |

4.4.5.103 RURAL EXCEPTION NO.103 (RU-103) ZONE

(B/L No.
2015-095
2017-135)

Within the Rural Exception No. 103 (RU-103) Zone located in Part of Lot 20, Concession 2, Township of Uxbridge, known municipally as 211 Regional Road No. 39 in the Township of Uxbridge, and shown on Schedule ‘A5’ of Zoning By-law 81-19, as amended, the provisions of Section 4.4.1 shall apply save and except that a gardening and Christmas decorating business shall also be permitted. The permitted uses shall not be subject to the regulations of Sections 4.4.2 or 4.4.3, but shall be subject to the following regulations:

| | | |
|------|--|--------------------|
| i. | Minimum Lot Area | 1720m ² |
| | The lot area shall be defined as the area in the RU-103 Zone | |
| ii. | maximum number of Buildings and Structures | 3 |
| iii. | Maximum Floor Area of Buildings and Structures | 375m ² |
| iv. | Minimum Landscaped Open Space Area | 50% |
| v. | Maximum Truck Parking | 6 |
| vi. | Maximum Utility Trailer Parking | 6 |
| vii. | Storage containers shall be prohibited | |

4.4.5.104 RURAL EXCEPTION NO. 104 (RU-104) ZONE

(B/L No.
2016-084)

Notwithstanding the provisions of Sections 4.4.1, a Garden Suite shall be permitted on a temporary basis for a three year period commencing on June 16th 2016, and terminating on June 16th 2019. However, such Garden Suite and associated waste water treatment system shall be located a minimum of 30 metres from the Significant Woodland on the site identified in the Natural Heritage Evaluation, Silv-Econ Ltd. March 2016.

4.4.5.105 RURAL EXCEPTION NO. 105 (RU-105) ZONE

(B/L No.
2017-029,
2017-165)

Within the Rural Exception No. 105 (RU-105) Zone located in Part of Lot 37, Concession 4, 477 Davis Drive, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, the provisions of Section 4.4 shall apply save and except for the minimum lot area and lot frontage requirements which shall be 1.0 hectares and 30 metres respectively. In addition, any future severances shall be prohibited.

4.4.5.106 RURAL EXCEPTION NO. 106 (RU-106) ZONE

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

(B/L No. 2017-029) Notwithstanding the provisions of Section 4.4.2 a. and b. of the Zoning By-law No. 81-19, as otherwise amended, in the Rural Exception Zone No. 106 (RU-106) Zone located in part of Lot 37, Concession 4, 477 Davis Drive, Township of Uxbridge, the establishment of any new accessory dwelling, as well as any future consents to sever shall be prohibited. In all other respects, the provisions of the Rural (RU) Zone shall apply.

4.4.5.107 HOLDING RURAL EXCEPTION NO. 107 ((H)RU-107) ZONE

- (B/L No. 2017-134 2018-076)
- a. No person shall within the Holding Rural Exception No. 107 ((H)RU-107) Zone located in Part 1 Concession 4 in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for the uses, buildings and structures legally existing as of the August 21, 2017.
 - b. Upon removal of the Holding (H) Symbol within the Holding Rural Exception No. 107 ((H)RU-107) Zone located in Part 1 Concession 4 in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, in addition to the uses permitted by Section 4.4.1 of Zoning By-law No. 81-19, as amended, to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

ADDITIONAL PERMITTED USES
A private vocational school for special needs youth and adults with a maximum of 20 students

REGULATIONS FOR PERMITTED USES
The lands in the Rural Exception No. 107 (RU-107) Zone located in Part 1 Concession 4 in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, shall be subject to the following regulations:

- i. Minimum Lot Area, Lot Frontage and Yard Dimensions
Existing as of August 21, 2017
- ii. Maximum number of dwelling houses per lot 1
- iii. Maximum Height of Buildings and Structures
2 storeys
- iv. Minimum Landscaped Open Space of Lot 80%

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Exception No. 107 ((H)RU-107) Zone on the lands which are subject to this by-law until the following conditions have been complied with:
 - i. The Township has approved a site plan and related agreement under the Planning Act which conforms with the Oak Ridges Moraine Conservation Plan, and which includes a safety plan including safety measures for students and surrounding residents such as fencing of the lot; traffic control and parking plan; servicing plan; landscaping/buffering plan and which addresses all other requirements of the Township based on technical studies required by the Township; and
 - ii. All necessary approvals have been received from the Toronto and Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan and subdivision agreement and

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financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township.

4.4.5.108 RURAL EXCEPTION NO. 108 (RU-108) ZONE

(B/L No. 2018-091) Notwithstanding the provisions of Section 4.4.1 and 4.4.2, a second residential unit shall be permitted in an accessory building existing as of June 18, 2018, and an extension to such accessory building. The extension shall have a maximum floor area of 120 square metres, a maximum width which is the same as the existing accessory building, and shall be located no closer than 13 metres from the front lot line. Such second residential unit shall have a minimum of two parking spaces provided for the unit outside of the garage in a driveway or other parking area associated with the lot on which the second residential unit is located in addition to the parking spaces provide for the main residential unit. There shall also be two points of ingress and egress from the second residential unit.

4.4.5.109 RURAL EXCEPTION NO. 109 (RU-109) ZONE

(B/L No. 2018-179) Notwithstanding the provisions of Section 4.4.1 and 4.4.2, a second residential unit shall be permitted in a second storey addition to accessory building existing as of November 15, 2018. The second storey addition shall have a maximum floor area of 93 square metres. Such second residential unit shall have a minimum of two parking spaces provided for the unit outside of a garage in a driveway or other parking area associated with the lot on which the second residential unit is located in addition to the parking spaces provided for the main residential unit.

(Note: missed number to be used as required).

4.4.5.111 RURAL EXCEPTION NO. 111 (RU-111) ZONE

(B/L No. 2019-125) Within the Rural Exception No. 111 (RU-111) Zone located in Part Lot 16, Concession 6, Geographic Township of Scott, Township of Uxbridge and shown on Schedule 'A5' of Zoning By-law 81-19, as amended, the provisions of Section 4.4.1 and 4.4.2 only shall apply save and except for the minimum lot area and lot frontage requirements which shall be 0.92 hectares with a frontage of 60 metres, and the minimum yard dimensions which shall be 6 metres for each yard. In addition, any future consents to sever shall be prohibited.

4.4.5.112 RURAL EXCEPTION NO. 112 (RU-112) ZONE

(B/L No. 2019-125) Within the Rural Exception No. 112(RU-112) Zone located in Part Lot 16, Concession 6, Geographic Township of Scott, Township of Uxbridge and shown on Schedule 'A5' of Zoning By-law 81-19, as amended, the provisions of Section 4.4.1 and 4.4.3 only shall apply save and except, the minimum lot area and lot frontage requirements which shall be 29 hectares with a frontage of 144 metres. In addition, the establishment of any new accessory dwelling, as well as any future consents to sever shall be prohibited.

4.4.5.113 RURAL EXCEPTION NO. 113 (RU-113) ZONE

(B/L No. 2019-154) Notwithstanding the provisions of Section 4.4.1 and 4.4.2, a second residential unit shall be permitted in an accessory building existing as of October 21, 2019. Such second residential unit shall have a minimum of two parking spaces provided for the unit outside of a garage in a driveway or other parking area associated with the lot on which the second residential unit is located in addition to the parking spaces provided for the main residential unit.

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4.4 RURAL (RU) ZONE

4.4.5.114 RURAL EXCEPTION NO. 114 (RU-114) ZONE

(B/L No. 2019-174) Within the Rural Exception No. 114 (RU-114) Zone located in Part Lot 16, Concession 6, Township of Uxbridge and shown on Schedule 'A3' of Zoning By-law 81-19 as amended, the provisions of Sections 4.4.1 shall apply save and except that a dog daycare use which accommodates a maximum of 8 dogs per day; a boarding kennel use which accommodates a maximum of 4 dogs at any time; and, a kennel class use for a maximum of three sessions per week for a maximum of 8 dogs per session, shall also be permitted as accessory uses to a permitted use in buildings and structures existing as of December 2, 2019. The permitted uses shall not be subject to the regulations of Sections 4.4.2 or 4.4.3 or Section 5.1, but shall be subject to the following regulations:

- i. Minimum Lot Area 4.7 hectares
- ii. Minimum Lot Frontage 279 metres
- iii. Minimum Front Yard 13 metres
- iv. Minimum Interior Side Yard 30 metres
- v. Minimum Rear Yard 30 metres
- vi. Minimum setback of accessory buildings used for dog daycare, boarding kennel and kennel class uses
 - a. from a dwelling unit on the same lot 0 metres
 - b. from any lot line 13 metres
 - c. from a dwelling unit on another lot 90 metres
 - d. from a Kennel on another lot 3000 metres
- vii. Accessory buildings and structures shall be permitted between the principal or main building on the lot and the street line.
- viii. Outdoor exercise and practice yards shall be located to the north of the dwelling unit existing as of December 2, 2019, with the exception of one exercise and practice yard existing as of December 2, 2019 which is permitted adjacent to the existing training classroom building.

4.4.5.115 HOLDING RURAL EXCEPTION NO. 115 ((H)RU-115) ZONE

(B/L No. 2020-069) a. No person shall within the Holding Rural Exception No. 115 ((H) RU-115) Zone located in Part of Lot 12, Concession 1, Township of Uxbridge, and shown on Schedule "A3" of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except any use, building or structure existing as of June 8, 2020, a farm, a conservation, forestry and reforestation use, a public use in accordance with the provisions of Section 5.18 hereof and accessory uses to these permitted uses.

b. Upon removal of the Holding (H) Symbol within the Holding Rural Exception No. 115 ((H) RU-115) Zone located in Part of Lot 12, Concession 1, Township of Uxbridge, and shown on Schedule "A3" of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.4.1. 4.4.2, and 4.4.3 of Zoning By-law 81-19, as otherwise amended to the contrary, the following provisions shall apply and be complied with respect to the lands in the Rural Exception No. 115((H) RU-115) Zone:

ONLY PERMITTED USES

- i. A dry grain processing plant including processing tower, surge bins, related office and other uses;

4: ZONE PROVISIONS

4.4 RURAL (RU) ZONE

- ii. Conservation, forestry and reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- iii. A farm;
- iv. A public use in accordance with the provisions of Section 5.18 hereof; and,
- v. Accessory uses to the permitted uses.

REGULATIONS

The following regulations shall apply to the lands in the RU-115 Zone:

- i. Minimum Lot Requirement and Lot Frontage Existing as of June 8, 2020
- ii. Minimum Yard Dimensions

| | |
|-----------------------|------------|
| Front Yard Depth | 80 metres |
| South Side Yard Width | 50 metres |
| North Side Yard Width | 180 metres |
| Rear Yard Depth | 550 metres |
- iii. Maximum Area which can be disturbed by development20%
- iv. Maximum Impervious Area15%
- v. Maximum Building Floor Area8,750 m²
- vi. Maximum Lot Coverage of All Buildings and Structures10%
- vii. Maximum Height of Buildings and Structures

| | |
|----------------------------|-------------|
| Processing Tower | 18.3 metres |
| Surge Bins | 15 metres |
| Office and other buildings | 2 storeys |
- viii. Minimum Parking20 parking spaces
- ix. Minimum Vegetation Protection Zone

The lands within an area 30 metres from the south lot line shall be used for no other purpose than conservation, forestry and reforestation or similar passive uses that provide for the preservation and management of the natural environment.
- c. That the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Exception No. 115 ((H) RU-115) Zone in Part of Lot 17, Concession 3, Township of Uxbridge, and shown on Schedule "A3" of Zoning By-law 81-19, as amended until the following conditions have been satisfied:
 - i. All studies required by the Township have been prepared to the satisfaction of the Township of Uxbridge and the recommendations incorporated into the Site Plan and Site Plan Agreement for the Subject Lands and financially secured and registered on the title of the property including:
 - Detailed plans for the facility, including a landscape plan, and related processes to mitigate any risk related to the spread of noxious weeds which will be approved by the Township in consultation with Provincial and/or weed control specialists;
 - Detailed plans for the facility and related processes including a landscaping plan and provision for bicycle parking;

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4.4 RURAL (RU) ZONE

- An acoustical engineer shall verify that the source sound level specifications and locations of equipment which will emit noise conform to the assumptions made in the Noise Impact Study, HGC Engineering, September 2019, revised April" 2020 and that acceptable sound levels will result at all off-site residential receptors;
 - Provision of any additional or revised detailed reports, designs or other submissions related to site servicing required by the Township including erosion control drawings, a water and sewage plan, a revised stormwater management plan, a well monitoring plan, a lighting plan, plans that demonstrate incorporation of best practices that will aid in reducing emissions or minimizing impacts of emissions resulting in lower POI emissions, and cost estimates to address comments identified by AECOM Canada Ltd. and the Region of Durham with the scope of the work being determined in consultation with the Township and the Region of Durham as applicable; and,
 - A landform conservation plan that satisfies the requirements of the Oak Ridges Moraine Conservation Plan, with the scope being determined in consultation with the Township and the Region of Durham;
- ii. Submission of a clearance letter for archeological assessment from the Ministry of Tourism, Culture and Sport to the Region of Durham;
- iii. Submission of a Regional Reliance letter and Certificate of Insurance to the Region's satisfaction to the Region for environmental work completed (Phase II Environmental Site Assessment); and,
- iv. Any agreements required by the Region of Durham have been entered into with the Region and registered on the title of the property.

4.4.5.116 HOLDING RURAL EXCEPTION NO. 116 ((H) RU-116) ZONE

- (B/L No. a. No person shall within the Holding Rural Exception No. 116 2020-106) ((H)RU-116) Zone located in Part of Lot 27, Concession 2 in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, use any building or structures or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for agricultural and conservation uses.
- b. Upon removal of the Holding (H) Symbol within the Rural Exception No. 116 (RU-116) Zone located in Part Lot 27, Concession 2 in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, the provisions of Sections 4.4.1, 4.4.2 and 4.4.3 shall apply, with the exception that the minimum lot area shall be 20 hectares.
- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Exception No. 116 ((H)RU-116) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
- i. All requirements of the Township have been satisfied and incorporated into a Site Plan and Site Development Agreement for the subject lands and financially secured and registered on title.

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- ii. All necessary approvals have been received from Lake Simcoe Region Conservation Authority (LSRCA), and any conditions of the Authority have been appropriately incorporated into the Site Development Agreement or other required agreement and financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township.

4.4.5.117 RURAL EXCEPTION NO. 117 (RU-117) ZONE

(B/L No. 2020-117) Notwithstanding the provisions of Section 4.4.1 and 4.4.2, a second residential unit and storage shall be permitted in an accessory building existing as of November 19, 2020. Such second residential unit shall have a minimum of two parking spaces provided for the second residential unit outside of a garage in a driveway or other parking area associated with the lot on which the second residential unit is located in addition to the parking spaces provided for the main residential unit.

4.4.5.118 RURAL EXCEPTION NO. 118 (RU-118) ZONE

(B/L No. 2021-118) Within the Rural Exception No. 118 (RU-118) Zone located in Part Lot 14, Concession 6, Geographic Township of Scott, Township of Uxbridge and shown on Schedule 'A5' of Zoning By-law 81-19, as amended, the provisions of Section 4.4.1 and 4.4.2 only shall apply save and except for the minimum lot area and lot frontage requirements which shall be 1.47 hectares with a frontage of 85.9 metres. In addition, the housing of livestock in the existing barn and any future consents to sever shall be prohibited.

4.4.5.119 RURAL EXCEPTION NO. 119 (RU-119) ZONE

(B/L No. 2021-118) Within the Rural Exception No. 119 (RU-119) Zone located in Part Lot 14 and 15, Concession 6, Geographic Township of Scott, Township of Uxbridge and shown on Schedule 'A5' of Zoning By-law 81-19, as amended, the provisions of Section 4.4.1 and 4.4.3 only shall apply save and except, the minimum lot area and lot frontage requirements which shall be 72.9 hectares, including lands in the Environmental Protection (EP) Zone which form part of the lot, with a frontage of 111.39 metres. In addition, the establishment of any new accessory dwelling, as well as any future consents to sever shall be prohibited.

4: ZONE PROVISIONS

4.5 RESIDENTIAL CLUSTER (RC) ZONE

4.5.1 PERMITTED USES

No person shall within the Residential Cluster (RC) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential uses

(B/L Nos.
90-49
2002-109)

i. a single-family detached dwelling house;

ii. a Group Home - Type 1 in accordance with the provisions of Section 5.8 hereof;

iii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19
- b. Non-Residential Uses

(B/L No.
82-27)

i. a home occupation in accordance with the provisions of Section 5.10 hereof; and

ii. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Uses

Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.5.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- (B/L No.
82-27)

a. Minimum Lot Area Requirement3000 square metres

b. Minimum Lot Frontage Requirement35 metres

c. Minimum Yard Requirements

i. Front Yard Depth15 metres

ii. Exterior Side Yard Width15 metres

iii. Interior Side Yard Width6 metres

iv. Rear Yard Depth15 metres
- (B/L No.
87-24)

d. Minimum Gross Floor Area Requirement110 square metres

e. Maximum Lot Coverage of All Buildings30 per cent

f. Minimum Setback From Street Centreline

i. Provincial Highway33 metres

ii. Regional Road - Type "A"33 metres

iii. Regional Road - Type "B"28 metres

iv. Township Road25 metres

g. Minimum Landscaped Open Space Requirement30 per cent

h. Maximum Number of Dwelling Houses Per Lot1

i. Maximum Height of Buildings10 metres

4: ZONE PROVISIONS

4.5 RESIDENTIAL CLUSTER (RC) ZONE

4.5.3 GENERAL ZONE PROVISIONS

(B/L No. 82-27) All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the residential Cluster (RC) Zone shall apply and be complied with.

4.5.4 SPECIAL ZONE CATEGORIES - RESIDENTIAL CLUSTER (RC) ZONE

4.5.4.1 RESIDENTIAL CLUSTER EXCEPTION NO. 1 (RC-1) ZONE

(B/L No. 88-10) Notwithstanding the minimum lot area requirement for the Residential Cluster (RC) Zone, as contained in Section 4.5.2 a. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential Cluster Exception No. 1 (RC-1) Zone, located in part of Lot 37, Concession VII, in the former Township of Uxbridge, a maximum of five (5) lots shall be permitted and the minimum lot area requirements shall be 0.4 hectares.

4.5.4.2 RESIDENTIAL CLUSTER EXCEPTION NO. 2 (RC-2) ZONE

(B/L No. 88-123) Notwithstanding the minimum lot area requirement for the Residential Cluster (RC) Zone, as contained in Section 4.5.2 a. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential Cluster Exception No. 2 (RC-2) Zone, located in part of Lot 6, Concession II, in the former Township of Uxbridge, a maximum of two (2) lots shall be permitted.

4.5.4.3 RESIDENTIAL CLUSTER EXCEPTION NO. 3 (RC-3) ZONE

(B/L Nos. 92-28 93-44) Notwithstanding the minimum lot area and frontage requirements as contained in Section 4.5.2a. and 4.5.2b., of Zoning By-law No. 81-19, as otherwise amended to the contrary, within the Residential Cluster Exception No. 3 (RC-3) Zone, located in part of Lot 31, Concession III, in the former Township of Uxbridge, the provisions of the Residential Cluster (RC) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- | | | |
|------|----------------------------------|---------------------|
| i. | Minimum lot area requirement | 7,000 square metres |
| ii. | Minimum lot frontage requirement | 50 metres |
| iii. | Maximum Number of Lots | 5 |

4.5.4.4 RESIDENTIAL CLUSTER EXCEPTION NO. 4 (RC-4) ZONE

(B/L No. 92-75) Notwithstanding the minimum lot area, lot frontage, front yard depth and interior side yard requirements as contained in Sections 4.5.2 a., 4.5.2 b., 4.5.2 c.i and 4.5.2 c.iii, of Zoning By-Law No. 81-19, as otherwise amended, to the contrary, within the Residential Cluster Exception No.4 (RC-4) Zone, located in part of Lot 20, Concession III, in the former Township of Uxbridge, the provisions of the Residential Cluster (RC) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- | | | |
|------|----------------------------------|--------------|
| i. | Minimum lot area requirement | 2.1 hectares |
| ii. | Minimum lot frontage requirement | 103 metres |
| iii. | Maximum Number of Lots | 2 |

4: ZONE PROVISIONS

4.5 RESIDENTIAL CLUSTER (RC) ZONE

- iv. Minimum front yard depth requirement from the 3rd Concession Road Allowance 50 metres
- v. Minimum interior side yard width requirement from the south limit of the RC-4 Zone 40 metres

4.5.4.5 RESIDENTIAL CLUSTER EXCEPTION NO. 5 (RC-5) ZONE

(B/L No. 92-93) Notwithstanding the minimum lot frontage, front yard depth and interior side yard width requirements for the Residential Cluster (RC) Zone as contained in Sections 4.5.2b., 4.5.2c.ii and 4.5.2c.iii., of Zoning By-law No. 81-19, as otherwise amended, within the Residential Cluster Exception No. 5 (RC-5) Zone, located in part of Lot 28, Concession VII, in the former Township of Uxbridge, the provisions of the Residential Cluster (RC) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- i. Minimum lot frontage requirement 13 metres
- ii. Maximum Number of Lots 2
- iii. Minimum Front Yard Depth 30 metres
- iv. Minimum Interior Side Yard Width from East Interior Side Lot Line 18 metres.

4.5.4.6 RESIDENTIAL CLUSTER EXCEPTION NO. 6 (RC-6) ZONE

(B/L No. 94-096) Notwithstanding the minimum lot area requirement, and any other provisions of Zoning By-law No. 81-19, as amended, to the contrary, within the Residential Cluster Exception No. 6 (RC-6) Zone, located in part of Lot 1, Concession IV, in the Township of Uxbridge (former Township of Uxbridge portion) all provisions of the Residential Cluster (RC) Zone shall apply, save and except as specifically noted below:

- i. minimum lot area requirement 1.2 hectares
- ii. maximum number of driveway accesses onto Regional Road No. 1 from all lots in the RC-6 Zone 1 only.

4.5.4.7 HOLDING RESIDENTIAL CLUSTER EXCEPTION NO. 7 ((H)RC-7) ZONE

- (B/L Nos. 94-105, 2005-089) a. No person shall within the Holding Residential Cluster Exception No. 7 ((H) RC-7) Zone located in Part of Lot 6, Concession 1, in the Hamlet of Glasgow, in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law.
- b. Upon removal of the Holding (H) Symbol within the Holding Residential Cluster Exception No. 7 ((H)RC-7) Zone located in Part of Lot 6, Concession 1, in the Hamlet of Glasgow, in the Township of Uxbridge, and shown on Schedule “A3”, of Zoning By-law 81-19, as amended, all provisions of the Residential Cluster (RC) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:
 - i. Minimum Lot Area Requirement 5000 sq. metres
 - ii. Minimum Lot Frontage Requirement 45 metres
 - iii. Maximum number of Lots 3
- c. THAT the Council of the Corporation of the Township of Uxbridge shall not

4: ZONE PROVISIONS

4.5 RESIDENTIAL CLUSTER (RC) ZONE

remove the Holding (H) symbol from the Holding Residential Cluster Exception No. 7 ((H)RC-7) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

- i. All studies required to comply with the policies of the Oak Ridges Moraine Conservation Plan, the Region of Durham Official plan and the Township of Uxbridge Official Plan have been prepared and the recommendations have been incorporated into the Site Plan and a comprehensive Site Plan Development Agreement registered on the title of the Lands and financially secured; and,
- ii. All necessary approvals have been received from the applicable Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Development Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.”

4.5.4.8 RESIDENTIAL CLUSTER EXCEPTION NO. 8 (RC-8) ZONE

(B/L No. 95-131) Notwithstanding any other provisions of Zoning By-law No. 81-19, as amended, to the contrary, on those lands placed in the Residential Cluster Exception No. 8 (RC-8) Zone and the Environmental Protection (EP) Zone, in By-law No. 95-131, located in part of Lot 30, Concession 3, in the Community of Roseville, in the Township of Uxbridge, the following Zone Provisions shall apply and be complied with:

- | | | |
|------|---|---------------------|
| i. | Minimum Lot Frontage Requirement (Regional Road No. 8) | 40 metres |
| ii. | Minimum Lot Area Requirement (EP and RC-8 Zones) | 4,600 square metres |
| iii. | Number of Lots | 2 only |
| iv. | Location of Buildings | |

Buildings shall only be erected on the portion of the lands placed in the RC-8 Zone.

For the purposes of determining lot frontage, lot area and frontage on an improved public road for the lands affected by Zoning By-law No. 95-131, the lands placed in the EP Zone and the RC-8 Zone shall be considered as one Zone for the purposes of these provisions.

4.5.4.9 RESIDENTIAL CLUSTER EXCEPTION NO. 9 (RC-9) ZONE

- (B/L No. 98-106)
- (i) Notwithstanding the provisions Section 4.5.2 a, of Zoning By-law No. 81-19, as amended, to the contrary, within the Residential Cluster Exception No.9 (RC-9) Zone, 98-106) located in part of Lot 1, Concession 6, in the Township of Uxbridge (former Township of Scott portion), all of the RC Zone provisions shall apply save and except the minimum lot area requirement shall be 1,800 square metres.
 - (ii) [Expired]
 - (iii) Notwithstanding any other provision of Zoning By-Law No. 81-19, to the contrary, within the RC-9 Zone, on those lands legally described as comprising Part 1, on Plan 40R-3244, no commercial activities shall be permitted.

4: ZONE PROVISIONS

4.6 ESTATE RESIDENTIAL (ER) ZONE

4.6.1 PERMITTED USES

No person shall within an Estate Residential (ER) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- (B/L No.
90-49)
- a. Residential Uses

i. a single-family detached dwelling house.

ii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19
- b. Non-Residential Uses

i. a home occupation in accordance with the provisions of Section 5.10 hereof;

ii. a public park; and

iii. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Uses, buildings or structures accessory to any of the foregoing listed permitted uses, are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.6.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- a. Minimum Lot Area Requirement

8,000 square metres
- b. Minimum Lot Frontage Requirement

60 metres
- c. Minimum Yard Requirements

i. Front Yard Depth

15 metres

ii. Exterior Side Yard Width

15 metres

iii. Interior Side Yard Width

6 metres

iv. Rear Yard Depth

15 metres
- d. Minimum Gross Floor Area Requirement

185 square metres
- e. Maximum Lot Coverage of All Buildings

30 per cent
- f. Minimum Setback from Street Centreline

i. Provincial Highway

33 metres

ii. Regional Road - Type "A"

33 metres

iii. Regional Road - Type "B"

28 metres

iv. Township Road

25 metres
- g. Minimum Landscaped Open Space Requirement

30 per cent
- h. Maximum Number of Dwelling Houses Per Lot

1
- i. Maximum Height of Buildings or structures

10 metres

4: ZONE PROVISIONS

4.6 ESTATE RESIDENTIAL (ER) ZONE

4.6.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Estate Residential (ER) Zone shall apply and be complied with.

4.6.4 SPECIAL ZONE CATEGORIES - ESTATE RESIDENTIAL (ER) ZONE

4.6.4.1 ESTATE RESIDENTIAL EXCEPTION NO. 1 (ER-1) ZONE

In addition to all the Zone Provisions for the Estate Residential (ER) Zone, and notwithstanding the minimum rear yard and interior side yard requirements for the Estate Residential (ER) Zone, of this By-law, to the contrary, within the Estate Residential Exception No. 1 (ER-1) Zone located in part of Lots 23, 24 and 25, Concession II, in the former Township of Uxbridge, the following provisions shall also apply:

- i. Maximum number of residential lots in ER-1 Zone 36
- ii. No building or structure shall be erected altered or used, in the ER-1 Zone, within a minimum of 15 metres of the EP-1 Zone, as shown on Schedule "A3" hereof, save and except buildings and structures necessary for flood or erosion control purposes.

4.6.4.2 ESTATE RESIDENTIAL EXCEPTION NO. 2 (ER-2) ZONE

In addition to all the Zone Provisions, and notwithstanding the rear yard and interior side yard requirements of this By-law, for the Estate Residential (ER) Zone, to the contrary, the following provisions shall also apply for these lands within the Estate Residential Exception No. 2 (ER-2) Zone, located in part of Lots 22, 23 and 24, Concession VI, in the former Township of Uxbridge, and shown on Schedule "A3" hereof:

- i. Maximum number of Residential lots permitted in ER-2 Zone 37
- ii. No buildings or structures, or portion thereof, excluding a fence, shall be erected within 46 metres of the portion of a rear or interior side lot line which abuts the road allowance between Concession V and VI, or abuts the line between Lots 21 and 22, Concession VI, in the former Township of Uxbridge.

4.6.4.3 ESTATE RESIDENTIAL EXCEPTION NO. 3 (ER-3) ZONE

- (B/L No.
2003-063
2011-041)

a.

Within the Estate Residential Exception No. 3 (ER-3) Zone located in part of the west half of Lot 22, Concession 6 in the Township of Uxbridge, all the applicable provisions of the Estate Residential (ER) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- i.

Maximum number of residential lots within the ER-3 Zone

12

ii.

Minimum Lot Size

3800m²

iii.

Minimum Lot Frontage

45m

4.6.4.4 ESTATE RESIDENTIAL EXCEPTION NO. 4 (ER-4) ZONE

- (B/L Nos.
2003-063
2011-041)

a.

Within the Estate Residential Exception No. 4 (ER-4) Zone located in part of the west half of Lot 22, Concession 6 in the Township of Uxbridge, all applicable Zone provisions in the Estate Residential (ER) Zone shall apply, save and except

4: ZONE PROVISIONS

4.6 ESTATE RESIDENTIAL (ER) ZONE

as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Minimum Setback for buildings and structures from the Environmental Protection Exception No. 16 (EP-16) Zone boundary 15 metres
- ii. Maximum number of residential lots within the ER-4 Zone 4
- iii. Minimum Lot Area 6000m²
- iv. Minimum Lot Frontage 45m

4.6.4.5 ESTATE RESIDENTIAL EXCEPTION NO. A (ER-A) ZONE

(B/L No. 2002-178) a. Within the Estate Residential Exception No. A (ER-A) Zone, located in Part of Lots 8 and 9, Concession IV, in the Township of Uxbridge, the applicable zone provisions of the Estate Residential (ER) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 6000 square metres
- ii. Minimum Lot Frontage Requirement 45 metres.

4.6.4.6 ESTATE RESIDENTIAL EXCEPTION NO. B (ER-B) ZONE

(B/L No. 2002-178) a. Within the Estate Residential Exception No. B (ER-B) Zone, located in Part of Lots 8 and 9, Concession IV, in the Township of Uxbridge, the applicable zone provisions of the Estate Residential (ER) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 4000 square metres
- ii. Minimum Lot Frontage Requirement 40 metres.

4.6.4.7 ESTATE RESIDENTIAL EXCEPTION NO. 7 (ER-7) ZONE

(B/L No. 2019-153) Within the Estate Residential Exception No. 7 (ER-7) Zone located in Part of Lots 26 and 27, Concession 6, Block 5, Plan 40M-2638 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the provisions of Sections 4.5.1 and 4.5.3 shall apply. However, notwithstanding the provisions of Section 4.5.2 of Zoning By-law No. 81-19, as amended, to the contrary no person shall use any land or erect, alter or use any building or structure except in accordance with the following regulations for the permitted uses:

REGULATIONS FOR PERMITTED USES

The lands in the Estate residential Exception No. 7 (ER-7) Zone located in Part of Lots 26 and 27, Concession 6, Block 5 Plan 40M-2638 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

4: ZONE PROVISIONS

4.6 ESTATE RESIDENTIAL (ER) ZONE

| | | |
|------|---|--------------|
| i. | Minimum Lot Area | 1.9 hectares |
| ii. | Minimum Lot Frontage | 25 metres |
| iii. | Maximum number of dwelling houses per lot | 1 |
| iv. | Maximum Coverage of All Buildings | 40% |
| v. | Minimum Yard Dimensions | |
| | • Front Yard | 30 metres |
| | • Rear Yard | 15 metres |
| | • Side Yard | 15 metres |
| vi. | Maximum Height of Building Structures | 10 metres |
| vii. | Minimum Setback from EP-59 Zone | 10 metres |

4.: ZONE PROVISIONS

4.7 SHORELINE RESIDENTIAL (SR) ZONE

4.7.1 PERMITTED USES

No person shall within the Shoreline Residential (SR) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- (B/L Nos.
90-49
91-119
92-112
2011-036)

a. Residential Uses

i. a single family detached dwelling house

ii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19

b. Non-Residential Uses

i. a home occupation in accordance with Section 5.10 hereof; and

ii. a public use in accordance with the provisions of Section 5.18 hereof.

c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.7.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- (B/L No.
91-119)

a. Minimum Lot Area Requirement3,000 square metres

b. Minimum Lot Frontage Requirement35 metres

c. Minimum Yard Requirements

i. Front Yard Depth10 metres

ii. Exterior Side Yard Width10 metres

iii. Interior Side Yard Width3 metres

iv. Rear Yard Depth10 metres

d. Minimum Gross Floor Area Requirements110 square metres

e. Maximum Lot Coverage of All Buildings30 per cent

f. Minimum Setback from Street Centreline

i. Provincial Highway28 metres

ii. Regional Road - Type "A"28 metres

iii. Regional Road - Type "B"23 metres

iv. Township Road20 metres

g. Minimum Landscaped Open Space Requirement

30 per cent

h. Maximum Number of Dwelling Houses per Lot

1

i. Maximum Height of Buildings

10 metres

4.: ZONE PROVISIONS

4.7 SHORELINE RESIDENTIAL (SR) ZONE

4.7.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 hereof where applicable to the use of any land, building or structure permitted within the Shoreline Residential (SR) Zone shall apply and be complied with.

4.7.4 SPECIAL ZONE CATEGORIES - SHORELINE RESIDENTIAL (SR) ZONE

4.7.4.1 SHORELINE RESIDENTIAL EXCEPTION NO. 1 (SR-1) ZONE

(B/L Nos. 82-54 91-119) Notwithstanding the minimum lot area and lot frontage requirements of the Shoreline Residential (SR) Zone, and the provisions of Section 5.7, all of Restricted Area By-law No. 81-19, to the contrary, within the Shoreline Residential Exception No. 1 (SR-1) Zone, located in part of Lot 13, Concession VII, in the former Township of Scott, and shown on Schedule "A5" of Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 82-54, a maximum of three (3) lots, each lot having a minimum lot frontage of 25 metres, and a minimum lot area of 1.4 hectares, including any portion of the lot within the Environmental Protection Exception No. 4 (EP-4) Zone, shall be permitted, and one (1) single family detached house may be erected upon each such lot and each lot shall have direct access to Wagner's Road.

4.7.4.2 SHORELINE RESIDENTIAL EXCEPTION NO. 2 (SR-2) ZONE

(B/L No. 90-88) Notwithstanding the provisions of Sections 4.7.1, 4.7.2, and 4.7.3 of Zoning By-law No. 81-19 as otherwise amended, within the SR-2 Zone, only buildings or structures lawfully in existence as of the 1st day of September, 1990, shall be permitted, and no new structures or buildings shall be permitted except a carport, porch, or shed, for which the Lake Simcoe Conservation Authority has issued a permit. The provisions of the Shoreline Residential Exception No. 2 (SR-2) Zone shall not apply to Lot 11, Plan 856, in which case the provisions of the Shoreline Residential (SR) Zone shall apply and be complied with including frontage on an improved public road.

4.7.4.3 SHORELINE RESIDENTIAL EXCEPTION NO. 3 (SR-3) ZONE

(B/L Nos. 91-50 91-84 91-134 92-098 97-134 98-147) Notwithstanding any other provisions of Zoning By-law No. 81-19, as otherwise amended, to the contrary, on those lands legally described as Lots 5, 6, 19, 23 and 25, Registered Plan 733, Lot 4 and Lots 6, 12, 13 and 16 registered Plan 856, a single family dwelling house shall be a permitted use on each lot, provided all other applicable provisions of Sections 4.7.1, 4.7.2 and 4.7.3 of Zoning By-law No. 81-19, as amended, are complied with. The provisions of Section 4.7.4 of Zoning By-law No. 81-19, as amended, shall not apply to these lands.

4.7.4.4 SHORELINE RESIDENTIAL EXCEPTION NO. 4 (SR-4) ZONE

(B/L No. 93-45) Notwithstanding the minimum lot area requirement for the Shoreline Residential (SR) Zone, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Shoreline Residential Exception No. 4 (SR-4) Zone, located in part of Lots 12 and 13, Concession VII, in the former Township of Scott, the minimum lot area requirement shall be 4850 square metres and a maximum of three (3) lots only shall be permitted.

4.7.4.5 SHORELINE RESIDENTIAL EXCEPTION NO. 5 (SR-5) ZONE

(B/L/ No. 97-090) Notwithstanding the minimum lot frontage requirement for the Shoreline Residential (SR) Zone, contained in Section 4.7.2 b and the provisions of Section 5.7, all of Zoning By-law No. 81-19, as amended, to the contrary, within the Shoreline Residential Exception No. 5, located in Part of Lot 14, Concession 8, in the Township of Uxbridge (former Township of Scott portion) all provisions of the Shoreline Residential (SR) Zone, of Zoning By-law No. 81-19, as amended, shall apply save and except as specifically

4.: ZONE PROVISIONS

4.7 SHORELINE RESIDENTIAL (SR) ZONE

noted below:

- i. minimum lot frontage requirement 20 metres
- ii. Notwithstanding the provisions of Section 5.7, to the contrary, one (1) single-family detached dwelling house, and buildings, structures and uses accessory thereto, is permitted on the one (1) lot in the Shoreline Residential Exception No. 5 (SR-5) Zone provided ingress and egress is kept from the property to Whitney Road by means of the Road Allowance between Concessions 7 and 8 known as Mooney Road.

4.7.4.6 HOLDING SHORELINE RESIDENTIAL EXCEPTION NO. 6 ((H)SR- 6) ZONE

- (B/L No. 2002-065)
- a. No person within the Holding Shoreline Residential Exception No. 6 ((H)SR-6) Zone shall use any land or erect, alter or use any building or structure except in accordance with the provisions of the Shoreline Residential Exception No. 6 (SR-6) Zone of Zoning By-law No. 81-19, as amended, until the Holding (H) Symbol is removed pursuant to Section 36 of the Planning Act.
 - b. The Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol form the Holding Shoreline Residential Exception No. 6 ((H)SR-6)Zone until the following conditions have been complied with:
 - i. A Site Plan Agreement registered on the Lands, pursuant to Section 41 of the Planning Act, R.S. O., 1990, as amended, has been executed;
 - ii. The Conservation Authority has approved the lot grading and placement of any fill; and,
 - iii. The Regional Health Department has approved waste disposal and water supply.
 - c. Upon the removal of the (H) Prefix the following provisions shall apply:

Notwithstanding any other provisions of By-law No. 81-19 to the contrary, within the Shoreline Residential Exception No. 6 (SR-6) Zone, located in part of Lot 15, Concession 6 in the former Township of Uxbridge:

 - i. the minimum lot area requirement shall be 5.75 hectares;
 - ii. all buildings and structures shall be set back a minimum of 10 metres from the boundary of any Environmental Protection Zone; and,
 - iii. driveway access shall be provided from Foster Drive.

4.7.4.7 SHORELINE RESIDENTIAL EXCEPTION NO. 7 (SR-7) ZONE

- (B/L No. 2019-126 2020-025)
- Within the Shoreline Residential Exception No. 7 (SR-7) Zone located in in Part Lot 34, Concession 6, Township of Uxbridge, and shown on Schedule 'A6' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.7.1, 4.7.2, and 4.7.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in the Shoreline Residential Exception No. 7 (SR-7) Zone:

PERMITTED USES

The only permitted uses shall be one single detached dwelling house and garage, in addition to the uses in Sections 4.7.1 b.

4.: ZONE PROVISIONS

4.7 SHORELINE RESIDENTIAL (SR) ZONE

REGULATIONS FOR PERMITTED USES

| | | |
|------|------------------------------|-----------|
| i. | Minimum Lot Frontage | 35 metres |
| ii. | Minimum Front Yard Depth | 10 metres |
| iii. | Minimum Side Yard Width | 3 metres |
| iv. | Maximum Lot Coverage | 30 % |
| v. | Minimum Landscape Open Space | 40 % |
| vi. | Maximum Building Height | 10 metres |
| vii. | Minimum Parking Spaces | 2 |

4: ZONE PROVISIONS

4.8 HAMLET RESIDENTIAL (HR) ZONE

4.8.1 PERMITTED USES

No person shall within a Hamlet Residential (HR) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- (B/L Nos.
90-49
2002-106
2009-041)

a. Residential Uses

i. a single-family detached dwelling house;

ii. a Group Home - Type 1 in accordance with the provisions of Section 5.8 hereof;

iii. private home daycare in accordance with Section 5.26 of Zoning By-law 81-19; and

iv. an accessory apartment in accordance with the provisions of Section 5.28.

b. Non-Residential Uses

i. A home occupation in accordance with the provisions of Section 5.10 hereof; and

ii. a public use in accordance with the provisions of Section 5.18 hereof.

c. Accessory Uses

Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.8.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- a. Minimum Lot Area Requirement

3,000 square metres

b. Minimum Lot Frontage Requirement

35 metres

c. Minimum Yard Requirements

i. Front Yard Depth

10 metres

ii. Exterior Side Yard Width

10 metres

iii. Interior Side Yard Width

3 metres

iv. Rear Yard Depth

10 metres

d. Minimum Gross Floor Area Requirement

110 square metres

e. Maximum Lot Coverage of All Buildings

30 per cent

f. Minimum Setback From Street Centreline

i. Provincial Highway

28 metres

ii. Regional Road - Type "A"

28 metres

iii. Regional Road - Type "B"

23 metres

iv. Township Road

20 metres

g. Minimum Landscaped Open Space Requirement

30 per cent

(B/L No.
87-24)

4: ZONE PROVISIONS

4.8 HAMLET RESIDENTIAL (HR) ZONE

- h. Maximum Number of Dwelling Houses Per Lot 1
- i. Maximum Height of Buildings 10 metres

4.8.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Hamlet Residential (HR) Zone shall apply and be complied with.

4.8.4 SPECIAL ZONE CATEGORIES - HAMLET RESIDENTIAL (HR) ZONE

4.8.4.1 HAMLET RESIDENTIAL EXCEPTION NO. 1 (HR-1) ZONE

(B/L No. 90-62) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone of this By-law to the contrary within the Hamlet Residential Exception No. 1 (HR-1) Zone, within the unincorporated Hamlet of Siloam, and shown on Schedule "A4" hereof, the minimum lot frontage required shall be 30 metres, and the minimum lot area required shall be 1850 square metres.

4.8.4.2 HAMLET RESIDENTIAL EXCEPTION NO. 2 (HR-2) ZONE

Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone of this By-law, to the contrary, within the Hamlet Residential Exception No. 2 (HR-2) Zone, located in part of Lot 20, Concession VII, in the unincorporated Hamlet of Leaskdale, in the former Township of Scott, the minimum lot area requirement shall be 1.9 hectares, and the minimum lot frontage requirement shall be 50 metres.

4.8.4.3 HAMLET RESIDENTIAL EXCEPTION NO. 3 (HR-3) ZONE

(B/L No. 82-27) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone of this By-law, to the contrary, within the Hamlet Residential Exception No. 3 (HR-3) Zone, located in part of Lots 15 and 16, Concessions IV and V, in the unincorporated Hamlet of Coppins Corners, in the former Township of Uxbridge, and shown on Schedule "A4" hereof, only lots which existed at the date of passing of this By-law shall be permitted.

4.8.4.4 HAMLET RESIDENTIAL EXCEPTION NO. 4 (HR-4) ZONE

Notwithstanding the residential uses permitted the Hamlet Residential (HR) Zone, to the contrary, within the Hamlet Residential Exception No. 4 (HR-4) Zone, located in part of Lot 34, Concession VII, in the former Township of Uxbridge, and shown on Schedule "A2" hereof, the existing building on the lot may only be used for a maximum of two (2) dwelling units each such dwelling unit having a minimum gross floor area of 84 square metres.

4.8.4.5 HAMLET RESIDENTIAL EXCEPTION NO. 5 (HR-5) ZONE

(B/L No. 86-40) Notwithstanding the minimum lot area and lot frontage requirements, and the exterior side yard width and setback requirements for the Hamlet Residential (HR) Zone, of Zoning By-law No. 81-19, as otherwise amended, as contained in Sections 4.8.2 a. and b., 4.8.2 c. ii., and 4.8.2 f. iv. thereof, to the contrary, within the Hamlet Residential Exception No. 5 (HR-5) Zone, located in part of Lot 16, Concession II, in the unincorporated Hamlet of Goodwood, in the former Township of Uxbridge, a maximum of one (1) lot only shall be permitted and it shall have minimum lot area and lot frontage requirements of 1350 square metres and 24 metres respectively. In addition, the exterior side yard width and setback from a Township Road for any existing dwelling within the

4: ZONE PROVISIONS

4.8 HAMLET RESIDENTIAL (HR) ZONE

HR-5 Zone, or existing on a lot adjoining the HR-5 Zone, shall be 3.5 metres and 13.5 metres respectively.

4.8.4.6 HAMLET RESIDENTIAL EXCEPTION NO. 6 (HR-6) ZONE

(B/L No. 86-40) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, of Zoning By-law No. 81-19, as otherwise amended, as contained in Sections 4.8.2 a. and b. thereof, to the contrary, within the Hamlet Residential Exception No. 6 (HR-6) Zone, located in part of Lot 16, Concession II, in the unincorporated Hamlet of Goodwood, in the former Township of Uxbridge, a maximum of nineteen (19) lots shall be permitted and each such lot shall have a minimum lot area of 2400 square metres and a minimum lot frontage of 33 metres.

4.8.4.7 HAMLET RESIDENTIAL EXCEPTION NO. 7 (HR-7) ZONE

Notwithstanding the minimum lot area and frontage requirements of Restricted Area By-law No. 81-19, as otherwise amended, for the Hamlet Residential (HR) Zone, within the Hamlet Residential Exception No. 7 (HR-7) Zone, located in part of Lot 15, Concession IV, in the former Township of Uxbridge, and shown on Schedule "A4" to Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 82-53, a maximum of two (2) lots only shall be permitted and each lot shall have a minimum lot area of 1.3 hectares and a minimum lot frontage of 60 metres.

4.8.4.8 HAMLET RESIDENTIAL EXCEPTION NO. 8 (HR-8) ZONE

(B/L No. 82-59) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, of Restricted Area By-law No. 81-19, as otherwise amended, to the contrary, on those lands comprising Lots 1 and 2 of Registered Plan No. —1158, and placed within the Hamlet Residential Exception No. 8 (HR-8) Zone, as shown on Schedule "A6" to Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 82-59, the minimum lot frontage shall be 30 metres and a maximum of 5 lots shall be permitted, and on those lands comprising Lot 28 of Registered Plan No. —1158, and placed within the Hamlet Residential Exception No. 8 (HR-8) Zone, the minimum lot frontage and lot area requirements shall be 32 metres and 2005 square metres respectively, and a maximum of 8 lots shall be permitted.

4.8.4.9 HAMLET RESIDENTIAL EXCEPTION NO. 9 (HR-9) ZONE

(B/L No. 83-21) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, of Restricted Area By-law No. 81-19, as otherwise amended, as contained in Sections 4.8.2 a. and b. thereof, to the contrary, within the Hamlet Residential Exception No. 9 (HR-9) Zone, located in part of the East half of Lot 34, Concession VI, in the unincorporated Hamlet of Sandy Hook, in the former Township of Uxbridge, the minimum lot area and lot frontage requirements shall be 2,800 square metres and 20 metres respectively, and a maximum of twelve (12) lots shall be permitted.

4.8.4.10 HAMLET RESIDENTIAL EXCEPTION NO. 10 (HR-10) ZONE

(B/L No. 83-36) Notwithstanding the minimum lot area and frontage requirements for the Hamlet Residential (HR) Zone set out in Restricted Area By-law No. 81-19, as otherwise amended, within the Hamlet Residential Exception No. 10 (HR-10) Zone, located in part of Lot 15, Concession IV, in the former Township of Uxbridge, and shown on Schedule "A4" to the said By-law as amended hereby, a maximum of four lots only shall be permitted and each lot shall have a minimum lot area of 0.8 hectares and a minimum lot frontage of 38 metres.

4.8.4.11 [Empty]

4: ZONE PROVISIONS

4.8 HAMLET RESIDENTIAL (HR) ZONE

4.8.4.12 HAMLET RESIDENTIAL EXCEPTION NO. 12 (HR-12) ZONE

(B/L No. 85-20) Notwithstanding the minimum lot area requirement for the Hamlet Residential (HR) Zone, of Zoning By-law No. 81-19, as otherwise amended, as contained in Section 4.8.2 a. thereof, to the contrary, within the Hamlet Residential Exception No. 12 (HR-12) Zone, located in part of Lots 4 and 5, Concession IV, in the unincorporated Hamlet of Sandford, in the former Township of Scott, a maximum of twenty-one (21) lots only shall be permitted and each such lot shall have a minimum lot area requirement of 2800 square metres.

(B/L No. 87-7) Notwithstanding the minimum gross floor area requirement for the Hamlet Residential (HR) Zone, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, on those lands legally described as comprising Lots 3 to 23, both inclusive, on Registered Plan No. 40M-1435, in the unincorporated Hamlet of Sandford, the minimum gross floor area requirement shall be 158 square metres, save and except for a split-level or two storey dwelling house in which case the minimum gross floor area requirement shall be 176 square metres.

No dwelling house shall be permitted which is of modular or prefabricated construction which shall include a mobile home or any dwelling house which is a factory constructed dwelling house which must be transported to the site.

4.8.4.13 HAMLET RESIDENTIAL EXCEPTION NO. 13 (HR-13) ZONE

(B/L No. 85-20) Notwithstanding the minimum lot area and minimum yard requirements for the Hamlet Residential (HR) Zone, of Zoning By-law No. 81-19, as otherwise amended, as contained in Section 4.8.2 a. and c. thereof, to the contrary, within the Hamlet Residential Exception No. 13 (HR-13) Zone, located in part of Lot 4, Concession IV, in the unincorporated Hamlet of Sandford, in the former Township of Scott, a maximum of three (3) lots only shall be permitted, and any dwelling house erected on each of the lots shall comply with the minimum distance separation requirements of the Agricultural Code of Practice, as amended or replaced.

(B/L No. 87-7) Notwithstanding the minimum gross floor area requirement for the Hamlet Residential (HR) Zone, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, on those lands legally described as comprising Lots 3 to 23, both inclusive, on Registered Plan No. 40M-1435, in the unincorporated Hamlet of Sandford, the minimum gross floor area requirement shall be 158 square metres, save and except for a split-level or two storey dwelling house in which case the minimum gross floor area requirement shall be 176 square metres.

No dwelling house shall be permitted which is of modular or prefabricated construction which shall include a mobile home or any dwelling house which is a factory constructed dwelling house which must be transported to the site.

4.8.4.14 HAMLET RESIDENTIAL EXCEPTION NO. 14 (HR-14) ZONE

(B/L No. 85-50) Notwithstanding the minimum lot area requirement for the Hamlet Residential (HR) Zone, as contained in Section 4.8.2 a. thereof, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Hamlet Residential Exception No. 14 (HR-14) Zone, located in part of Lot 21, Concession VII, in the unincorporated Hamlet of Leaskdale, in the former Township of Scott, the minimum lot area requirement shall be 0.9 hectares.

4.8.4.15 HAMLET RESIDENTIAL EXCEPTION NO. 15 (HR-15) ZONE

(B/L No. 86-45) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, and the provisions of Section 5.13, all of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Hamlet Residential Exception No.

4: ZONE PROVISIONS

4.8 HAMLET RESIDENTIAL (HR) ZONE

15 (HR-15) Zone, located in part of Lot 26, Concession III, in the unincorporated Hamlet of Zephyr, in the former Township of Scott, the minimum lot area and lot frontage requirements shall be 1200 square metres and 30 metres respectively and any portion of the subject lands placed within the Environmental Protection (EP) Zone may be used in calculating the lot area and lot frontage.

4.8.4.16 HAMLET RESIDENTIAL EXCEPTION NO. 16 (HR-16) ZONE

(B/L No. 87-53) Notwithstanding the provisions of Section 4.8.2 d. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Hamlet Residential Exception No. 16 (HR-16) Zone, located in part of Lot 30, Concession II, in the former Township of Uxbridge, the applicable provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Minimum Gross Floor Area Requirement For a Single-Family Dwelling House
 - i. 1 storey and 1 ½ storey dwelling house 185 square metres
 - ii. 2 storey dwelling house square metres 223
- b. Within the HR-16 Zone, as contained within Zoning By-law No. 81-19, as amended by Zoning By-law No. 95-149, all provisions of the HR-16 Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
 - i. the east limit of the HR-16 Zone, as shown on Schedule "A" to Zoning By-law No. 95-149, shall be considered an exterior side lot line.
 - ii. minimum lot frontage requirement 30 metres.

4.8.4.17 HAMLET RESIDENTIAL EXCEPTION NO. 17 (HR-17) ZONE

(B/L No. 89-46) Notwithstanding the provisions of Section 4.8.2 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Hamlet Residential Exception No. 17 (HR-17) Zone, located in part of Lot 5, Concession III, in the former Township of Scott, the applicable provisions of the Hamlet Residential (HR) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Minimum Lot Area Requirement

3,200 square metres save and except a lot which has lot frontage on the Township Road Allowance between Concessions III and IV in which case the minimum lot area shall be 1,850 square metres.
- b. Minimum Lot Frontage Requirement

50 metres save and except a lot which has frontage on the Township Road Allowance between Concessions III and IV in which case the minimum lot frontage shall be 30 metres.
- c. Maximum Number of Lots 28
- d. Minimum Gross Floor Area Requirement
 - i. 1 storey dwelling house 158 square metres

4: ZONE PROVISIONS

4.8 HAMLET RESIDENTIAL (HR) ZONE

- ii. 1½ storey and 2 storey dwelling house 176 square metres
- e. Maximum Lot Coverage of All Buildings 20 percent
- f. Special Front Yard Requirements

The minimum front yard depth from the Township Road Allowance Between Concessions III and IV, for the lot which is located on the northwest corner of the intersection of the Township Road in the HR-17 Zone and the Road Allowance between Concessions III and IV, shall be 27 metres.

4.8.4.18 HAMLET RESIDENTIAL EXCEPTION NO. 18 (HR-18) ZONE

(B/L No. 88-87) Notwithstanding the provisions of Section 4.8.2 c.i., of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Hamlet Residential Exception No. 18 (HR-18) Zone, located in part of Lot 26, Concession III, in the former Township of Scott, all provisions of the Hamlet Residential (HR) Zone shall apply save and except that the minimum front yard depth requirement shall be 22 metres.

4.8.4.19 HAMLET RESIDENTIAL EXCEPTION NO. 19 (HR-19) ZONE

(B/L No. 89-125) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone of this By-law, to the contrary, within the Hamlet Residential Exception No. 19 (HR-19) Zone, located in part of Lot 25, Concession III, in the Hamlet of Zephyr, in the former Township of Scott, the minimum lot area requirement shall be 2600 square metres and the minimum lot frontage requirement shall be 16.0 metres.

4.8.4.20 HAMLET RESIDENTIAL EXCEPTION NO. 20 (HR-20) ZONE

(B/L Nos. 90-56 2006-143) Within the Hamlet Residential Exception No. 20 (HR-20) Zone the applicable Zone Provisions of the Hamlet Residential Zone and all other requirements of this By-law shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- i. Regulations for Permitted Residential Uses:
 - a) Minimum Lot Frontage Requirement 30 metres

Notwithstanding the provisions of Section 4.8.4.20 of the Zoning By-law 81-19, as amended, to the contrary, on those lands legally described as Part of Registered Plan No. 64 and shown on Schedule “A”, hereto attached, the Holding (H) Symbol shall remain and the following provisions shall apply and be complied with:

- (a) No person shall within the Holding Hamlet Residential Exception No. 20 ((H)HR-20) Zone, located in part of Registered Plan No. 64, in the Hamlet of Udora, in the Township of Uxbridge, use any land or erect, alter or use any building or structure except for those uses permitted in the Rural (RU) Zone, in accordance with the provisions of Section 4.4 of Zoning By-law No. 81-19, as amended, until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 36 of the Planning Act, R.S.O. 1990, as amended.
- (b) Upon the removal of the Holding (H) Symbol, within the Hamlet Residential Exception No. 20 (HR-20) Zone, located in part of Registered Plan No. 64 in the Hamlet of Udora, in the Township of Uxbridge, the applicable Zone Provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below, in which case the following provision shall apply and be complied with:

4: ZONE PROVISIONS

4.8 HAMLET RESIDENTIAL (HR) ZONE

- i. Regulations for Permitted Residential Uses:
 - Minimum Lot Frontage Requirement 30 metres

4.8.4.21 HAMLET RESIDENTIAL EXCEPTION NO. 21 (HR-21) ZONE

(B/L Nos. 90-62 2011-030) Within the Hamlet residential exception No. 21 (HR-021) Zone, the applicable provisions of the Hamlet residential Zone and all other requirements of Zoning By-law 81-19, as amended, shall apply.

4.8.4.22 [Empty]

4.8.4.23 HAMLET RESIDENTIAL EXCEPTION NO. 23 (HR-23) ZONE

- (B/L Nos. 92-82 93-112)
- a. Within the Hamlet Residential Exception No. 23 (HR-23) Zone, located in part of Lot 16, Concession II, in the former Township of Uxbridge now in the Township of Uxbridge, the following provisions shall apply:
 - i. Notwithstanding the minimum lot area, lot frontage and interior side yard requirements as contained in Section 4.8.2a., 4.8.2b., and 4.8.2c.iii., and the provisions of Section 5.15c., all of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Hamlet Residential Exception No. 23 (HR-23) Zone, located in part of Lot 16, Concession II, in the Hamlet of Goodwood, the provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- a. Minimum lot area requirement 2,500 square metres
- b. Minimum lot frontage requirement 4 metres
- c. Maximum Number of Lots 4
- d. No dwelling house shall be permitted within 60 metres of the centre line of the C.N.R. line.
- e. The provisions of Section 5.15 c. of Zoning By-law No. 81-19, as otherwise amended, shall not apply to the HR-23 Zone.
- f. A maximum of one (1) driveway only to Highway No. 47 from the lands within the HR-23 Zone shall be permitted and such driveway shall have a maximum width of 7.3 metres.

4.8.4.24 [Empty]

4.8.4.25 HAMLET RESIDENTIAL EXCEPTION NO. 25 (HR-25) ZONE

(B/L No. 92-63) Notwithstanding the minimum lot area and frontage requirements for the Hamlet Commercial (C1) Zone, the Hamlet Residential (HR) Zone and the Rural (RU) Zone, and the provisions of Section 5.13, of Zoning By-law No. 81-19, as otherwise amended, to the contrary, on those lands located in part of Lot 21, Concession VII, in the unincorporated Hamlet of Leaskdale, in the former Township of Scott, which lands are affected by the provisions of Zoning By-law No. 92-63, and which lands are placed within the Hamlet Residential Exception No. 25 (HR-25) Zone, the Rural Exception No. 25 (RU-25) Zone, the Environmental Protection (EP) Zone and the Hamlet Commercial (C1) Zone, a maximum of two (2) lots only shall be permitted and the minimum lot area

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and frontage requirements shall be in accordance with Part 1 and Part 2 as shown on Plan 40R-14242, deposited on the 1st day of June, 1992.

No buildings or structures shall be permitted on those lands placed within the Rural Exception No. 25 (RU-25) Zone. In all other respects, the Zone Provisions of Zoning By-law No. 81-19, as otherwise amended, shall apply and be complied with.

4.8.4.26 HAMLET RESIDENTIAL EXCEPTION NO. 26 (HR-26) ZONE

(B/L No. 94-031) Notwithstanding the minimum lot area, lot frontage and rear yard requirements of Zoning By-law No. 81-19, as amended, to the contrary, within the Hamlet Residential Exception No. 26 (HR-26) Zone located in part of Lot 15, Concession II, in the unincorporated Hamlet of Goodwood, all provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below:

- i. Minimum lot frontage requirement 3 metres
- ii. Maximum number of lots 5 only
- iii. No single-family dwelling house shall be located within 30 metres of the edge of a railway right-of-way.

4.8.4.27 HAMLET RESIDENTIAL EXCEPTION NO. 27 (HR-27) ZONE

(B/L No. 94-035) Notwithstanding the minimum rear yard requirement of Zoning By-law No. 81-19, as amended, to the contrary, within the Hamlet Residential Exception No. 27 (HR-27) Zone located in part of Lot 17, Concession III, in the Township of Uxbridge, in the unincorporated Hamlet of Goodwood, all provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below:

- i. No single-family dwelling house shall be located within 30 metres of the edge of a railway right-of-way.

4.8.4.28 HAMLET RESIDENTIAL EXCEPTION NO. 28 (HR-28) ZONE

(B/L No. 96-025) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, as contained in Sections 4.8.2 a. and b. of Zoning By-law No. 81-19, as amended, within the Hamlet Residential Exception No. 28 (HR-28) Zone, located in part of Lot 31, Concession 2, in the Township of Uxbridge (former Township of Uxbridge portion), a maximum of two (2) lots only shall be permitted and each lot shall be a minimum lot frontage of 30 metres.

4.8.4.29 HAMLET RESIDENTIAL EXCEPTION NO. 29 (HR-29) ZONE

(B/L No. 96-024) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, as contained in Sections 4.8.2 a. and b. of Zoning By-law No. 81-19, as amended, within the Hamlet Residential Exception No. 29 (HR-29) Zone, located in part of Lot 34, Concession 7, in the Township of Uxbridge (former Township of Uxbridge portion), a maximum of three (3) lots only shall be permitted and each lot shall be a minimum lot frontage of 5.8 metres.

4.8.4.30 HAMLET RESIDENTIAL EXCEPTION NO. 30 (HR-30) ZONE

(B/L Nos. 97-147 99-104) Within the Hamlet Residential Exception No. 30 (HR-30) Zone, located in part of Lot 33, Concession 7, in the Township of Uxbridge, the applicable Zone Provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

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4.8 HAMLET RESIDENTIAL (HR) ZONE

- i. Minimum Interior Side Yard Width or Rear Yard Depth Requirement Adjacent North Limit
HR-30 Zone 30 metres
- ii. Minimum Lot Area Requirement 0.5 hectares

4.8.4.31 HAMLET RESIDENTIAL EXCEPTION NO. 31 (HR-31) ZONE

(B/L Nos. 97-161 99-178) Within the Hamlet Residential Exception No. 31 (HR-31) Zone, located in part of Lots 26 and 27, Concession 2, in the Township of Uxbridge, the applicable Zone Provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 0.3 hectares.

4.8.4.32 HAMLET RESIDENTIAL EXCEPTION NO. 32 (HR-32) ZONE

(B/L Nos. 97-161 98-040 99-178) Within the Hamlet Residential Exception No. 32 (HR-32) Zone, located in part of Lots 26 and 27, Concession 2, in the Township of Uxbridge, the applicable Zone Provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 1 hectare
- ii. Minimum Rear Yard Depth Requirement where the Rear Lot Line Abuts a Lot in the Hamlet Residential (HR) Zone 90 metres

4.8.4.33 HAMLET RESIDENTIAL EXCEPTION NO. 33 (HR - 33) ZONE

(B/L No. 98-043) Notwithstanding the minimum lot area and lot frontage requirements for the Hamlet Residential (HR) Zone, and the provisions of Section 4.8.2 h. i., all of Zoning By-Law No. 81-19, as amended, to the contrary, within the Hamlet Residential Exception No. 33 (HR-33) Zone, located in part of Lot 26, Concession 2, in the Township of Uxbridge, all provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Frontage Requirement 10 metres
- ii. Maximum Number of Lots 3 only
- iii. The maximum height of the single-family dwelling house located on the most south-easterly lot in the HR-33 Zone shall be one(1) storey, and the garage shall be located on the south side of the said dwelling house

4.8.4.34 HOLDING HAMLET RESIDENTIAL EXCEPTION NO. 34 ((H)HR-34) ZONE

(B/L Nos. 2000-005 2002-133) a. Within the Hamlet Residential Exception No. 34 (HR-34) Zone, located in part of Lot15, Concession 2, in the Township of Uxbridge, the applicable Zone Provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Regulations for Permitted Residential Uses:
 - Maximum Number of Residential Lots 44
 - Minimum Lot Area Requirement 4,300 sq. m.

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4.8 HAMLET RESIDENTIAL (HR) ZONE

4.8.4.35 HAMLET RESIDENTIAL EXCEPTION NO. 35 (HR-35) ZONE

(B/L No. 2000-023) Notwithstanding the minimum lot area and lot frontage requirements of the Hamlet Residential (HR) Zone, of Zoning By-law No. 81-19, as amended, to the contrary, within the Hamlet Residential Exception No. 35 (HR-35) Zone, located in Part of Lot 27, Concession 3, in the Township of Uxbridge (former Township of Scott portion), all the provisions of the Hamlet Residential (HR) Zone of Zoning By-law No. 81-19, as amended shall apply save and except as specifically noted below:

- i. minimum lot area requirement 7,000 sq. metres
- ii. minimum lot frontage requirement 48 metres

4.8.4.36 HAMLET RESIDENTIAL EXCEPTION NO. 36 (HR-36) ZONE

4.8.4.36.1. Within the Hamlet Residential Exception No. 36 (HR-36) Zone, located in part of Lot 16
(B/L No. 2000-066) Concession 3, in the Township of Uxbridge, the applicable Zone Provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

(B/L No. 2006-141) i. Regulations for Permitted Residential Uses:

- (B/L Nos. 2007-052 2007-206) a) Maximum Number of Residential Lots 30
- b) Minimum Lot Area Requirement 3,300 sq. m.

4.8.4.37 HAMLET RESIDENTIAL EXCEPTION NO.37 (HR-37) ZONE

(B/L No. 2001-080) Notwithstanding the provisions of Sections 4.8.2. a. and b. of Zoning By-Law No. 81-19, amended, to the contrary, within the Hamlet Residential Exception No. 37 (HR-37) Zone, located on the north side of the Zephyr Road, in the Hamlet of Zephyr, all provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Minimum Lot Area Requirement 1.5 Hectares
- b. Minimum Lot Frontage Requirement 85 Metres
- c. Maximum Number of Lots 3 only

4.8.4.38 HOLDING HAMLET RESIDENTIAL EXCEPTION NO. 38 ((H)HR-38) ZONE

(B/L No. 2004-192 2007-074) a. Within the Hamlet Residential Exception 38 (HR-38) Zone, located in Part of Lots 16, Concession 4, in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Hamlet Residential (HR) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- i. Permitted Uses
 - single-family detached dwelling house;
 - community centre use;
 - buildings, structures and uses accessory to the permitted uses;
 - a public use in accordance with the provisions of Section 5.18 hereof;
 - communal water and wastewater facilities; and,
 - fish, wildlife and forest management;
 - conservation projects and flood and erosion control projects;
 - park;

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- stormwater management facilities;
- private home daycare in accordance with Section 5.26 hereof;
- A home occupation in accordance with the provisions of Section 5.10 hereof; and,
- A group home in accordance with Section 5.8 hereof.

ii. The following provisions in addition to the provisions of Section 4.8.2:

- Minimum Lot Area 1,400 sq. m.
- Maximum number of single family detached dwellings 125
- Maximum building height 9.5 m.
- Minimum Landscaped Open Space 40%
- Maximum Coverage of All Buildings, where the single family detached dwelling is one storey in height 40%
- For a minimum of 100 of the permitted single family detached dwellings, a garage shall not project beyond the front of a dwelling unit, unless such dwelling unit has a front veranda, in which case the garage may project to the same extent as the veranda
- Minimum Exterior Side Yard Width 5 m.
- Minimum Lot Frontage 18 m.

4.8.4.39 HAMLET RESIDENTIAL EXCEPTION NO. 39 (HR-39) ZONE

(B/L Nos. 2003-065 2013-014) Upon the removal of the Holding (H) Symbol, within the Hamlet Residential Exception No. 39 (HR-39) Zone, located in part of Lot 34, Concession 6 in the Hamlet of Udora , in the Township of Uxbridge, the applicable Zone Provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below, in which case the following provision shall apply and be complied with:

- i. Regulations for Permitted Residential Uses:
- a) Maximum Number of Residential Lots 9

4.8.4.40 HAMLET RESIDENTIAL EXCEPTION NO. 40 (HR-40) ZONE

(B/L Nos. 2004-104 2008-107) a. Within the Hamlet Residential Exception No. 40 (HR-40) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, the provisions of the Hamlet Residential (HR) Zone shall apply.

4.8.4.41 HAMLET RESIDENTIAL EXCEPTION NO. 41 (HR-41) ZONE

(B/L Nos. 2004-104 2008-107) a. Within the Hamlet Residential Exception No. 41 (HR-41) Zone located in Part of Lots 16 and 17, Concession 2, in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, the provisions of the Hamlet Residential (HR) Zone shall apply, save and except the minimum lot frontage which shall be 34 metres.

4.8.4.42 HOLDING HAMLET RESIDENTIAL EXCEPTION NO. 42 ((H)HR-42) ZONE

Deleted in its entirety by By-law 2012-169

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4.8 HAMLET RESIDENTIAL (HR) ZONE

4.8.4.43 HAMLET RESIDENTIAL EXCEPTION NO. 43 (HR-43) ZONE

(B/L Nos. 2004-105 2012-169) Within the Hamlet Residential Exception No. 43 (HR-43) Zone located in Part of Lot 15, Concession 3 and Block 7, Plan —1174, in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, the provisions of the Hamlet Residential (HR) Zone shall apply save and except that:

- i. The lot area shall be defined as the total horizontal area bounded by the lot lines of a lot including the horizontal area zoned Holding Environmental Protection ((H) EP-42) Zone;
- ii. Rear Yard Depth 0 metres
- iii. Setback from the northern boundary of the Holding Environmental Protection ((H) EP-42) Zone 6 metres

4.8.4.44 HAMLET RESIDENTIAL EXCEPTION NO. 44 (HR-44) ZONE

(B/L No. 2004-105 2012-169) Within the Hamlet Residential Exception No. 44 (HR-44) Zone located in Part of Lot 15, Concession 3 and Block 7, 2012-169) Plan — 1174, in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, the provisions of the Hamlet Residential (HR) Zone shall apply save and except that:

- i. The lot area shall be defined as the total horizontal area bounded by the lot lines of a lot including the horizontal area zoned Environmental Protection (EP-42) Zone;
- ii. Rear Yard Depth 0 metres
- iii. Interior Side Yard Width 3 metres, except where the sideyard includes the EP-42 Zone, in which no side yard setback shall be required.
- iv. Setback from the northern boundary of the Holding Environmental Protection (EP-42) Zone 6 metres

4.8.4.45 HAMLET RESIDENTIAL EXCEPTION NO. 45(HR-45) ZONE

(B/L Nos. 2004-105 2012-169) Within the Hamlet Residential Exception No. 45 (HR-45) Zone located in Part of Lot 15, Concession 3 and Block 7, Plan —1174, in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, the provisions of the Hamlet Residential (HR) Zone shall apply save and except that:

- i. The lot area shall be defined as the total horizontal area bounded by the lot lines of a lot including the horizontal area zoned Environmental Protection (EP-42) Zone;
- ii. Rear Yard Depth 0 metres
- iii. Interior Side Yard Width 3 metres, except where the sideyard includes the EP-42 Zone, in which no side yard

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setback shall be required.

- iv. Setback from the northern boundary of the Environmental Protection (EP-42) Zone 6 metres, except where the EP-42 Zone extends westerly along the north lot line where the setback shall be 2 metres

4.8.4.46 HAMLET RESIDENTIAL EXCEPTION NO. 46 (HR-46) ZONE

(B/L No. 2005-079) Notwithstanding the provisions of Section 4.8.2 a. and b. of Zoning By-law No. 81-19, as amended, to the contrary, with the Hamlet Residential Exception No. 46 (HR-46) Zone located on the south side of the Zephyr Road, comprising Part of Lot 25, Concession 2, in the Hamlet of Zephyr in the Township of Uxbridge, and shown on Schedule “A4” of Zoning By-law 81-19, as amended, all provisions of the Hamlet Residential (HR) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- | | | |
|----|----------------------------------|--------------|
| a. | Minimum Lot Area Requirement | 1.5 hectares |
| b. | Minimum Lot Frontage Requirement | 85 metres |
| c. | Maximum number of Lots | 3 |

4.8.4.47 HOLDING HAMLET RESIDENTIAL EXCEPTION NO. 47 ((H) HR-47) ZONE

(B/L No. 2012-176) a. No person shall within the Holding Hamlet Residential Exception No. 47 ((H) HR-47) Zone located in Part of Lot 35, Concession 6 Geographic Township of Scott, Lots 126, 128 and 131 and Part Lots 125, 129 and 130, Part Ontario Street (Closed), Registered Plan 64 in the Township of Uxbridge, and shown on Schedule ‘A6’ of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for the use, building and structures existing as of the November 5, 2012.

b. Upon removal of the Holding (H) Symbol within the Holding Hamlet Residential Exception No. 47 ((H)HR-47) Zone located in Part of Lot 35, Concession 6, Geographic Township of Scott, Lots 126, 128 and 131 and Part of Lots 125, 129 and 130, Part Ontario Street (Closed), Registered Plan 64 in the Township of Uxbridge, and shown on Schedule ‘A6’ of Zoning By-law 81-19, as amended, the provisions of Sections 4.8.1, 4.8.2 and 4.8.3 shall apply save and except the following:

- | | | |
|------|---|---------------------|
| i. | Minimum Lot Area | 2,000 square metres |
| ii. | Minimum Front Yard | 8 metres |
| iii. | Minimum Lot Frontage | 24 metres |
| iv. | Maximum Number of Lots | 13 |
| v. | Minimum Landscape Area adjacent to residential lots existing as of November 5, 2013 | 3 metres |
| vi. | Maximum Height of buildings for lots abutting residential lots to the east of HR-47 Zone which front on Ravenshoe Road shall be | 7 metres |

c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Hamlet Residential Exception No. 47 ((H) HR-47) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

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- i. That a subdivision agreement has been fully executed by the Owner and the Township of Uxbridge;
- ii. A subdivision agreement has been fully executed by the Owner and the Region of Durham; and,
- iii. All necessary approvals have been received from Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan of subdivision agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

4.8.4.48 HAMLET RESIDENTIAL EXCEPTION NO. 48 (HR-48) ZONE

(B/L No. 2017-059) The following uses shall be permitted in the Community Facility Exception No. 17 (CF-17) Zone, provided that within the CF-17 Zone no person shall use any land, or erect, alter or use any building or structure in accordance with the requirements of the CH-17 Zone:

PERMITTED USES

The following uses are permitted in the building existing as of October 19, 2015:

- i. a residential use; and,
- ii. the uses in Section 4.8.1 a., ii., iii., and iv., b. and c.

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- i. The only building or structures permitted shall be those existing on October 19, 2005
- ii. Minimum Number of Parking Spaces 2
- iii. Minimum Landscaped Open Space Requirements
10 metres abutting the EP zone boundary which shall be used for no other purposes than the planting of trees, shrubs, grass and other plants.

4.8.4.49 HOLDING HAMLET RESIDENTIAL EXCEPTION NO. 49 ((H) HR-49) ZONE

- (B/L No. 2018-110)
- a. No person shall within the Holding Hamlet Residential Exception No. 49 ((H)HR-49) Zone located in Parts 1-3, Plan 40R-19432, Part of Lot 6, Concession 4 (Scott), Hamlet of Sandford, Township of Uxbridge, and shown on Schedule ‘A6’ of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for the uses, buildings and structures existing as of the June 25, 2018.
 - b. Upon removal of the Holding (H) Symbol in the Holding Hamlet Residential Exception No. 49 ((H)HR-49) Zone located in Parts 1-3, Plan 40R-19432, Part of Lot 6, Concession 4 (Scott), Hamlet of Sandford, Township of Uxbridge and shown on Schedule ‘A6’ of the Zoning By-law 81-19, as amended, notwithstanding the provisions of Section 4.8.1 and 4.8.2 if Zoning By-law No. 81-19, as amended, to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

PERMITTED USES

The uses permitted in Section 4.8.1 and a stormwater management facility.

4:

4.8

ZONE PROVISIONS

HAMLET RESIDENTIAL (HR) ZONE

REGULATIONS FOR PERMITTED USES
The following regulations are applicable to residential lots and not to any block set aside for a stormwater management facility.

- i.

Minimum Lot Area

0.4 hectares
- ii.

Minimum Lot Frontage

30 metres
- iii.

Minimum Yard Dimensions

• Front Yard

• Rear Yard

• Exterior Side Yard

• Interior Side Yard

6 metres

10 metres

6 metres

3 metres
- iv.

Maximum Coverage of All Buildings per lot

30%
- v.

Minimum Landscape Open Space per lot

30%
- vi.

Maximum number of lots

13
- vii.

Maximum Height of Dwelling House

7 metres
- c.

THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Hamlet Residential Exception No. 49 ((H)HR-49) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

i.

That the subdivision agreement has to been fully executed by the Owner and the Township of Uxbridge;

ii.

The Owner shall complete a drainage report that demonstrates, to the satisfaction of the Township and other approval agencies, that an external sufficient drainage outlet can be constructed and located within a drainage easement conveyed to the Township. A sufficient drainage outlet is a location where the collected surface water can be discharged safely such that it will do no harm to downstream lands. Written agreements shall be obtained from the downstream property owners in regard to accepting the drainage and the impacts of the drainage. The Owner, on behalf of the Township, shall secure written agreements and conveyances/easements for constructing and maintaining any downstream swales/drainage works to the sufficient drainage outlet. The owner will be responsible for all construction and maintenance of the external drainage works during the maintenance period to the satisfaction of the Township and such requirements will be included in the Subdivision Agreement. The easements/conveyances shall be secured on the external lands between the site and a natural watercourse. If easements cannot be acquired the plan would require revisions as necessary to accommodate an alternate outlet or other solution.

iii.

That a subdivision agreement, if required, has been fully executed by the Owner and the Region of Durham; and,

iv.

All necessary approvals have been received from Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan of subdivision agreement and financially secured, all to the satisfaction of the Authority and confirmed

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4.8 HAMLET RESIDENTIAL (HR) ZONE

in writing to the Township.

4.8.4.50 HAMLET RESIDENTIAL EXCEPTION NO. 50 (HR-50) ZONE

(B/L No. 2019-100) Notwithstanding the requirements of Sections 4.8.1 and 4.8.2 for the Hamlet Residential (HR) Zone of Zoning By-law No. 81-19, as amended, to the contrary, within the Hamlet Residential Exception No. 50 (HR-50) Zone the following provisions shall apply and be complied with in addition to the requirements of Section 4.8.3:

PERMITTED USES

A residential use in the building existing as of June 24, 2019 in addition to the uses permitted in Sections 4.8.1 a. iii. and iv., 4.8.1 b. and 4.8.1 c.

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- i. The only building or structures permitted shall be those existing as of June 24, 2019 and accessory buildings in accordance with the provisions of Section 4.8.1.c.; and,
- ii. Minimum Number of Parking Spaces 2.

4.8.4.51 HAMLET RESIDENTIAL EXCEPTION NO. 51 (HR-51) ZONE

(B/L No. 2020-139) Notwithstanding the minimum frontage requirements for the Hamlet Residential (HR) Zone of this By-law to the contrary within the Hamlet Residential Exception No. 51 Zone the minimum lot frontage requirement on Mill Run Gate, which shall be deemed the front lot line, shall be 10 metres.

4.8.5 HAMLET RESIDENTIAL (HR) ZONE

(B/L No. 94-029) Within the Hamlet Residential (HR) Zone, located in part of Lot 20, Concession VII in the former Township of Scott now in the Township of Uxbridge, the applicable provisions of the Hamlet Residential (HR) Zone shall apply and be complied with.

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

4.9.1 PERMITTED USES

(B/L Nos.
82-27
90-49)

No person shall, within the Residential First Density (R1) Zone, use any land or erect, alter or use any building or structure except for one or more of the following uses:

a. Residential Uses

i. a single family dwelling house;

ii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19;

iii. Group Home - Type 1 in accordance with the provisions of Section 5.8 hereof.

b. Non-Residential Uses

i. a home occupation in accordance with the provisions of Section 5.10 hereof; and

ii. a public use in accordance with the provisions of Section 5.18 hereof.

c. Accessory Uses

Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.9.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

| | | | |
|-------------------------------|-------------------------------------|--|---------------------|
| (B/L Nos. 82-27 92-104) | a. Minimum Lot Area Requirement | | |
| | i. | With Public Piped Water and Sanitary Sewage System | 550 square metres |
| | ii. | With Public Piped Water and Private Effluent Disposal | 2,050 square metres |
| | iii. | With Private Drilled Well and Private Effluent Disposal | 3,000 square metres |
| | iv. | With Public Piped Water and Private Effluent Disposal for certain lands within Part of Lot 29, Concession VI, south of the CNR rail line and north of Cemetery Road. | 2,100 square metres |
| (B/L No. 82-27) | b. Minimum Lot Frontage Requirement | | |
| | i. | With Public Piped Water and Sanitary Sewage System | 17 metres |
| | ii. | With Public Piped Water and Private Effluent Disposal | 30 metres |
| | iii. | With Private Drilled Well and Private Effluent Disposal | 35 metres |

4:

ZONE PROVISIONS

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RESIDENTIAL FIRST DENSITY (R1) ZONE

- c. Minimum Yard Dimensions
- i. Front Yard Depth

8 metres

ii. Exterior Side Yard Depth

8 metres

iii. Interior Side Yard Requirement

Minimum Width

(a) One Side

1.2 metres

(b) Other Side

4 metres
- However, where a garage or carport is provided the minimum width of the other side shall be 1.5 metres.

- iv. Rear Yard Depth
- 10 metres

(B/L Nos. 86-31 85-56)

Notwithstanding the foregoing rear yard depth requirement on those lands located in part of Lot 28, Concession VII, in the former Township of Uxbridge, which lands are located to the immediate east of Registered Plan No. 40M-1367, and which comprise a 58 lot plan of subdivision, the minimum rear yard depth requirement shall be 8.03 metres.

Notwithstanding the foregoing rear yard depth requirement on those lands legally described as comprising Registered Plan No. 40M-1367, the minimum rear yard depth requirement shall be 8.7 metres.

- (B/L Nos. 87-11 89-21)

v. Notwithstanding the minimum exterior side yard, rear yard and setback provisions of this Section 4.9.2, to the contrary, on those lands placed within the Residential First Density (R1) Zone, located in part of Lots 31 and 32, Concession VI, in the former Township of Uxbridge, and shown on Schedule "A2" of Zoning By-law No. 81-19, as amended by Zoning By-law No. 89-21, the following provisions shall apply:

i. Minimum Exterior Side Yard Width

3.3 metres

ii. Setback from Township Road Centreline (Corner Lot Only)

13.3 metres

iii. Minimum Rear Yard Depth

8.0 metres

(B/L No. 93-6)

The provisions of this Section v. shall also apply to those lands placed within the Residential First Density (R1) Zone in Zoning By-law No. 81-19, as amended by Zoning By-law No. 92-111 (Barton Subdivision).

- d. Reduced Yard Requirement

Notwithstanding the provisions of Section 4.9.2 c. ii. and 4.9.2 g. hereof, to the contrary, where an existing corner lot has a frontage of 16 metres or less, the minimum exterior side yard width and setback requirements may be reduced by 1.5 metres.

- (B/L No. 87-24)

e. Minimum Gross Floor Area Requirement

110 square metres

f. Maximum Lot Coverage of All Buildings

30 per cent

g. Minimum Setback From Street Centreline

i. Provincial Highway

26 metres

ii. Regional Road - Type "A"

26 metres

iii. Regional Road - Type "B"

21 metres

iv. Township Road

18 metres

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

- h. Minimum Landscaped Open Space Requirement 30 per cent
- i. Maximum Number of Dwelling Houses Per Lot 1
- j. Maximum Height of Buildings 10 metres

4.9.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Residential First Density (R1) Zone shall apply and be complied with.

4.9.4 SPECIAL ZONE CATEGORIES - RESIDENTIAL FIRST DENSITY (R1) ZONE

4.9.4.1 Deleted in its entirety.
(B/L No. 85-59)

4.9.4.2 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 2 (R1-2) ZONE

In addition to the permitted residential use of the lands, and notwithstanding the uses permitted in the Residential First Density (R1) Zone of this By-law, to the contrary, within the Residential First Density Exception No. 2 (R1-2) Zone, located in part of Lot 28, Concession VI, in the former Township of Uxbridge, and shown on Schedule "A2" of this By-law, a day nursery is also permitted.

4.9.4.3 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 3 (R1-3) ZONE

(B/L No. 82-27) Notwithstanding the minimum lot area requirement for a single-family dwelling house in the Residential First Density (R1) Zone of this By-law, to the contrary, within the Residential First Density Exception No. 3 (R1-3) Zone, located in part of Lot 30, Concession VII, in the former Township of Uxbridge, and shown on Schedule "A2" of this By-law, the minimum lot area shall be 1900 square metres.

4.9.4.4 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 4 (R1-4) ZONE

(B/L No. 87-43) Notwithstanding the provisions of Section 4.9.2 c. iv., of Zoning By-law No.81-19, as otherwise amended, to the contrary, within the Residential First Density Exception No. 4 (R1-4) Zone, located in part of Lot 28, Concession VII, in the former Township of Uxbridge, the applicable provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provision shall apply and be complied with:

- a. Minimum Rear Yard Depth Requirement 8 metres

4.9.4.5 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 5 (R1-5) ZONE

(B/L No. 87-61) Notwithstanding the provisions of Sections 4.9.2 a. iii., b. iii., c. iii. (a), c. iv., e. and Section 5.1 h. ii., of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential First Density Exception No. 5 (R1-5) Zone, located in part of Lot 28, Concession VII, in the former Township of Uxbridge, all provisions of the Residential First Density (R1) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Area Requirement 2,600 square metres

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- ii. Minimum Lot Frontage Requirement 27 metres
- iii. Minimum interior side yard requirement for single-family dwelling house and accessory buildings, erected after the date of passing of this By-law, on a lot created after the date of passing of this By-law 6 metres
- iv. Minimum Gross Floor Area Requirement 185 square metres
- v. Minimum rear yard depth requirement for dwelling houses erected after the date of passing of this By-law 30 metres

4.9.4.6 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 6 (R1-6) ZONE

(B/L No. 89-134) Notwithstanding the provisions of Sections 4.9.1, 4.9.2, and 4.9.3 of Zoning By-law No. 81-19, as amended, to the contrary, within the R1-6 Zone, only buildings or structures lawfully in existence as of the 13th day of November, 1989 shall be permitted, and no new structures or buildings shall be permitted, except a carport, porch or shed, for which the Lake Simcoe Region Conservation Authority has issued a permit.

4.9.4.7 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 7 (R1-7) ZONE

(B/L Nos. 89-140 92-104) Notwithstanding the provisions of Sections 4.9.2 a. ii. and 4.9.2b. ii., of Zoning By-law No. 81-19, as otherwise amended, to the within the Residential First Density Exception No. 7 (R1-7) Zone the applicable provisions of the Residential First Density (R1) Zone and all other requirements of By-law No. 81-19 shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with.

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- i. Minimum Lot Area Requirement 4000 square metres
- ii. Minimum Lot Frontage Requirement 60 metres

4.9.4.8 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 8 (R1-8) ZONE

(B/L Nos. 90-24 93-32) Notwithstanding the provisions of Sections 4.9.2 c.ii, 4.9.2 c.iv and 4.9.2 g.iv of Zoning By-law No. 81-19, as otherwise amended, within the Residential First Density Exception No. 8 (R1-8) Zone, located at the south end of Beech and Balsam Streets, north of the C.N.R. line within the Uxbridge Urban Area, all the provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- i. Minimum Yard Dimensions
 - Exterior Side Yard Depth 3.3 metres
 - Rear Yard Depth 8.0 metres
- ii. Minimum Setback from Street 13.3 metres.

4.9.4.9 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 9 (R1-9) ZONE

(B/L Nos. Notwithstanding the provisions of Section 4.9.2. c.iv., of Zoning By-law No. 81-19, as

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

89-88 otherwise amended, to the contrary, within the Residential First Density Exception No.
90-73 9 (R1-9) Zone, located in part of Lot 28, Concession VII, in the former Township of
91-66 Uxbridge, the applicable provisions of the Residential First Density (R1) Zone shall
apply save and except as specifically noted below in which case the following provision
shall apply and be complied with:

- i. Minimum Rear Yard Depth Requirement 8.0 metres

4.9.4.10 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 10 (R1-10) ZONE

(B/L Nos.

89-133 Notwithstanding the provisions of Sections 4.9.2 of Zoning By-law No. 81-19, as
90-15 otherwise amended, within the Residential First Density Exception No. 10 (R1-10) Zone,
90-66 located in part of Lot 30, Concession VI, in the former Township of Uxbridge, all the
90-90 provisions of the Residential First Density (R1) Zone shall apply save and except as
specifically noted below in which case the following provisions shall apply and be
complied with:

a. REGULATIONS FOR PERMITTED RESIDENTIAL USES

- i. Minimum Front Yard Depth 8.0 metres
 - ii. Minimum Exterior Side Yard Depth 3.3 metres
 - iii. Minimum Rear Yard Depth 8.0 metres
 - iv. Maximum Lot Coverage
 - one-storey dwelling house 35.7 percent
 - two-storey dwelling house 30.0 percent
 - v. Minimum Setback from Street 13.3 metres
Centreline for corner lots
- b. On those lands identified as Part A, within the Residential First Density Exception No. 10 (R1-10) Zone on the attached Schedule "A" the following uses shall be permitted:
- i. flood control, erosion and siltation control works;
 - ii. single family dwelling lots in accordance with the provisions of Section 4.9.4.10 Residential First Density Exception No. 10 (R1-10) Zone, if not used for the uses identified in 4.9.4.10 b. i.

4.9.4.11 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 11 (R1-11) ZONE

(B/L No.

90-42) Notwithstanding the provisions of Sections 4.9.1 b.i., 5.10a., 5.10e., 5.10g., 5.15 e.i. and 5.15 Parking Space Requirement Table, Residential, (iv) of Zoning By-law No. 81-19, as otherwise amended, within the Residential First Density Exception No. 11 (RU-11) Zone, the applicable provisions of the Residential First Density (R1) Zone and all other requirements of By-law No. 81-19 shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- i. An Art and Crafts Supply Shop shall be permitted as a home occupation in accordance with the following:
 - a. Not more than 2 persons, not a resident in the dwelling unit, may be employed as part of the home occupation.
 - b. Section 5.10 e. shall not apply.
 - c. Not more than 75 square metres of the ground floor shall be used for the home occupation.
 - d. A minimum of 2 enclosed parking spaces shall be provided for at the

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

dwelling unit.

- e. A minimum of one parking space for every 15 square metres used for the home occupation shall be provided.
- f. Only one dwelling unit permitted in addition to the home occupation.
- g. The required parking spaces for the home occupation may be permitted in the front yard.
- h. All other provisions of Section 5.10 of By-law 18-19, as otherwise amended, shall continue to apply and be complied with.

4.9.4.12 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 12 (R1-12) ZONE

- (B/L Nos. 89-140 92-104)
- a. Notwithstanding the provisions of Section 4.9.1 b, of By-law No. 81-19, as otherwise amended, to the contrary, within the Residential First Density Exception No. 12 (R1-12) Zone the applicable provisions of the Residential First Density (R1) Zone and all other requirements of By-law No. 81-19 shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with.

PERMITTED USES

- i. a public park shall also be permitted

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- i. Minimum Lot Area Requirement 2100 square metres

4.9.4.13 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 13 (R1-13) ZONE

- (B/L Nos. 91-104 92-9)
- a. Within the Residential First Density Exception No. 13 (R1-13) Zone located in Part of Lots 31 and 32, Concession VI, within the Township of Uxbridge, as shown on Schedule "A2" of Zoning By-law No. 81-19, the provisions of the Residential First Density (R1) Zone shall apply. In addition, the exterior side yard, rear yard and setback requirements as specified within Section 4.9.2.c.v of Zoning By-law No. 81-19, as amended, shall apply and be complied with.

4.9.4.14 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 14 (R1-14) ZONE

- (B/L No. 92-38)
- Notwithstanding the provisions of Sections 4.9.1 b.i., 5.10 a., 5.10 e., 5.10 g., 5.15 e.i. and 5.15 Parking Space Requirement Table, Residential, (iv) of Zoning By-law No. 81-19,as otherwise amended, within the Residential First Density Exception No. 14 (R1-14) Zone, the applicable provisions of the Residential First Density (R1) Zone and all other requirements of By-law No. 81-19 shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- i. an upholstery business for the upholstering and reupholstering of furniture shall be a permitted home occupation use.
 - ii. one (1) employee not a resident in the dwelling unit, who is not a family member, shall be permitted.
 - iii. one (1) commercial sign advertising the business shall be permitted in accordance with the Township's Sign By-law.
 - iv. the display and sale of upholstery fabrics and materials shall be permitted.

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

- v. the home occupation business may occupy a maximum of 61 square metres of gross floor area within the dwelling house.
- vi. a power sampler and a compressor shall be permitted equipment to be used in conjunction with the home occupation use.
- vii. a minimum of four (4) parking spaces for the home occupation use shall be provided.

4.9.4.15 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 15 (R1-15) ZONE

(B/L No. 94-012) Notwithstanding the provisions of Sections 4.9.2 a. i., 4.9.2 b. i., 4.9.2 c. and 4.9.2 f., of Zoning By-law No. 81-19, as otherwise amended, within the Residential First Density Exception No. 15 (R1-15) Zone, located in Part of Lot 31, Concession VI, in the former Township of Uxbridge, all the provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- a. Minimum Lot Area Requirement
 - i. With Public Piped Water and Sanitary Sewage System 500 m²
- b. Minimum Lot Frontage Requirement
 - i. With Public Piped Water and Sanitary Sewage System 15 m
- c. Minimum Yard Requirements
 - i. Front Yard Depth 6 m
 - ii. Exterior Side Yard Depth 3.3 m
 - iii. Interior Side Yard Requirement
 - Minimum Width
 - (a) One Side 1.2 m
 - (b) Other Side 1.5 m

However, where driveways are paired minimum width of other side shall be 3 metres.

- iv. Rear Yard Depth 7 m
- d. Maximum Lot Coverage of all Buildings 40 %

4.9.4.16 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 16 (R1-16) ZONE

(B/L Nos. 95-008 99-179) Within the Residential First Density Exception No. 16 (R1-16) Zone, located in part of Lot 29, Concession 6, (former Township of Uxbridge portion) and shown on Schedule "A2" of Zoning By-law No. 81-19, as amended, all of the Zone Provisions of the Residential First Density (R1) Zone shall apply, save and except as specifically noted below:

- i. Minimum exterior side yard width 3.3 metres
- ii. Minimum setback from Township Road Centreline (corner lot only) 13.3 metres
- iii. Minimum rear yard depth 8.0 metres
- iv. No buildings or structures shall be located

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

within 30 metres of the edge of Electric Light Pond.

4.9.4.17 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 17 (R1-17) ZONE

(B/L Nos. 95-079 96-163) a. Within the Residential First Density Exception No. 17 (R1-17) Zone, located in Part of, Lots 31 and 32, Concession 7, in the Township of Uxbridge, the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Minimum Lot Frontage Requirement 15 metres
- ii. Minimum Exterior Side Yard Width Requirement 3.3 metres
- iii. Minimum Setback from Township Road Centreline (Corner Lot only) 13.3 metres
- iv. Minimum Rear Yard Depth Requirement 8 metres
- v. Maximum Lot Coverage Requirement 38 percent.

4.9.4.18 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 18 (R1-18) ZONE

(B/L Nos. 96-047 97-152) a. Within the Residential First Density Exception No. 18 (R1-18) Zone, located in Part of Lots 31 and 32, Concession VI, within the Township of Uxbridge, and as shown on Schedule "A2" of Zoning By-law No. 81-19, the provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

Minimum Lot Area Requirement

- i. With Public Piped Water and Sanitary Sewage System 360m²

Minimum Lot Frontage Requirement

- i. With Public Piped Water and Sanitary Sewage System 11m

Minimum Yard Requirements

- i. Front Yard Depth 6m
However, a garage or carport, including a garage or carport which forms part of the principal building shall be set back from the Front Lot Line a minimum of 10 metres
- ii. Exterior Side Yard Depth 3.3m
- iii. Interior Side Yard Requirement
Minimum Width
a) One Side 1.2m
b) Other Side 1.2m
However, where driveways are paired, the minimum width of Other Side shall be 3 metres.
- iv. Rear Yard Depth 7m.

4: ZONE PROVISIONS

4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

4.9.4.19 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 19 (R1-19) ZONE

(B/L No. 97-025) Notwithstanding provisions of Sections 4.9.2 c.ii. and iv. and 4.9.2 g.iv. of Zoning By-law No. 81-19, as amended, within the Residential First Density Exception No. 19 (R1-19) Zone, located on the west side of Third Avenue and south of Glenn Gould Crescent, in the former Town of Uxbridge, all provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- i. Minimum Exterior Side Yard Width Requirement 3.3 metres
- ii. Minimum Setback from Township Road Centreline (Exterior Side Yard Side Only) 13.3 metres
- iii. Minimum Rear Yard Depth Requirement 8 metres.

4.9.4.20 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 20 (R1-20) ZONE

(B/L No. 97-133) Notwithstanding the provisions of Sections 4.9.2 of Zoning By-law No. 81-19, as otherwise amended to the contrary, within the Residential First Density Exception No. 20 (R1-20) Zone, located in Part of Lot 33, Concession VII and Plan 83, Blk 7, Lot 51 and Part Lot 52, within the Township of Uxbridge (former Township of Uxbridge and former Town of Uxbridge respectively) all the provisions of the Residential First Density (R1) Zone shall apply save except as specifically noted below in which case the following provisions shall apply and be complied with:

Minimum Lot Area Requirement

- i. With Public Piped Water and Sanitary Sewage System 445 sq. metres

Minimum Lot Frontage Requirement

- i. With Public Piped Water and Sanitary Sewage System 4.5 metres

Minimum Yard Requirements

- i. Front Yard Depth 5 metres
- ii. Interior Side Yard Requirement Minimum Width
 - (a) One Side (existing dwelling house only) 0.9 metres
 - (b) All Other Sides 1.2 metres
- iii. Rear Yard Depth 5 metres

Maximum Number of Lots 4

Setback Street Centre Line for Regional Road No. 1 13 metres

Maximum Lot Coverage 40%

Minimum Landscaped Open Space 55%

Maximum Building Height 1 Storey

- i) Each Dwelling House Shall Have a Garage

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

4.9.4.21 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 21 (R1-21) ZONE

(B/L Nos. 97-148 98-027 98-115) Within the Residential First Density Exception No. 21 (R1-21) Zone, located on the east side of Fourth Avenue, north of Brock Street East, in the Township of Uxbridge, the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Minimum Exterior Side Yard Width Requirement 3.3 metres
- ii. Minimum Setback from Township Road Centreline (Corner Lot only) 13.3 metres
- iii. Minimum Rear Yard Depth Requirement 8 metres
- iv. Maximum Building Height One (1) Storey

4.9.4.22 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 22 (R1 -22) ZONE

(B/L Nos. 99-162 2002-081 2003-019 2004-162) a. Within the Residential First Density Exception No. 22 (R1-22) Zone, located in parts of Lots 31 and 32, Concession 7, in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law No. 81-19, as amended the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Minimum Front Yard Depth
 - to garage 6.0 metres
 - to dwelling excluding garage 3.6 metres
 - to covered open porch 1.5 metres
- ii. Minimum Exterior Side Yard Depth 3.3 metres
- iii. Minimum Interior Side Yard Depth for Both Sides 1.2 metres
- iv. Minimum Rear Yard Depth 8.0 metres
- v. Maximum Lot Coverage of All Buildings 38 percent
- vi. Minimum Setback from Street Centreline for Corner Lots Only 13.3 metres
- vii. Maximum Driveway Width 50% of lot frontage
- viii. Maximum Garage Door Width 50% of lot frontage
- ix. Relationship of Attached Garage to Dwelling
 - the wall of the attached garage facing the street shall not be located more than 3.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage.

4.9.4.23 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 23 (R1 -23) ZONE

(B/L Nos. 99-162 a. Within the Residential First Density Exception No. 23 (R1-23) Zone, located in parts of Lots 31 and 32, Concession 7, in the Township of Uxbridge, and shown

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

2002-081 on Schedule “A2” of Zoning By-law No. 81-19, as amended the applicable Zone
2003-019 Provisions of the Residential First Density (R1) Zone shall apply save and except
2004-162) as specifically noted below in which case the following provisions shall apply and
be complied with:

- i. Minimum Lot Area Requirement 460 square metres
- ii. Minimum Lot Frontage Requirement 15.0 metres
- iii. Minimum Front Yard Depth
 - to garage 6.0 metres
 - to dwelling excluding garage 3.6 metres
 - to covered open porch 1.5 metres
- iv. Minimum Exterior Side Yard Depth 3.3 metres
- v. Minimum Interior Side Yard Depth for both sides 1.2 metres
- vi. Minimum Rear Yard Depth 8.0 metres
- vii. Maximum Lot Coverage of All Buildings 38 percent
- viii. Minimum Setback from Street Centreline for Corner Lots Only 13.3 metres
- ix. Notwithstanding any other provisions of By-law 81-19, as amended, for the two R1-23 lots shown on Schedule ‘B3’ of By-law 81-19, all buildings and structures including dwellings, porches, balconies, decks, patios, pools, play structures and accessory buildings shall be restricted to the portion of the lots shown with a tone as set out in Schedule ‘B3’ of By-law 99-162. The remainder of the lots shall be completely open, uncovered and unoccupied from the ground to the sky.
- x. Maximum Driveway Width 50% of Lot Frontage
- xi. Maximum Garage Door Width 50% of Lot Frontage
- xii. Relationship of Attached Garage to Dwelling
 - the wall of the attached garage facing the street shall not be located more than 3.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage.

4.9.4.24 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 24 (R1-24) ZONE

- (B/L Nos. 2000-013/ 2005-218)
- a. Within the Residential First Density Exception No. 24 (R1-24) Zone, located in Parts 1, 2, 3, 4 and 5, Plan 40R-19055, in the Township of Uxbridge and as shown on Schedule “A2” of Zoning By-law 81-19, as amended the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
 - i Minimum side yard from west lot line 4.0 metres

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

- ii Maximum Driveway Width 50% of Lot Frontage
- iii Maximum Garage Door Width 50% of Lot Frontage
- iv Relationship of Attached Garage to Dwelling
 - the walls of the attached garage facing the street shall not be located more than 3.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage.

4.9.4.25 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 25 (R1 - 25) ZONE

- (B/L Nos. 2000-063
2001-134
2003-083
2008-008
2010-045)
- a. Within the Residential First Density Exception No. 25 (R1 - 25) Zone, located in Part Lots 28, 29 and 30, Concession 7, in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law No. 81-19, as amended the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
 - i. Minimum Lot Area Requirement 575 square metres
 - ii. Minimum Lot Frontage Requirement 18 square metres
 - iii. Minimum Front Yard Depth
 - To garage 6.0 metres
 - To dwelling excluding garage 3.6 metres
 - To covered porch 1.5 metres
 - iv. Minimum Exterior Side Yard Depth 3.3 metres
 - v. Minimum Interior Side Yard Depth for Both Sides 1.2 metres
 - vi. Minimum Rear Yard Depth 8.0 metres
 - vii. Maximum Lot Coverage of All Buildings 38 percent
 - viii. Maximum Lot Coverage of All Buildings on a Lot with a One (1) Storey Dwelling 40 percent
 - ix. Minimum Setback from Street Centreline for Corner Lots Only 13.3 metres
 - x. Maximum Driveway Width 50 % of lot frontage
 - xi. Maximum Garage Door Width 50 % of lot frontage
 - xii. Relationship of Attached Garage to Dwelling
 - the wall of the attached garage facing the street shall not be located more than 3.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.5 metres from the front

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4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

wall of the attached private garage

(B/L Nos. 2003-083 2008-008) Sections 4.9.4.25 b., c., and d deleted in their entirety.

4.9.4.26 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 26 (R1 - 26) ZONE

- (B/L Nos. 2000-063 2001-134 2003-083 2008-008 2008-131)
- a. Within the Residential First Density Exception No. 26 (R1-26) Zone, located in Part of Lots 28, 29 and 30, Concession 7, in the Township of Uxbridge and as shown of Schedule “A2” of Zoning By-law 81-19 as amended, the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- i. Minimum Lot Area Requirement 475 square metres
 - ii. Minimum Lot Frontage Requirement 15.0 metres
 - iii. Minimum Front Yard Depth
 - To garage 6.0 metres
 - To dwelling excluding garage 3.6 metres
 - To covered porch 1.5 metres
 - iv. Minimum Exterior Side Yard Depth 3.3 metres
 - v. Minimum Interior Side Yard Depth for Both Sides 1.2 metres
 - vi. Minimum Rear Yard Depth 8.0 metres
 - vii. Maximum Lot Coverage of All Buildings 35 percent
 - viii. Maximum Lot Coverage of All Buildings on a Lot with a One (1) Storey Dwelling 40 percent
 - ix. Minimum Setback from Street Centreline for Corner Lots Only 13.3 metres
 - x. Maximum Driveway Width 50 % of lot frontage
 - xi. Maximum Garage Door Width 50 % of lot frontage
 - xii. Relationship of Attached Garage to Dwelling
 - the wall of the attached garage facing the street shall not be located more than 3.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit;
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage.

(B/L Nos. 2003-083 2008-131 2010-045) Sections 4.9.4.26 b., c., and d deleted in their entirety.

4.9.4.27 (Deleted in its entirety by By-law No. 2002-106.)

4: ZONE PROVISIONS

4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

4.9.4.28 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 28 (R1 - 28) ZONE

- (B/L Nos.
2000-065
2002-106
2003-119)
- a. Within the Holding Residential First Density Exception No. 28 (R1 - 28) Zone, located in Part of Lot 28, Concession 6, in the Township of Uxbridge, the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- i. Minimum Lot Area Requirement

550 square metres
- ii. Minimum Lot Frontage Requirement

15.0 metres
- iii. Minimum Front Yard Depth

• To garage

6.0 metres

• To dwelling excluding garage

3.6 metres

• To covered porch

1.6 metres
- iv. Minimum Exterior Side Yard Depth

3.3 metres
- v. Minimum Interior Side Yard Depth for Both Sides

1.2 metres
- vi. Minimum Rear Yard Depth

8.0 metres
- vii. Maximum Lot Coverage of All Buildings

38 percent
- viii. Maximum Lot Coverage of All Buildings on a Lot Containing a One (1) Storey Dwelling

40 percent
- ix. Minimum Setback from Street Centreline for Corner Lots Only

13.3 metres
- x. Maximum Driveway Width

50 % of lot frontage
- xi. Maximum Garage Door Width

50 % of lot frontage
- xii. Relationship of Attached Garage to Dwelling

• the wall of the attached garage facing the street shall not be located more than 3.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit

• the front wall of the dwelling unit above the attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage.

4.9.4.29 RESIDENTIAL FIRST DENSITY EXCEPTION NO.29 (R1-29) ZONE

- (B/L No.
2001-061)
- Notwithstanding the provisions of Sections 4.9.2. c. i. and ii., and g., of Zoning By-Law No. 81-19, as amended, to the contrary, within the Residential First Density Exception No. 29 (R1-29) Zone, located on the east side of Second Avenue, north of Dominion Street, all provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- i. Minimum Front Yard Depth Requirement

4 metres
- ii. Minimum Setback From Street Centreline

13.3 metres

4: ZONE PROVISIONS

4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

- iii. Minimum Exterior Side Yard Width 3.3 metres

4.9.4.30 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 30 (R1-30) ZONE

(B/L Nos. 2001-126 2003-165 2007-166) a. Within the Residential First Density Exception No. 30 ((H)R1-30) Zone located in part of Lot 33, Concession 6, in the Township of Uxbridge, use any building or structure until the Holding (H) Symbol is removed by amendment to this By-law.

- i. Minimum Front Yard Depth
 - to garage 6.0 metres
 - to dwelling excluding garage 3.6 metres
 - to covered open porch 1.5 metres
- ii. Minimum Exterior Side Yard Depth
 - to a garage 6.0 metres
 - to a dwelling excluding a garage 3.6 metres
 - to a covered open porch 1.5 metres
- iii. Minimum Interior Side Yard Depth for Both Sides 1.2 metres
- iv. Maximum Lot Coverage of All Buildings 42 percent
- v. Minimum Setback from Street Centreline for Corner Lots Only: 13.3 metres
- vi. Maximum Driveway Width 50% of Lot Frontage
- vii. Maximum Garage Door Width 50% of Lot Frontage
- viii. Relationship of Attached Garage to Dwelling

The wall of the attached garage facing the street shall not be located closer to the front lot line than a covered porch or the main front entrance to the dwelling unit.

4.9.4 31 HOLDING RESIDENTIAL FIRST DENSITY EXCEPTION NO. 31 ((H)R1-31) ZONE

(B/:L No. 2001-126) a. No person shall within the Holding Residential First Density Exception No. 31 ((H)R1-31) Zone located in part of Lot 33, Concession 6, in the Township of Uxbridge, use any building or structure until the Holding (H) Symbol is removed by amendment to this By-law.

- b. Upon the removal of the Holding (H) Symbol within the Residential First Density Exception No. 31 (R1-31) Zone, located in part of Lot 33, Concession 6, in the Township of Uxbridge, and shown on Schedule “A2” of Zoning by-law No. 81-19, as amended, the applicable Zone Provisions of the Residential First Density (R1) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:
 - i. Permitted Use
Street access to the abutting lands shall be the only permitted use
 - ii. Permitted Buildings and Structures
No building or structures other than a street shall be permitted.

(B/L No. 2002-069) c. No person shall use land or erect or use any building or structure in the Holding Residential First Density ((H) R1) Zone and the Holding Residential Exception No. 31 ((H) R1-31) Zone, except for a use, building or structure in existence on the date of passing of this By-Law, until the Holding (H) Prefix is removed by

4: ZONE PROVISIONS

4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

amendment to this By-Law. Upon the removal of the Holding (H) Prefix the lands shall be used in accordance with the Zone Provisions of the Residential First Density (R1) Zone and Holding Residential Exception No 31 (R1-31) Zone of Zoning By-Law No. 81-19, as amended.

4.9.4.32 RESIDENTIAL FIRST DENSITY EXCEPTION NO.32 (R1-32) ZONE

(B/L No. 2002-015) Notwithstanding the provisions of Section 4.9.2. b. i., of Zoning By-Law No. 81-19, as amended, to the contrary, within the Residential First Density Exception No. 32 (R1-32) Zone, located on the east side of Second Avenue, north of Brock Street East, all provisions of the Residential First Density (R1) Zone shall apply save and except as specifically noted below in which case the following provision shall apply and be complied with:

- i. Minimum Lot Frontage Requirement 12.4 metres
- ii. Maximum number of Lots Permitted 2

4.9.4.33 Deleted by By-law No. 2004-218

4.9.4.34 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 34(R1-34) ZONE

(B/L No. 2005-152) a Within the Residential First Density Exception No. 34 (R1-34) Zone located in the West Half of Lot 28, Concession 6 in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, the applicable provisions of the Residential First Density (R1) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

(B/L No. 2006-142)

REGULATIONS FOR PERMITTED USES

- i. Minimum Front Yard Depth 6 metres to garage
3.6 metres to dwelling
1.6 to covered porch
- ii. Minimum Exterior Side Yard Depth 3.3 metres
- iii. Minimum Interior Side Yard 1.2 metres
- iv. Minimum Rear Yard Depth 8 metres
- v. Minimum Setback from Township Street Centreline 11.5 m and 13.25 for corner lots

4.9.4.35 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 35 (R1-35) ZONE

(B/L No. 2005-152) a. Within the Holding Residential First Density Exception No. 35 (R1-35) Zone located in Part of the West Half of Lot 28, Concession 6 in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, the applicable provisions of the Residential First Density (R1) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

(B/L No. 2006-142)

- i. Minimum Front Yard Depth 6 metres to garage
3.6 metres to dwelling
1.6 to covered porch
- ii. Minimum Exterior Side Yard Depth 3.3 metres
- iii. Minimum Interior Side Yard 1.2 metres
- iv. Minimum Rear Yard Depth 8 metres
- v. Minimum Setback from 11.5 m and 13.25 for

4: ZONE PROVISIONS

4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

Township Street Centreline corner lots

4.9.4.36 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 36 (R1-36) ZONE

(B/L Nos. 2005-152) 2006-142) a. Within Holding the Residential First Density Exception No. 36 (R1-36) Zone located in Part of the West Half of Lot 28, Concession 6 in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, the applicable provisions of the Residential First Density (R1) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

(B/L No. 2006-142)

REGULATIONS FOR PERMITTED USES

- i. Minimum Front Yard Depth 6 metres to garage 3.6 metres to dwelling 1.6 to covered porch with the exception that notwithstanding the minimum front yard depth requirements no portion of any building shall be built closer to the street than the main face of the dwellings, excluding any projecting garage, on the lots abutting the R1-36 Zone to the north.
- ii. Minimum Exterior Side Yard Depth 3.3 metres
- iii. Minimum Interior Side Yard metres on the north 1.2 metres on the south 3
- iv. Minimum Setback from Township Street Centre line 11.5m and 13.25 for corner lots

4.9.4.37 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 37 (R1-37) ZONE

(B/L No. 2007-024) Notwithstanding the minimum rear yard depth requirement for the Residential First Density (R1) Zone, and the definition of Front Lot Line of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential First Density Exception No. 37 (R1-37) Zone, located in part of Lot 32, Concession 7, at the municipal address of 199 John Harvey Street, in the Township of Uxbridge (former Town of Uxbridge portion), all provisions of the Residential First Density (R1) Zone of Zoning By-law No. 81-19, as otherwise amended, shall apply save and except as specifically noted below:

- I. Minimum rear yard depth requirements 6 metres

For the purposes of the R1-37 Zone, the lot line adjacent to John Harvey Street shall be the front lot line.

4.9.4.38 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 38 (R1-38) ZONE

(B/L Nos. 2008-131 2014-041) Within the Residential first Density Exception No. 38 (R1-38) Zone on lands located in part of Lots 28, 29 and 30, Concession 7, Township of Uxbridge, the provisions of the R1-26 Zone shall apply and be complied with respect to the lands located in part of Lots 28, 29 and 30, Concession 7, Township of Uxbridge.

4: ZONE PROVISIONS

4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

4.9.4.38A RESIDENTIAL FIRST DENSITY EXCEPTION NO. 38A (R1-38A)

(B/L No. 2019-102) Within the Residential First Density Exception No. 38A (R1-38A) Zone on lands located in part of Lots 28 and 29, Concession 7, Township of Uxbridge, the permitted uses shall be a pedestrian walkway; landscaped open space; public uses in accordance with the regulations of Section 5.18 of this by-law; and an emergency access.

4.9.4.39 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 39 (R1-39) ZONE

(B/L Nos. 2011-122 2016-127) Within the Residential First Density Exception ((H) R1-39) Zone on lands located in Lot 3, Municipal Plan 83, Township of Uxbridge, as shown on Schedule “A1” and “A2” of Zoning By-law 81-19 as amended, the applicable Zone provisions of Sections 4.9.1, 4.9.2 and 4.9.3 shall apply save and except as specifically noted below in which case the following provisions shall apply and be compiled with:

- i. ADDITIONAL PERMITTED USES
 - a. Medical/Dental Clinic
 - b. Professional Office
 - c. Residential Unit on the Second Storey of the existing building
- ii. ZONE PROVISIONS
 - a. Minimum Number of Parking Spaces – 12 Spaces
 - b. The required parking spaces may be located in the Front, rear and northern interior Side Yard

4.9.4.40 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 40 (R1-40) ZONE

(B/L No. 2015-080) That notwithstanding the provisions of Section 4.9.1.b of Zoning By-law No 81-19, as amended, to the contrary and in accordance with Section 30 of the Planning Act R.S.O. 1990, as amended, within the Residential First Density Exception No 40 (R1-40) Zone described as Part of Lots A & B Irregular, Plan No. 83 Block 80, Township of Uxbridge and further described as 153 Main Street, only the non-residential uses noted below shall apply on a temporary basis for a three (3) year period commencing on the 22nd day of June 2015, and terminating on the 21st day of June 2018.

- a. Permitted Uses

No person shall within the Residential First Density Exception No. (R1-40) Zone use any land or erect, alter or use any building or structure for a non-residential use, in addition to the uses permitted in Section 4.9.1 b., except for the following use:

 - i. Children's Learning Centre located in the residential dwelling as of June 22, 2015.

4.9.4.39 RESIDENTIAL FIRST DENSITY EXCEPTION NO. 39 (R1-39) ZONE

(B/L No. 2000-121 2016-001) Notwithstanding the provisions of Sections 4.9.1 to 4.9.3 inclusive of Zoning By-law No. 81-19, as amended, only the following provisions shall apply to the lands in the Residential First Density Exception No. 39 (R1-39) Zone:

- i Only Permitted Uses
 - a motor vehicle car wash establishment.
 - a storage/warehouse establishment comprising of buildings for the storage of goods, wares, articles, furnishings, merchandise or things by the public. There shall be no outside storage within the R1-39 Zone.

4: ZONE PROVISIONS

4.9 RESIDENTIAL FIRST DENSITY (R1) ZONE

- a public use in accordance with the provisions of Section 5.18 of Zoning By-Law No.81-19, as amended.
- ii. Minimum Interior Side Yard Width Requirements
- east side 2.1 metres
 - west side 2.9 metres
- iii. Minimum Rear Yard Depth Requirement 1.7 metres
- iv. The provisions of Section 4.17.4 of Zoning By-Law No. 81-19, as amended shall not apply to the R1-39 Zone.”

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

4.10.1 PERMITTED USES

No person shall within the Residential Second Density (R2) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- (B/L Nos.
90-49
2002-109)
- a. Residential Uses

i. a single-family detached dwelling house;

ii. a semi-detached dwelling house;

iii. a duplex dwelling house;

iv. a boarding or lodging house;

v. a converted dwelling house;

vi. a Group Home - Type 1 in accordance with the provisions of Section 5.8 hereof; and

vii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19
- b. Non-Residential Uses

i. a home occupation in accordance with the provisions of Section 5.10 hereof; and

ii. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Uses

Uses, buildings or structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.10.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

4.10.2.1 SINGLE-FAMILY DWELLING HOUSE

- a. Minimum Lot Area Requirement

460 square metres
- b. Minimum Lot Frontage Requirement

15 metres
- c. Minimum Yard Dimensions

i. Front Yard Depth

8 metres

ii. Exterior Side Yard Width

8 metres

iii. Interior Side Yard Width

(a) one side

1.2 metres

(b) other side

4 metres

However, where a garage or carport is provided the minimum width of the other side shall be 1.5 metres.

- iv. Rear Yard Depth

10 metres
- d. Reduce Yard Requirement

Notwithstanding the provisions of Sections 4.10.2.1 c. ii. and 4.10.2 g. hereof, to the contrary, where an existing corner lot has a lot frontage of 16 metres or less, the minimum exterior side width and setback requirements may be reduced by 1.5 metres.

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

| | | | |
|--------------------|------|---|-------------------|
| (B/L No. 87-24) | e. | Minimum Gross Floor Area Requirement | 110 square metres |
| | f. | Maximum Lot Coverage Of All Buildings | 30 per cent |
| | g. | Minimum Setback From Street Centreline | |
| | i. | Provincial Highway | 26 metres |
| | ii. | Regional Road - Type "A" | 26 metres |
| | iii. | Regional Road - Type "B" | 21 metres |
| | iv. | Township Road | 18 metres |
| | h. | Minimum Landscaped Open Space Requirement | 30 per cent |
| | i. | Maximum Number of Dwelling Houses Per Lot | 1 |
| | j. | Maximum Height of Buildings | 10 metres |

4.10.2.2 SEMI-DETACHED DWELLING HOUSE

| | | |
|------|----------------------------------|-------------------|
| a. | Minimum Lot Area Requirement | 325 square metres |
| b. | Minimum Lot Frontage Requirement | 10 metres |
| c. | Minimum Yard Requirements | |
| i. | Front Yard Depth | 8 metres |
| ii. | Exterior Side Yard Width | 8 metres |
| iii. | Interior Side Yard Width | |
| | (a) one side | 3 metres |
| | (b) other side | Nil |

However, where a garage or carport is provided the minimum width of the required yard may be reduced to 1.5 metres.

| | | |
|------|--|------------------|
| iv. | Rear Yard | 10 metres |
| d. | Minimum Gross Floor Area Per Dwelling Unit | 84 square metres |
| e. | Maximum Lot Coverage Of All Buildings | 30 per cent |
| f. | Minimum Setback From Street Centreline | |
| i. | Provincial Highway | 26 metres |
| ii. | Regional Road - Type "A" | 26 metres |
| iii. | Regional Road - Type "B" | 21 metres |
| iv. | Township Road | 18 metres |
| g. | Minimum Landscaped Open Space Requirement | 30 per cent |
| h. | Maximum Number of Dwelling Houses Per Lot | 1 |
| i. | Maximum Height of Buildings | 10 metres |

4.10.2.3 DUPLEX DWELLING HOUSE

| | | |
|----|-----------------------------------|-------------------|
| a. | Minimum Lot Area Required | 600 square metres |
| b. | Minimum Lot Frontage Requirements | 20 metres |
| c. | Minimum Yard Requirements | |

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

| | | |
|------|--|------------------|
| i. | Front Yard | 8 metres |
| ii. | Exterior Side Yard | 8 metres |
| iii. | Interior Side Yard | 3 metres |
| iv. | Rear Yard | 10 metres |
| d. | Minimum Gross Floor Area Per Dwelling Unit | 84 square metres |
| e. | Maximum Lot Coverage Of All Buildings | 40 per cent |
| f. | Minimum Setback From Street Centreline | |
| i. | Provincial Highway | 26 metres |
| ii. | Regional Road - Type "A" | 26 metres |
| iii. | Regional Road - Type "B" | 21 metres |
| iv. | Township Road | 18 metres |
| g. | Minimum Landscaped Open Space Requirement | 30 per cent |
| h. | Maximum Number of Dwelling Houses Per Lot | 1 |
| i. | Maximum Number of Dwelling Units Per Lot | 2 |
| j. | Maximum Height of Buildings | 10 metres |

4.10.2.4 CONVERTED DWELLING HOUSE, AND BOARDING OR LODGING HOUSE

| | | |
|---|---|-------------------|
| a. | Minimum Lot Area Requirement | 600 square metres |
| b. | Minimum Lot Frontage Requirement | 20 metres |
| c. | Minimum Yard Dimensions | |
| i. | Front Yard Depth | 8 metres |
| ii. | Exterior Side Yard Width | 8 metres |
| iii. | Interior Side Yard Width | |
| (a) | one side | 1.2 metres |
| (b) | other side | 4 metres |
| However, where a garage or carport is provided the minimum width of the other side shall be 1.5 metres. | | |
| iv. | Rear Yard Depth | 10 metres |
| d. | Minimum Gross Floor Area Requirement for Each Dwelling Unit in a Converted Dwelling House | 55 square metres |
| e. | Minimum Gross Floor Area Requirement for Each Guest Room In A Boarding or Lodging House | 24 square metres |
| f. | Maximum Lot Coverage All Buildings | 30 per cent |
| g. | Minimum Setback From Street Centreline | |
| i. | Provincial Highway | 26 metres |
| ii. | Regional Road - Type "A" | 26 metres |
| iii. | Regional Road - Type "B" | 21 metres |
| iv. | Township Road | 18 metres |
| h. | Minimum Landscaped Open Space | 30 per cent |
| i. | Maximum Number of Dwelling Houses Per Lot | 1 |
| j. | Maximum Height of Buildings | 10 metres |

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

4.10.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Residential Second Density (R2) Zone shall apply and be complied with.

4.10.4 SPECIAL ZONE CATEGORIES - RESIDENTIAL SECOND DENSITY (R2) ZONE

4.10.4.1 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 1 (R2-1) ZONE

(B/L No. 89-134) Notwithstanding the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law No. 81-19 (as amended), to the contrary, within the R2-1 Zone, only buildings or structures lawfully in existence as of the 13th day of November, 1989 shall be permitted, and no new structures or buildings shall be permitted except a carport, porch, or shed for which the Lake Simcoe Region Conservation Authority has issued a permit..

4.10.4.2 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 2 (R2-2) ZONE

Within the Residential Second Density Exception No. 2 (R2-2) Zone, located at the south end of Beech and Balsam Streets, north of the C.N.R. line and described as Part 1, Plan 40R-708, all the provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- (B/L Nos. 91-120 93-32)
- a. Semi-detached dwelling houses and link dwelling houses shall be permitted.
 - b. For the purposes of the R2-2 Zone a link dwelling house shall mean a dwelling house containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by common a masonry wall.
 - c. Regulations for a link dwelling house:
 - i. Minimum Lot Area Requirement 325 square metres
 - ii. Minimum Lot Frontage Requirement 10 metres
 - iii. Front Yard Depth 8 metres
 - iv. Exterior Side Yard Width 8 metres
 - v. Interior Side Yard Width
 - One side 1.5 metres
 - Other side 0.6 metres
 - vi. Rear Yard Depth 10 metres
 - vii. Minimum Gross Floor Area Requirement 110 square metres
 - viii. Maximum Lot Coverage of All Buildings 30 percent
 - ix. Minimum Setback from Street Centreline
 - Provincial Highway 26 metres
 - Regional Road - Type "A" 26 metres
 - Regional Road - Type "B" 21 metres
 - Township Road 18 metres
 - x. Minimum Landscaped Open Space Requirement 30 percent
 - xi. Maximum Number of Dwelling Houses Per Lot 1
 - xii. Maximum Height of Buildings 10 metres

4.10.4.2 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 2 (R2-2) ZONE

(B/L Nos. 90-149) Notwithstanding the provisions of Section 4.10.1 a of Zoning By-law No. 81-19, as otherwise amended, within the Residential Second Density Exception No. 2 (R2-2) Zone

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

91-64) located at the south end of Cedar Street on the west side and described as Registered Plan 40R-13427 and 40R-13616, the provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Only Permitted Residential Uses
 - semi-detached houses.

4.10.4.3 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 3 (R2-3) ZONE

(B/L No 91-147) a. Notwithstanding the provisions of Section 4.10.2.2. c.i. of Zoning By-law No. 81-19, as otherwise amended, within the Residential Second Density No. 3 (R2-3) Zone located in part of Lot 30, Concession VI and more particularly described as Lot 4 on Registered Plan 78, the provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

Regulations for Residential Uses

- i) Minimum Front Yard Requirement 10 metres

4.10.4.4 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 4 (R2-4) ZONE

(B/L No. 92-71) a. Notwithstanding the provisions of Section 4.10.2.2. c.i. of Zoning By-law No. 81-19, as otherwise amended, within the Residential Second Density Exception No. 4 (R2-4) Zone located on the south side of Brock Street West, west of Centre Road, and more particularly described as comprising Parts 9 to 14, both inclusive, on Plan 40R-13647, the provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

Regulations for Permitted Residential Uses

- i. Minimum Front Yard Depth Requirement 10 metres

4.10.4.5 [Empty]

4.10.4.6 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 6 (R2-6)

(B/L No. 93-85) a. Notwithstanding the provisions of Sections 4.10.2.2 a. and 4.10.2.2 b. of Zoning By-law No. 81-19, as otherwise amended, within the Residential Second Density Exception No. 6 (R2-6) Zone located on the east side of Bascom Street, and more particularly described as comprising Block 000, Plan B3, Lot 18, Part Lots 1, 2, 3, 17 and 19, the provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

Regulations for Permitted Residential Uses

- i. Minimum Lot Area Requirement 314 m²
- ii. Minimum Lot Frontage Requirement 8.6 m.

4.10.4.7 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 7 (R2-7) ZONE

(B/L No. 96-011) Notwithstanding the provisions of Sections 4.10.2.2 b., 4.10.2.2 c.i., 4.10.2.2 c.ii., 4.10.2.2 c.iii. and 4.10.2.2 i of Zoning By-law No. 81-19, as otherwise amended, within the Residential Second Density Exception No. 7 (R2-7) Zone, located in part of Lot 30, Concession VI within the Township of Uxbridge, all the provisions of the Residential

Second Density (R2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- | | | |
|----|----------------------------------|---|
| a. | Part 'A' | |
| | i. | Minimum Front Yard Depth 15 m |
| | ii. | Minimum Exterior Side Yard Width 5 m |
| | iii. | Minimum Interior Side Yard Width |
| | | • one side 0.6 m |
| | | • other side nil |
| | iv. | Minimum Lot Frontage Requirement 8 m |
| | v. | Maximum Height of Buildings 2 ½ storeys |
| b. | Part 'B' | |
| | i. | Minimum Front Yard Depth 12 m |
| | ii. | Minimum Interior Side Yard Width |
| | | • one side 0.6 m |
| | | • other side nil |
| | iii. | Minimum Lot Frontage Requirement 8 m |
| | iv. | Maximum Height of Buildings 1 ½ storeys |
| c. | Part 'C' | |
| | i. | Minimum Front Yard Depth 11 m |
| | ii. | Minimum Interior Side Yard Width |
| | | • one side 0.6 m |
| | | • other side nil |
| | | • side yard abutting Adams Court 1.2 m |
| | iii. | Minimum Lot Frontage Requirement 8 m |
| | iv. | Maximum Height of Buildings 1 storey |
| d. | <u>Permitted Residential Use</u> | |
| | i. | Semi-detached dwelling house |

(B/L No. 96-163) a. Within the Residential Second Density (R2-8) Zone, located in part of Lot 31, Concession 7, the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Permitted Residential Uses:
Semi-detached dwelling houses and link dwelling houses shall be permitted.
- ii. Link Dwelling House
For the purposes of the R2-8 Zone a link dwelling house shall mean a dwelling house containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by a common footing.
- iii. Regulations for Link Dwelling House:
 - Minimum Lot Area Requirement 310 sq. metres
 - Minimum Lot Frontage Requirement 9 metres
 - Front Yard Depth 8 metres
 - Exterior Side Yard Width 5.7 metres
 - Interior Side Yard Width
 - one side 1.2 metres

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- other side 0.6 metres
- Rear Yard Depth 8 metres
- Minimum Gross Floor Area Requirement 110 sq. metres
- Maximum Lot Coverage of All Buildings 35 percent
- Minimum Setback from Street Centreline (corner lot only) 15.7 metres
- Minimum Landscaped Open Space Requirement 30 percent
- Maximum Number of Dwelling Houses Per Lot 1
- Maximum Height of Buildings 10 metres

4.10.4.9 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 9 (R2-9) ZONE

(B/L No. 96-106) Within the Residential Second Density Exception No. 9 (R2-9) Zone, located in part of Lots 31 and 32, Concession 7, in the Township of Uxbridge, the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Only Permitted Residential Uses:
 - Semi-detached dwelling houses and link dwelling houses shall only be permitted.
- ii. Permitted Additional Non-Residential Uses:
 - a public park in accordance with Section 4.13.6.10 of Zoning By-law No. 81-19, as amended by By-law No. 91-85 shall also be permitted.

iii. Link Dwelling House

For the purposes of the R2-9 Zone a link dwelling house shall mean a dwelling house containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by a common footing.

- iv. Regulations for Link Dwelling House:
 - Minimum Lot Area Requirement 310 sq. metres
 - Minimum Lot Frontage Requirement 9 metres
 - Minimum Front Yard Depth 8 metres
 - Minimum Interior Side Yard Width
 - one side 1.2 metres
 - other side 0.6 metres
 - Minimum Rear Yard Depth 8 metres
 - Minimum Gross Floor Area Requirement 110 sq. metres per dwelling unit
 - Maximum Lot Coverage of All Buildings 35 percent
 - Minimum Landscaped Open Space Requirement Lot Area 30 percent of
 - Maximum Number of Dwelling Houses 1 Per Lot
 - Maximum Height of Buildings 10 metres
 - Each Dwelling House Shall Have A Garage
- v. Regulations for Semi-Detached Dwelling House:
 - Minimum Lot Area Requirement 240 sq. metres
 - Minimum Lot Frontage Requirement 6.8 metres
 - Minimum Front Yard Depth 8 metres

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- Minimum Interior Side Yard Width
 - one side 1.2 metres
 - other side nil
- Minimum Rear Yard Depth 8 metres
- Minimum Gross Floor Area Requirement 100 sq. metres per dwelling unit
- Maximum Lot Coverage of All Buildings 40 percent
- Minimum Landscaped Open Space Requirement 30 percent of Lot Area
- Maximum Number of Dwelling Houses 1 Per Lot
- Maximum Height of Buildings 10 metres
- Each Dwelling House Shall Have A Garage

4.10.4.10 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 10 (R2-10) ZONE

(B/L No. 97-133) Within the Residential Second Density Exception No. 10 (R2-10) Zone, located in Part of Lot 33, Concession VII and Plan 83, Blk 7, Lot 51 and Part Lot 52, within the Township of Uxbridge (former Township of Uxbridge and former Town of Uxbridge respectively), the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Only Permitted Residential Uses:
- Link dwelling houses shall only be permitted.

ii. Link Dwelling House

For the purposes of the R2-10 Zone a link dwelling house shall mean a dwelling house containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by a common footing.

iii. Regulations for Link Dwelling House:

- Minimum Lot Area Requirement 240 square metres
- Minimum Lot Frontage Requirement 9 metres
- Front Yard Depth 5 metres
- Exterior Side Yard Width 1.2 metres
- Interior Side Yard Width
 - One side 1.2 metres
 - Other side 0.6 metres
- Rear Yard Depth 3.5 metres
- Minimum Gross Floor Area Requirement 100 square metres
- Maximum Lot Coverage of all Buildings 55%
- Minimum Setback from Street Centre line
 - Township Road 14 metres
 - Regional Road No. 1 13 metres
- Minimum Landscaped Open Space Requirement 55%
- Maximum Number of Dwelling Houses Per Lot1
- Maximum Height of Buildings 2 Storeys save and except on the easterly two (2) lots in the R2-10 Zone in which case the maximum building height shall be one (1) storey
- Maximum Number of Lots 4
- Each Dwelling House Shall Have a Garage

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

4.10.4.11 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 11 (R2-11) ZONE

(B/L No. 98-042) Within the Residential Second Density Exception No. 11 (R2-11) Zone, located on certain lands legally described as comprising Pt Lot 271, 272, Plan 83, Block EE, in the Township of Uxbridge, the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Only Permitted Residential Uses:
 - link dwelling houses shall only be permitted.
- ii. Link Dwelling House

For the purposes of the R2-11 Zone a link dwelling house shall mean a dwelling house containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by a common footing.

- iii. Regulations for Link Dwelling House:
 - Minimum Lot Area Requirement 425 sq. metres
 - Minimum Lot Frontage Requirement 9 metres
 - Minimum Front Yard Depth 11 metres
 - Minimum Interior Side Yard Width
 - one side 1.2 metres
 - other side 0.6 metres
 - Minimum Rear Yard Depth 8 metres
 - Minimum Gross Floor Area Requirement 110 sq. metres per dwelling unit
 - Maximum Lot Coverage of All Buildings 30 percent
 - Minimum Landscaped Open Space Requirement 30 percent of Lot Area
 - Maximum Number of Dwelling Houses Per Lot 1
 - Maximum Height of Buildings 10 metres
 - Each Dwelling House Shall Have A Garage

4.10.4.12 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 12 (R2-12) ZONE

(B/L Nos. 99-162, 2001-056, 2002-081, 2003-019, 2004-162) a. Within Residential Second Density Exception No. 12 (R2-12) Zone, located in Part of Lots 31 and 32, Concession 7, in the Township of Uxbridge, the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Permitted Residential Uses
 - Link dwelling houses shall only be permitted
- ii. Link Dwelling House

For the purpose of the R2-12 Zone a link dwelling house shall mean a dwelling containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by a common footing

- iii. Regulations for Link Dwelling Houses
 - Minimum Lot Area Requirement 370 square metres
 - Minimum Lot Frontage Requirement 12.0 metres
 - Minimum Front Yard Depth

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4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- To garage 6.0 metres
- To dwelling excluding garage 3.6 metres
- To covered open porch 1.5 metres
- Minimum Exterior Side Yard Depth 3.3 metres
- Minimum Interior Side Yard Depth
 - One Side 1.2 metres
 - Other Side 0.6 metres
- Minimum Rear Yard Depth 8.0 metres
- Maximum Lot Coverage of All Buildings 38 percent
- Minimum Setback from Street Centreline for Corner Lots Only 13.3 metres
- Maximum Driveway Width 6.0 metres
- Maximum Garage Door Width 6.0 metres
- Relationship of Attached Garage to Dwelling
 - the wall of the attached garage facing the street shall not be located more than 2.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.0 metres from the front wall of the attached private garage.

4.10.4.13 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 13 (R2-13) ZONE

- (B/L Nos. 99-162
2002-081
2003-019
2004-162)
- a. Within the Residential Second Density Exception No. 13 (R2-13) Zone, located in parts of Lots 31 and 32, Concession 7, in the Township of Uxbridge, the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- i. Permitted Residential Uses
- Link dwelling houses shall only be permitted
- ii. Link Dwelling House
- For the purpose of the R2-13 Zone a link dwelling house shall mean a dwelling containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by a common footing
- iii. Regulations for Link Dwelling Houses
- Minimum Lot Area Requirement 330 square metres
 - Minimum Lot Frontage Requirement 9 metres
 - Minimum Front Yard Depth
 - To garage 11.5 metres
 - To dwelling unit excluding garage 7.0 metres
 - To covered open porch 5.0 metres
 - Minimum Exterior Side Yard Depth 3.3 metres
 - Minimum Interior Side Yard Depth
 - One Side 1.2 metres
 - Other Side 0.60 metres
 - Minimum Rear Yard Depth 8 metres
 - Maximum Lot Coverage of All Buildings 38 percent

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- Minimum Setback from Street Centreline for Corner Lots Only 13.3 metres
- Maximum Driveway Width 3.1 metres
- Maximum Garage Door Width 3.0 metres
- Relationship of Attached Garage to Dwelling
 - the wall of the attached garage facing the street shall not be located more than 2.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.0 metres from the front wall of the attached private garage.

4.10.4.14 a. RESIDENTIAL SECOND DENSITY EXCEPTION NO. 14 (R2-14) ZONE

(B/L Nos. 2000-063 2001-134 2008-131) a. Within the Residential Second Density Exception No. 14 (R2-14) , Zone located in Part of Lots 28, 29 and 30, Concession 7, in the Township of Uxbridge, the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Permitted Residential Uses
 - Link dwelling houses shall only be permitted
- ii. Link Dwelling House

For the purpose of the (R2 - 14) Zone, a link dwelling house shall mean a dwelling containing a maximum of one dwelling unit and occupied by not more than one family and connected below grade by a common footing
- iii. Regulations for Link Dwelling Houses
 - Minimum Lot Area Requirement 400 square metres
 - Minimum Lot Frontage Requirement 12.0 metres
 - Minimum Front Yard Depth
 - To garage 6.0 metres
 - To dwelling excluding garage 3.6 metres
 - To covered porch 1.5 metres
 - Minimum Exterior Side Yard Depth 3.3 metres
 - Minimum Interior Side Yard Depth
 - One Side 1.2 metres
 - Other Side 0.6 metres
 - Minimum Rear Yard Depth 8.0 metres
 - Maximum Lot Coverage of All Buildings 38 percent
 - Maximum Lot Coverage of All Buildings on

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- B/L No.
(2001-050)

a Lot with a One (1) Storey Dwelling40 percent

- Minimum Setback from Street Centreline for Corner Lots Only13.3 metres
 - Maximum Driveway Width6.0
 - Maximum Garage Door Width6.0
 - Relationship of Attached Garage to Dwelling
 - the wall of the attached garage facing the street shall not be located more than 3.0 metres closer to the front lot line than a covered porch or the main front entrance to the dwelling unit
 - the front wall of the dwelling unit above the attached private garage shall be located no further than 2.5 metres from the front wall of the attached private garage..

(B/L No.
2010-045)

Sections 4.10.4.14 b., c., and d deleted in their entirety.

4.10.4.15

(Deleted in its entirety by By-law No. 2002-106.)

4.10.4.16

(Deleted in its entirety by By-law No. 2002-106.)

4.10.4.17 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 17 (R2-17) ZONE

- (B/L Nos.
2001-126
2003-165
2007-166)

a.

Wthin Residential Second Density Exception No. 17 (R2-17) Zone, located in part of Concession 6, in the Township of Uxbridge, the applicable Zone Provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

i.

Single Family Dwelling House
 - Minimum Front Yard Depth
 - To garage6.0 metres
 - To dwelling excluding garage3.6 metres
 - To covered open porch1.5 metres
 - Minimum Exterior Side Yard Depth
 - To a garage6.0 metres
 - To a dwelling excluding a garage3.6 metres
 - To a covered open porch1.5 metres
 - Minimum Interior Side Yard Depth for Both Sides1.2 metres
 - Minimum Rear Yard Depth8.0 metres
 - Minimum Setback from Street Centreline for Corner Lots Only13.3 Metres
 - Maximum Driveway Width50% of Lot Frontage
 - Maximum Garage Door Width50% of Lot Frontage
 - Relationship of Attached Garage to Dwelling

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

The wall of the attached garage facing the street shall not be located closer to the front lot line than a covered porch or the main front entrance to the dwelling unit

- Maximum Lot Coverage of All Buildings 42 percent
 - Relationship to EP-27 Zone:
Where a portion of a lot in the R2-17 Zone is located in the EP-27 Zone, that portion of the lot in the EP-27 Zone may be included in the calculation of Lot Coverage, and Rear Yard Depth.

ii. Semi-Detached Dwelling House

- Minimum Front Yard Depth
 - To garage 6.0 metres
 - To dwelling excluding garage 3.6 metres
 - To covered open porch 1.5 metres
- Minimum Exterior Side Yard Depth
 - to a garage 6.0 metres
 - to a dwelling excluding a garage 3.6 metres
 - to a covered open porch 1.5 metres
- Minimum Interior Side Yard Depth
 - one side 1.2 metres
 - other side NIL
- Minimum Rear Yard Depth 8.0 metres
- Minimum Setback from Street Centreline for Corner Lots Only 13.3 Metres
- Maximum Driveway Width 50% of Lot Frontage
- Maximum Garage Door Width 50% of Lot Frontage
 - Relationship of Attached Garage to Dwelling
The wall of the attached garage facing the street shall not be located closer to the front lot line than a covered porch or the main front entrance to the dwelling unit.
- Maximum Lot Coverage of All Buildings 42 percent
 - Relationship to EP-27 Zone:
Where a portion of a lot in the R2-17 Zone is located in the EP-27 Zone, that portion of the lot in the EP-27 Zone may be included in the calculation of Lot Coverage, and Rear Yard Depth.

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

4.10.4.18 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 18 (R2-18) ZONE

- (B/L No.
2002-128)

a.

Within the Residential Second Density Exception No. 18 (R2-18) Zone located in Part of Lot 30, Concession 6 in the Township of Uxbridge, and shown on Schedules “A1” and “A2” of Zoning by-law 81-19, as amended, the applicable Zone provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:
- (B/L No.
2006-073)

i.

Only Permitted Residential Uses

A single detached dwelling house
- ii.

Minimum Lot Area Requirement

336 square metres
- iii.

Minimum Lot Frontage Requirement

10.5 metres
- iv.

Minimum Yard Dimensions:

Front Yard Depth6.0 metres

Exterior Side Yard Width4.5 metres

Interior Side Yard Width1.2 metres

Rear Yard Depth7.5 metres

4.10.4.19 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 19 (R2-19) ZONE

- (B/L No.
2002-128)

a.

Within the Residential Second Density Exception No. 19 (R2-19) Zone located in Part of Lot 30, Concession 6, in the Township of Uxbridge, and shown on Schedules “A1” and “A2” of Zoning Bylaw 81-19, as amended, the applicable provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:
- (B/L No.
2006-073)

i.

Only Permitted Residential Uses

Link dwelling houses

For the purposes of the R2-19 Zone, a link dwelling house shall mean a series of three or more dwelling houses containing a maximum of one dwelling unit connected above grade by a common wall between dwelling units or between attached garages associated with one or more of the dwelling units.
- ii.

Minimum Lot Frontage Requirement:

9.0 metres
- iii.

Minimum Lot Area Requirement:

210 square metres per unit
- iv.

Minimum Yard Dimensions

• Front yard Depth:

- to a dwelling unit or garage6.0 metres

- to a covered open porch3.0 metres

• Exterior Side Yard Width:6.0 metres

• Interior Side Yard Width:

- to a garage0.0 metres

- to a dwelling unit excluding garage1.2 metres

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- Rear Yard Depth:
 - to a garage 0.0 metres
 - to a dwelling unit excluding garage 5.0 metres
- v. Maximum Lot Coverage: 45 percent
- vi. Minimum Landscaped Open Space: 30 percent
- vii. Maximum Number of Dwelling Houses Per Lot1
- viii. Maximum Height 7.0 metres
- ix. Each dwelling unit shall have a garage.

4.10.4.20 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 20 (R2-20) ZONE

(B/L No. 2002-128) a. Within the Residential Second Density Exception No. 20 (R2-20) Zone located in Part of Lot 30, Concession 6, in the Township of Uxbridge, and shown on Schedules “A1” and “A2” of Zoning By-law 81-19as amended, the applicable provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- (B/L No. 2006-073)
- i. Only Permitted Residential Uses
 - Link dwelling houses
 - For the purposes of the R2-20 Zone, a link dwelling house shall mean a series of three or more dwelling house containing a maximum of one dwelling unit connected above grade by a common wall between dwelling units or between attached garages associated with one or more of the dwelling units
 - ii. Minimum Lot Frontage Requirement: 9.0 metres
 - iii. Minimum Lot Area Requirement 210 square metres per unit
 - iv. Minimum Yard Dimensions
 - Front Yard Depth:
 - to a dwelling unit or garage 6.0 metres
 - to a covered open porch 3.0 metres
 - Exterior Side Yard Width: 6.0 metres
 - Interior Side Yard Width:
 - to a garage 0.0 metres
 - to a dwelling unit excluding garage 1.2 metres
 - Rear Yard Depth:
 - to a garage 0.0 metres
 - to a dwelling unit excluding garage 5.0 metres
 - v. Maximum Lot Coverage: 45 percent
 - vi. Minimum Landscaped Open Space: 30 percent
 - vii. Maximum Number of Dwelling Houses Per Lot1

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- viii. Maximum Height: 7.0 metres
- ix. Each dwelling unit shall have a garage.

4.10.4.21 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 21 (R2-21) ZONE

(B/L Nos. 2002-128 2006-073) a. Within the Residential Second Density Exception No. 21 (R2-21) Zone located in Part of Lot 30, Concession 6, in the Township of Uxbridge, and shown on Schedule “A2” of Zoning by-law 81-19, as amended, the applicable provisions of the Residential Second Density (R2) Zone shall apply.

(B/L No. 2005-152) PERMITTED USES

The only permitted uses shall be those permitted in the Residential First Density (R1) Zone as set out in Section 4.9.1 of this By-law

REGULATIONS FOR PERMITTED USES

- i. Minimum Front Yard Depth 6 metres to garage
3.6 metres to dwelling
1.6 to covered porch
- ii. Minimum Exterior Side Yard Depth 3.3 metres
- iii. Minimum Interior Side Yard 1.2 metres
- iv. Minimum Setback from Township Street Centreline 11.5 m and 13.25 for corner lots

4.10.4.22 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 22(R2-22) ZONE

(B/L Nos. 2005-152 2006-142) Within the Residential Second Density Exception No. 22 (R2-22) Zone located in Part of the West Half of Lot 28, Concession 6 in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, the applicable provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

PERMITTED USES

The only permitted uses shall be those permitted in the Residential First Density (R1) Zone as set out in Section 4.9.1 of this By-law.

REGULATIONS FOR PERMITTED USES

- i. Minimum Front Yard Depth 6 metres to garage
3.6 metres to dwelling
1.6 to covered porch
- ii. Minimum Exterior Side Yard Depth 3.3 metres
- iii. Minimum Interior Side Yard 1.2 metres
- iv. Minimum Setback from Township Street Centreline 11.5 m and 13.25 for corner lots

4.10.4.23 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 23 (R2-23) ZONE

(B/L Nos. 2005-152 2006-142) Within the Residential Second Density Exception No. 22 (R2-23) Zone located in Part of the West Half of Lot 28, Concession 6 in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, the applicable provisions of the Residential Second Density (R2) Zone shall apply, save and except as specifically noted

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

below in which case the following provisions shall apply and be complied with:

PERMITTED USES

The only permitted uses shall be those permitted in the Residential First Density (R1) Zone as set out in Section 4.9.1 of this By-law.

REGULATIONS FOR PERMITTED USES

- i. Minimum Front Yard Depth 6 metres to garage
3.6 metres to dwelling
1.6 to covered porch
- ii. Minimum Exterior Side Yard Depth 3.3 metres
- iii. Minimum Interior Side Yard 1.2 metres
- iv. Minimum Setback from Township Street Centreline 11.5 m and 13.25 for corner lots

4.10.4.24 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 24 (R2-24) ZONE

(B/L No. 2007-084 2019-152 2020-079) Within the Residential Second Density Exception No. 24 (R2-24) Zone located in Part Lot 31 , Concession 7 in the Township of Uxbridge, the Residential Second Density Exception No.8 (R2-8) Zone shall apply. Notwithstanding that the Residential Second Density Exception No. 8 (R2-8) Zone R2-8 Zone permits only semi-detached and link dwellings, single detached dwellings shall be permitted in the R2-24 Zone subject to the regulations for a link dwelling house, shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- Minimum Front Yard Depth
- To garage 6 metres
 - To dwelling excluding garage 3.6 metres
 - To covered front porch 1.5 metres

- Maximum Driveway Width 6 metres
- Maximum Garage Door Width 6 metres

Relationship of Attached Garage to Dwelling
The wall of the attached garage facing the street shall not be located closer to the front lot line than the front of a covered porch or the main front entrance of the dwelling.

4.10.4.25 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 25 (R2-25) ZONE

(B/L No. 2012-031 2014-041 2014-105) Within the Residential Second Density Exception No. 25 (R2-25) Zone located in Part of Lots 29 and 30, Concession 7 in the Township of Uxbridge, and shown on Schedule‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands within the Residential Second Density Exception No. 25 (R2-25) Zone located in Part of Lots 29 and 30, Concession 7 in the Township of Uxbridge:

PERMITTED USES

The following uses are permitted, in addition to the uses in Sections 4.10.1 b. and 4.10.1 c.:

- i. single detached dwelling house;
- ii. semi-detached dwelling house; and,
- iii. row dwelling house.

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

REGULATIONS FOR PERMITTED USES

The lands within the Residential Second Density Exception No. 25 (R2-25) Zone located in Part of Lots 28, 29 and 30, Concession 7 in the Township of Uxbridge, and shown on Schedule >A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

- i. Minimum Lot Requirement 2 hectares
- ii. Minimum Lot Frontage 20 m
- iii. Maximum number of dwelling houses per lot 46
- iv. Maximum Coverage of All Buildings 40%
- v. Minimum Yard Dimensions
 - 9 m from the rear wall of a dwelling house to the R1-25 Zone boundary; and,
 - 8 m from the exterior side wall of a dwelling house to the R1-25 Zone boundary
- vi. Maximum Height of Buildings 1.5 storeys
- vii. Minimum Number of Visitor Parking Spaces 15
- viii. Minimum Number of Parking Spaces per dwelling house 2
- ix. Minimum Landscaped Open Space Requirement
 - 3 m abutting the R1-25 boundary which shall be used for no other purpose than the planting of trees, shrubs, grass and other plants
 - 40% of lot
- x. Minimum Setback from a Private Right of Way
 - 4.5m from the front wall of a dwelling house
 - 3.5m from the exterior side wall of a dwelling house
 - 5.7 m from the front door of a garage

For the purposes of this Zone, setback shall be defined as the horizontal distance measured at right angles between a private right of way and the nearest part of a building or structure.

- xi. Minimum Separation between Dwelling Houses
 - 0 m for an interior row dwelling house
 - 1.2 m on one side and 0 m on the other side for an end row dwelling house or a semi detached dwelling house
- xii. Minimum Common Open Space Area
 - 600 square metres

The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the R2-25 Zone, with the exception that no accessory buildings shall be permitted in the minimum yards required by subsection iv); the total lot coverage of accessory buildings will be subject to subsection iv; and the parking requirements shall be as set out in subsections vii and viii.

4.10.4.26 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 26 (R2-26) ZONE

(B/L No. 2012-035 2014-119) Within the Residential Second Density Exception No. 26 (R2-26) Zone located in Part of Lot 33, Concession 6, Part 3 Plan 40R-8507 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in within the Residential Second Density Exception No. 26 (R2-26) Zone located in Part of Lot 33, Concession 6, Part 3 Plan 40R-8507 in the Township of Uxbridge:

PERMITTED USES

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

Only the following uses are permitted, in addition to the uses in Sections 4.10.1 a. vii., 4.10.1 b. and 4.10.1 c.:

- i. single detached dwelling house;

REGULATIONS FOR PERMITTED USES

The lands within the Residential Second Density Exception No. 26 (R2-26) Zone located in Part of Lot 33, Concession 6, Part 3 Plan 40R-8507 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

- i. Minimum Lot Requirement 0.7 hectares
- ii. Minimum Lot Frontage 20 m
- iii. Maximum number of dwelling houses per lot 16
- iv. Maximum Coverage of All Buildings 42%
- v. Minimum Yard Dimensions
 - 9 m from the rear wall of a dwelling house to the R2-17 Zone boundary;
 - 7 m from the rear wall of a dwelling house to the EP - 62 Zone boundary
- vi. Maximum Height of Buildings 2 storeys
- vii. Minimum Number of Parking Spaces 2 per dwelling house
- viii. Minimum Landscaped Open Space Requirement:
 - 3 m abutting the R2-17 boundary which shall be used for no other purpose than the planting of trees, shrubs, grass and other plants
 - 40% of lot
- ix. Minimum Setback from a Private Right of Way:
 - 3.6 m from the front wall of a dwelling house
 - 6 m from the front door of a garage

For the purposes of this Zone, setback shall be defined as the horizontal distance measured at right angles between a private right of way and the nearest part of a building or structure.

- x. Minimum Separation between Dwelling Houses 2 m

The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the R2-26 Zone, with the exception that no accessory buildings shall be permitted in the minimum yards required by subsection 4.10.4.26 b. v. from the boundary of the R2-17 Zone; the total lot coverage of assessor buildings will be subject to subsection 4.10.4.26 b. iv; the parking requirements shall be set out in subsection 4.10.4.26 b. vii. and an unenclosed porch may project into a required yard abutting an R2-17 or EP-62 Zone a maximum of 3 metres provided that such a porch is not more than 3 metres above finished grade.

4.10.4.27 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 27 (R2-27) ZONE

(B/L No. 2012-035 2019-127) Within the Residential Second Density Exception No. 27 (R2-27) Zone located in Part of Lot 33, Concession 6, Part 3 Plan 40R-8507 and Block 22 Plan 40M-2322 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the provisions of the R2-17 Zone shall apply and be complied with respect to the lands in within the Residential Second Density Exception No. 27 (R2-27) Zone located in Part of Lot 33, Concession 6, Part 3 Plan 40R-8507 and Block 22, Plan 40M-2322 in the Township of Uxbridge with the exception that the minimum area shall be 430 square metres.

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

4.10.4.28 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 28 (R2-28) ZONE

(B/L No. 2013-127 2014-041 2015-064) Within the Residential Second Density Exception No. 28 (R2-28) Zone located in Block 51 Plan 40M-2272 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 shall apply save and except the following;

- i. The regulations applicable to Single Family Dwelling House Uses shall be those in Section 4.9.4.28 Residential First Density Exception No. 28 (R1-28) Zone, not the regulations in Section 4.10.2.1, with the exception that the Minimum Rear Yard Depth shall be 10 m
- ii. Minimum Exterior Side Yard Width for a semi-detached dwelling house shall be 3.3 metres provided that the setback to the vehicular entrance to a garage shall be 6 m
- iii. Minimum Lot Area requirement for a semi-detached dwelling house shall be 280 square metres
- iv. Maximum Lot Coverage
 - 40% for a semi-detached dwelling house
 - 45% for a one-storey semi-detached dwelling house
- v. A minimum Landscape Area of 1.5 metres shall be provided abutting a rear or side lot line which abuts the lands in an R1-26 or R1 Zone
- vi. Minimum Front Yard Depth
 - To garage 6 m
 - To dwelling excluding garage 3.6 m
 - To covered porch 1.5 metres
- vii. Maximum Driveway Width 50% of lot frontage
- viii. Maximum Garage Door Width 50% of lot frontage
- ix. Relationship of attached garage to Dwelling
The wall of the attached garage facing the street shall not be located closer to the front lot line than a covered porch or the main front entrance of the dwelling unit
- x. Minimum Interior Side Yard Width
 - One side 3 metres or where a garage or carport is provided 1.2 m
 - Other side Nil
- vi. Minimum Setback from Street Centreline regulations in Section 4.10.2.2 f. for semi detached dwelling houses are not applicable.

4.10.4.29 RESIDENTIAL SECOND DENSITY EXCEPTION NO. 29 (R2-29) ZONE

(B/L Nos 2014-138 2015-099) Within the Holding Residential Second Density Exception No. 29 (R2-29) Zone located in Part of Lot 33, Concession 7, in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in within the Residential Second Density Exception No. 29 (R2-29) Zone located in Part of Lot 33, Concession 7 in the Township of Uxbridge:

PERMITTED USES

The following uses are permitted, in addition to the uses in Section 4.10.1:

- i. a row dwelling house.

REGULATIONS FOR PERMITTED RESIDENTIAL USES

- ii. Minimum Lot Requirement 228square metres
- iii. Minimum Lot Frontage 6 m
- iv. Maximum number of dwelling houses per lot 1
- v. Maximum Coverage of All Buildings 43%

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- vi. Minimum Yard Dimensions
 - a. 10 metres from the rear wall of a dwelling house to the RM-5 and EP 69 Zone boundary; and,
 - b. 12 metres from the rear wall of a dwelling house to the C4 and C4-9 Zone boundary
- vii. Maximum Height of Buildings 3 storeys
- viii. Minimum Number of Parking Spaces 2 per dwelling house
- ix. Minimum Landscaped Open Space Requirement
 - 3 m abutting the C4, C4-9 and RM-5 Zone boundary which shall be used for no other purpose than the planting of trees, shrubs, grass and other plants
- ix. Minimum Front and Exterior Yard Setback
 - 3.6 m from the front wall of a dwelling house
 - 3 m to the exterior sidewall of a dwelling house
 - 6 m from the front door of a garage
 - 1.5 m from a covered open porch

The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the R2-29 Zone, with the exception that the total lot coverage of accessory buildings will be subject to subsection 4.10.4.29 b. iv; the parking requirements shall be as set out in subsection 4.10.4.29 b. vii. and an unenclosed porch may project into a required yard a maximum of 3 metres provided that such a porch is not more than 3 metres above finished grade.

4.10.4.30 HOLDING RESIDENTIAL SECOND DENSITY EXCEPTION NO. 30 ((H) R2-30) ZONE

- a. No person shall within the Holding Residential Second Density Exception No. 30 ((H)R2-30) Zone located in Part of Lot 29, Concession 6 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for a single family detached dwelling house and accessory buildings and structures existing as of March 27, 2014.
- b. Upon removal of the Holding (H) Symbol within the Holding Residential Second Density Exception No. 30 ((H)R2-30) Zone located in Part of Lot 29, Concession 6 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.10.1, 4.10.2 and 4.10.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in within the Residential Second Density Exception No. 30 (R2-30) Zone located in Part of Lot 29, Concession 6 in the Township of Uxbridge:

PERMITTED USES

The following uses are permitted, in addition to the uses in Sections 4.10.1 b. and 4.10.1 c.:

- i. single-family detached dwelling house; and,
- ii. semi-detached dwelling house.

REGULATIONS FOR PERMITTED USES

The lands within the Residential Second Density Exception No. 30 (R2-30) Zone located in Part of Lot 29, Concession 6 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- i. Minimum Lot Area 1.5 hectares
- ii. Minimum Lot Frontage 20 metres
- iii. Minimum Front Yard Depth 50 metres
- iv. Minimum Interior Side Yard Width
 - North 2.9 metres
 - East 7.5 metres
 - West 7.5 metres
- v. Minimum Rear Yard Depth 1.5 metres
- vi. Maximum Lot Coverage of All Buildings 35 %
- vii. Minimum Total Landscaped Open Space 44 %
- viii. Minimum Setback from a Private Right of Way
 - 6 m to the main front wall of a dwelling house provided that an unenclosed front porch, covered or uncovered, may project into the minimum setback a maximum distance of 1.5 metres; and,
 - The front door of a garage shall, at a minimum, be setback the same distance from the private right of way as the main front wall of the dwelling house.

For the purposes of this Zone, setback shall be defined as the horizontal distance measured at right angles between the edge of the private right of way and the nearest part of a building or structure.

- ix. Landscaped Open Space Between A Dwelling House and a Private Right of Way

No person shall erect or use a single family detached dwelling house or semi-detached dwelling house, or addition to a single family detached dwelling house or semi-detached dwelling house where the front yard landscaped open space is less than 50%, when measuring the front yard from the edge of the private right of way to a line extending from side lot line to side lot line equivalent to the front of the main wall or the front of any porch, whichever is closer to the edge of the private right of way.

For the purposes of this Zone, landscaped open space shall include only open unobstructed space from ground to sky at finished grade which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and does not include a walkway, driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

- x. Minimum Separation between the Side Walls of Dwelling Houses
 - 2.4 metres between Detached Dwelling Houses;
 - 3.2 metres between a Detached Dwelling House and a Semi-Detached Dwelling House; and,
 - 4.0 metres between Semi-Detached Dwelling Houses on one side and 0 m on the other side, with the exception that the Semi-Detached Houses facing the cul-de-sac bulb will have 3.5 metres between Semi-Detached Houses on one side and 0 on the other side.
- xi. Heritage House Regulations

Notwithstanding any other regulations of this section the existing heritage house may be relocated on the Lot and if relocated:

 - The north wall of the building shall be located a minimum of 73 metres from Mill Street;
 - The west wall of the building shall be located a minimum of 10.00 metres from a private right of way; and,
 - The east wall of the heritage building shall be located a minimum of 7.50 metres from the east property line.

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- xii. Maximum number of dwelling houses per Lot 27
- xiii. Maximum Height of Buildings and Structures
The lands in the R2-30 Zone shall be graded and all buildings constructed such that there is no building having a roof ridge extending higher into the air than the roof ridge of the heritage house.
- xiv. Minimum Number of Visitor Parking Spaces, which may be provided in a dedicated, separate Parking area 8
- xv. Minimum Number of Parking Spaces per dwelling house 2

The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the R2-30 Zone, with the exception that no accessory buildings shall be permitted in the minimum setbacks required by subsections viii to ix inclusive; the total lot coverage of accessory buildings will be subject to subsection vi; and the parking requirements shall be as set out in subsections xiv. and xv.

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Residential Second Density Exception No. 30 ((H)R2-30) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy;
 - ii. An updated functional servicing study has been carried out in accordance with the requirements of the Township of Uxbridge and Region of Durham, in consultation with the Lake Simcoe Region Conservation Authority, which addresses matters such as the municipal requirement that drainage be contained and managed within the site; the implementation of Low Impact Development(LID) measures to address water balance objectives and phosphorous reduction objectives; updates to pipe sizes, slopes and elevations to reflect water level elevations in Elgin Pond; and the recommendations have been incorporated into a site plan agreement and financially secured. As part of the preparation of the updated functional servicing study, a detailed grading plan, and cross sections of the complete site and its relationship to adjacent development shall be prepared which demonstrate to the satisfaction of the Township that the development is compatible with the adjacent development with respect to grading and elevation and the recommendations have been incorporated into the site plan and related agreement and financially secured;
 - iii. The Township has approved a Site Plan and the Owner has entered into any required Site Plan Agreement with the Township, to be registered on the title of the lands. As part of the Site Plan approval, the following issues shall be addressed to the satisfaction of the Township and, shall be incorporated into the Site Plan and, where appropriate, the Site Plan Agreement and financially secured:
 - The protection of cultural heritage features through requirements for a Heritage Conservation Plan, Protection Plan, Heritage Easement Agreement, Heritage commemoration and related financial securities;

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

- Provide for public access from Mill Street southerly to Elgin Park, through the plan of condominium on an easement dedicated to the Township which permits public use of the private right of way;
 - Finalize landscaping and tree planting and preservation plan utilizing native species and maximizing landscaping, as well as ensuring that landscaping is in keeping with the heritage of the site particularly on the lands associated with the heritage house;
 - external design elements for proposed new dwelling houses are in keeping with the heritage of the site;
 - cash-in-lieu of parkland requirements;
 - provision for any external roadway improvements including consideration of the potential for controls at the Pond Street/Mill Street/Private Right of Way intersection as a measure to improve the safety of interactions between vehicular/pedestrian/cyclist movements; and,
 - consideration of features which contribute to more sustainable development.
- iv. All necessary approvals have been received from Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Agreement and financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township; and,
- v. The Owner has entered any required Development Agreement with the Region of Durham, to be registered on the title of the lands, including satisfaction of the Region's requirements with respect to a Reliance Letter and Proof of Insurance form regarding the Phase I ESA."

4.10.4.31 HOLDING RESIDENTIAL SECOND DENSITY EXCEPTION NO. 31((H) R2-31) ZONE

- (B/L Nos 2019-0810)
- a. No person shall within the Holding Residential Second Density Exception No. 31 ((H)R2-31) Zone located in Part Lot 30, Concession 7 and Part of Lots 55-60 and Centre Street, Plan H5006, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for a single family detached dwelling house and accessory buildings and structures existing as of May 27, 2019.
- b. Upon removal of the Holding (H) Symbol within the Holding Residential Second Density Exception No. 31 ((H)R2-31) Zone located in Part Lot 30, Concession 7 and Part of Lots 55-60 and Centre Street, Plan H5006, Township of Uxbridge, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.10.1, 4.10.2, and 4.10.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in the Residential Second Density Exception No. 31 (R2-31) Zone:

PERMITTED USES

4: ZONE PROVISIONS

4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE

The only permitted uses shall be the following uses, in addition to the uses in Sections 4.10.1 b. and 4.10.1 c.:

- i. a maximum of 60 row dwelling house units including a minimum of 10 bungalow loft row dwelling house units on lots abutting the south boundary of the R2-31 Zone; and
- ii. an open space amenity area or stormwater management facility.

REGULATIONS FOR PERMITTED USES

The lands within the Residential Second Density Exception No. 31 (R2-31) Zone located in Part Lot 30, Concession 7 and Part of Lots 55-60 and Centre Street, Plan H5006, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

- i. Minimum Lot Area 20 hectares
- ii. The regulations of Section 5, General Zone Regulation, shall apply to the lands in the R2-31 Zone, including the parking requirements

REGULATIONS FOR PERMITTED ROW DWELLING HOUSE USES

For the purposes of this Zone, the minimum front yard or rear yard shall be defined as the horizontal distance measured at right angles between a public or private right of way or lot line and the nearest part of the row dwelling house unit. The part of the row dwelling house unit facing Brock Street or any private road, respectively shall be deemed the front of the dwelling house unit and the yard between the dwelling house unit and Brock Street or any private road, respectively will be deemed the front yard.

- i. Minimum Lot Frontage per row dwelling house unit 7 metres
- ii. Minimum Lot Frontage per bungalow loft row dwelling house unit 10.8 metres
- iii. Maximum Driveway Width at front of dwelling unit 55% of Lot Frontage
- iv. Maximum Garage Door Width at front of dwelling unit 50% of Lot Frontage
- v. Minimum Separation between Dwelling Units
 - 0 m for an interior row dwelling unit
 - 1.2 m on one side and 0 m on the other side for an end row dwelling unit
- vi. Maximum Height of Dwelling Units

The maximum height of any dwelling unit shall be 3 storeys, with the exception of bungalow loft row dwelling house units which shall have a maximum height of 9.5 metres.
- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Residential Second Density Exception No. 31 ((H)R2-31) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy;
 - ii. That all studies required by the Township have been prepared to the satisfaction of the Township of Uxbridge and the recommendations have been incorporated into the condominium and subdivision agreements and any site plan agreements as applicable and all agreements have been financially secured and fully executed by the Owner and the Township of Uxbridge;

4: ZONE PROVISIONS**4.10 RESIDENTIAL SECOND DENSITY (R2) ZONE**

- iii. That condominium and subdivision agreements as applicable have been fully executed by the Owner and the Region of Durham; and,
- iv. All necessary approvals have been received from Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan of subdivision, plan of condominium and any site plan agreements as applicable and financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township.

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

4.11.1 PERMITTED USES

No person shall within the Residential Multiple Density (RM) Zone use any land, or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - i. a single-family dwelling house in accordance with the provisions of Section 4.10.2.1 hereof;
 - ii. a semi-detached dwelling house in accordance with the provisions of Section 4.10.2.2 hereof;
 - iii. a duplex dwelling house in accordance with the provisions of Section 4.10.2.3 hereof;
 - iv. a boarding or lodging house in accordance with the provisions of Section 4.10.2.4 hereof;
 - v. a converted dwelling house in accordance with the provisions of Section 4.10.2.4 hereof;
 - vi. a triplex dwelling house;
 - vii. a fourplex dwelling house;
 - viii. a row dwelling house;
 - ix. an apartment dwelling house;
 - x. senior citizen's housing; and

(B/L Nos.
90-49
2002-109)

- xi. a Group Home - Type 1 in accordance with the provisions of Section 5.8 hereof.
 - xii. private home daycare in accordance with Section 5.26 of Zoning By-law No. 81-19

- b. Non-Residential Uses
 - i. a day nursery in accordance with the provisions of the Day Nurseries Act, R.S.O., 1980, c. 111, as amended.
 - ii. a home occupation in accordance with the provisions of Section 5.10 hereof; and
 - iii. a public use in accordance with the provisions of Section 5.18 hereof.

c. Accessory Uses

Uses, buildings and structures accessory to any of the forgoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.11.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

4.11.2.1 TRIPLEX DWELLING HOUSE

- a. Minimum Lot Area Requirement 750 square metres

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

| | | | |
|-----------------|----|---|--|
| | b. | Minimum Lot Frontage Requirement | 24 metres |
| | c. | Minimum Yard Requirements | |
| | | i. Front Yard Depth | 8 metres |
| | | ii. Exterior Side Yard Width | 8 metres |
| | | iii. Interior Side Yard Width | 3 metres |
| | | iv. Rear Yard Depth | 10 metres |
| | d. | Minimum Gross Floor Area Requirement | 83 square metres |
| | e. | Maximum Lot Coverage of All Buildings | 30 per cent |
| | f. | Minimum Setback From Street Centreline | |
| | | i. Provincial Highway | 26 metres |
| | | ii. Regional Road - Type "A" | 26 metres |
| | | iii. Regional Road - Type "B" | 21 metres |
| | | iv. Township Road | 18 metres |
| | g. | Minimum Landscaped Open Space Requirement | 30 per cent |
| | h. | Maximum Number of Dwelling Houses Per Lot | 1 |
| | i. | Maximum Number of Dwelling Units Per Lot | 3 |
| | j. | Maximum Height of Buildings | 10 metres |
| 4.11.2.2 | | FOURPLEX DWELLING HOUSE | |
| | a. | Minimum Lot Area Requirement | 900 square metres |
| | b. | Minimum Lot Frontage Requirement | 30 metres |
| | c. | Minimum Yard Dimensions | |
| | | i. Front Yard Depth | 8 metres |
| | | ii. Exterior Side Yard Width | 8 metres |
| | | iii. Interior Side Yard Width | 3 metres or one-half the height of the building whichever is the greater |
| (B/L No. 82-27) | | iv. Rear Yard Depth | 10 metres |
| | d. | Minimum Gross Floor Area Requirement | 84 square metres |
| | e. | Maximum Lot Coverage of All Buildings | 30 per cent |
| | f. | Minimum Setback From Street Centreline | |
| | | i. Provincial Highway | 26 metres |
| | | ii. Regional Road - Type "A" | 26 metres |
| | | iii. Regional Road - Type "B" | 21 metres |
| | | iv. Township Road | 18 metres |
| | g. | Minimum Landscaped Open Space Requirement | 30 per cent |
| | h. | Maximum Number of Dwelling Houses Per Lot | 1 |

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

| | | |
|----------|--|-------------------|
| i. | Maximum Number of Dwelling Units Per Lot | 4 |
| j. | Maximum Height of Buildings | 10 metres |
| 4.11.2.3 | ROW DWELLING HOUSE | |
| a. | Minimum Lot Area Requirement | |
| i. | Where a dwelling unit has two walls attached to adjoining dwelling units. | 260 square metres |
| ii. | Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot. | 300 square metres |
| iii. | Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot. | 496 square metres |
| b. | Minimum Lot Frontage Requirements | |
| i. | Where a dwelling unit has two walls attached to adjoining dwelling units. | 8.5 metres |
| ii. | Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot. | 10 metres |
| iii. | Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot. | 16 metres |
| c. | Minimum Yard Requirements | |
| i. | Front Yard Depth | 8 metres |
| ii. | Exterior Side Yard Width | 8 metres |
| iii. | Interior Side Yard Width | |
| | Minimum interior side yard width requirement shall be 1.8 metres where a dwelling unit is not attached to an adjoining dwelling unit. | |
| iv. | Rear Yard Depth | 10 metres |
| d. | Maximum Number of Dwelling Units Having Common Walls | |
| | Notwithstanding any other provision of this By-law, to the contrary, a minimum of 3 dwelling units but not more than 8 dwelling units may be erected having common walls, in the form of a row dwelling house. | |
| e. | Minimum Gross Floor Area Per Dwelling Unit | 84 square metres |
| f. | Maximum Lot Coverage of All Buildings | 30 per cent |
| g. | Minimum Setback from Street Centreline | 26 metres |

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- i. Provincial Highway 26 metres
 - ii. Regional Road - Type "A" 26 metres
 - iii. Regional Road - Type "B" 21 metres
 - iv. Township Road 18 metres
- h. Minimum Landscaped Open Space Requirement 30 per cent
- i. Maximum Number of Dwelling Units Per Lot 1
- j. Maximum Height of Buildings 10 metres

4.11.2.4 APARTMENT DWELLING HOUSE

- a. Minimum Lot Area Requirement 900 square metres for the first 4 dwelling units, plus 93 square metres for each additional dwelling unit.
- b. Minimum Lot Frontage Requirement 30 metres
- c. Minimum Yard Dimensions
 - i. Front Yard Depth 10 metres
 - ii. Exterior Side Yard Width 10 metres
 - iii. Interior Side Yard Width 5 metres
 - iv. Rear Yard Depth 10 metres
- d. Minimum Gross Floor Area Per Dwelling Unit
 - i. Bachelor Dwelling Unit 31 square metres
 - ii. One Bedroom Dwelling Unit 43 square metres
 - iii. Two Bedroom Dwelling Unit 55 square metres
 - iv. Three or more Bedroom Dwelling Unit 65 square metres
- e. Maximum Lot Coverage of All Buildings 40 per cent
- f. Minimum Setback From Street Centreline
 - i. Provincial Highway 28 metres
 - ii. Regional Road - Type "A" 28 metres
 - iii. Regional Road - Type "B" 23 metres
 - iv. Township Road 20 metres
- g. Minimum Landscaped Open Space Requirement 30 per cent
- h. Maximum Number of Dwelling Houses Per Lot 1
- i. Maximum Height of Buildings 10 metres

4.11.2.5 SENIOR CITIZENS' HOUSING

Senior Citizens' Housing shall be allowed in accordance with the provisions of Section 4.11.2.3 hereof, where erected in the form of a row dwelling house, or in accordance with the provisions of Section 4.11.2.4 hereof, where erected in the form of an apartment dwelling house.

4.11.2.6 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot abuts a Residential Zone, which lot is used for an apartment dwelling house, within the Residential Multiple Density (RM) Zone, an

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

area adjoining such abutting lot line or portion thereof shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.17 hereinafter set forth in this By-law.

4.11.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Residential Multiple Density (RM) Zone shall apply and be complied with.

4.11.4 SPECIAL ZONE CATEGORIES - RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

(B/L Nos. 82-27)
4.11.4.1

RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 1 (RM-1) ZONE

All zone provisions of the Residential Multiple Density (RM) Zone, shall apply to the lands within the Residential Multiple Density Exception No. 1 (RM-1) Zone, located on the south side of Perry Street, in the former Town of Uxbridge, and shown on Schedule "A1" hereof, save and except Section 4.11.2.3 d. and 4.11.2.3 i. hereof, and the following provisions which shall apply:

- a. Only Uses Permitted
 - i. Senior citizens' housing, erected in the form of row dwelling houses, containing a maximum of 80 dwelling units, contained within a maximum of 3 separate row dwelling houses.

4.11.4.2 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 2 (RM-2) ZONE

(B/L No. 89-134)

All provisions of the Residential Multiple Density (RM) Zone shall apply to the lands within the Residential Multiple Density Exception No. 2 (RM-2) Zone, located on the west side of Bascom Street, in the former Town of Uxbridge, and shown on Schedule "A1" hereof, save and except with respect to the following provisions which shall apply:

- a. Only Uses Permitted
 - a maximum of seven (7) connected dwelling units
- b. Minimum Front Yard Depth
 - 5.8 metres
- c. Minimum Interior Side Yard Width
 - 0.45 metres on the northerly portion of the lands within the RM-2 Zone, and 6 metres on the southerly portion of the RM-2 Zone.
- d. Minimum Lot Area Per Dwelling Unit
 - 185 square metres
- e. Minimum Lot Frontage Per Dwelling Unit
 - 5.8 metres
- f. Minimum Setback From Street Centreline
 - 15.8 metres
- g. Garage Doors
 - Each private garage for the dwelling units contained in the permitted row dwelling house shall be constructed with a vertical garage door and no other kind or type.
- h. Notwithstanding the provisions of Sections 4.11.1, 4.11.2, and 4.11.3 of Zoning

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

By-law No. 81-19 (as amended), to the contrary, within the RM-2 Zone, only buildings or structures lawfully in existence as of the 13th day of November, 1989 shall be permitted, and that no new structures or buildings shall be permitted except a carport, porch or shed, for which the Lake Simcoe Region Conservation Authority has issued a permit.

4.11.4.3 Deleted in its entirety.
(B/L No. 85-59)

4.11.4.4 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 4 (RM-4) ZONE

(B/L No. 87-30) Notwithstanding the provisions of Sections 4.11.1 a. and 4.11.2.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential Multiple Density Exception No. 4 (RM-4) Zone, located in part of Lot 30, Concession VI, in the former Township of Uxbridge, the applicable provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- a. Only Permitted Residential Uses
 - i. row dwelling houses comprising a maximum total of sixty-two (62) dwelling units.
- b. Minimum Lot Area Requirement 2.5 hectares
- c. Minimum Lot Frontage Requirement 100 metres
- d. Maximum Number of Dwelling Units Per Lot 62
- e. Minimum Yard Depth From Regional Road No. 8 Road Allowance 15 metres
- f. Minimum Gross Floor Area Requirement 93 square metres
Per Dwelling Unit

4.11.4.5 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 5 (RM-5) ZONE

(B/L No. 87-31) Notwithstanding the provisions of Sections 4.11.1 a. and 4.11.2.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential Multiple Density Exception No. 5 (RM-5) Zone, located in part of Lot 33, Concession VII, in the former Township of Uxbridge, the applicable provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- a. Only Permitted Residential Uses
 - i. one (1) apartment dwelling house containing a maximum of thirty (30) dwelling units.
- b. Minimum Lot Frontage Requirement 40 metres
- c. Maximum Building Height 3 storeys

4.11.4.6 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 6 (RM-6) ZONE

(B/L No. 87-70) Notwithstanding the provisions of Sections 4.11.1 a. and 4.11.2.4 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential Multiple Density

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

Exception No. 6 (RM-6) Zone, located in part of Lot 28, Concession VII, in the former Township of Uxbridge, the applicable provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Only Permitted Residential Uses
 - i. an apartment dwelling house containing a maximum of 81 rental dwelling units.
- b. Minimum Lot Area Requirement 1 hectare
- c. Minimum Lot Frontage Requirement 80 metres
- d. Maximum Building Height (excluding roof) 4 storeys
- e. Minimum Yard Requirement Adjacent North and West Limits of RM-6 Zone 15 metres

4.11.4.7 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 7 (RM-7) ZONE

(B/L No. 88-108) Notwithstanding the provisions of Sections 4.11.1 a., 4.11.2.3 and 5.15 c. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential Multiple Density Exception No. 7 (RM-7) Zone, located in part of Lot 30, Concession VI, in the former Township of Uxbridge, the applicable provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Only Permitted Residential Uses
 - i. row dwelling houses comprising a maximum total of fifty-three (53) dwelling units.
- b. Minimum Lot Area Requirement 3 hectares
- c. Minimum Lot Frontage Requirement 300 metres
- d. Maximum Number of Dwelling Units Per Lot 53
- e. Minimum Yard Depth from Township Road 11.5 metres
- f. Maximum Lot Coverage All Buildings 25 percent
- g. Minimum Landscaped Open Space Requirement 55 percent
- h. Maximum Building Height One Storey

The provisions of Section 5.15 c. shall not apply to the RM-7 Zone.

4.11.4.8 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 8 (RM-8) ZONE

(B/L Nos. 89-93 90-81) Notwithstanding the provisions of Sections 4.11.1 a. and 4.11.2.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Residential Multiple Density Exception No. 8 ((RM-8) Zone, the applicable provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- a. Permitted Uses

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- i. Only 44 row dwelling houses shall be permitted.
- ii. Accessory Uses

In addition to the provisions of Section 4.11.1c. of Zoning By-law No. 81-19, as amended, the following is permitted:

- i. a Residents' Centre comprising meeting space, laundry facilities, mail room, Superintendent's office, and storage space for maintenance equipment.
- b. Regulations for Permitted Residential Uses
 - i. Minimum Lot Area Requirement 1.0 hectare
 - ii. Minimum Lot Frontage Requirement 100 metres
 - iii. Maximum Number of Dwelling Units Per Lot 44
 - iv. Notwithstanding the provisions of Section 1.43 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, a maximum of 8, 1 bedroom units may be permitted on the second storey, with each 1 bedroom unit having a minimum gross floor area of 56 square metres.

4.11.4.9 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 9 (RM-9) ZONE

(B/L No. 89-134) Notwithstanding the provisions of Sections 4.11.1, 4.11.2, and 4.11.3 of Zoning By-law No. 81-19, as amended, to the contrary, within the RM-9 Zone, only buildings or structures lawfully in existence as of the 13th day of November, 1989 shall be permitted, and that no new structures or buildings shall be permitted except a carport, porch or shed, for which the Lake Simcoe Region Conservation Authority has issued a permit.

4.11.4.10 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 10 (RM-10) ZONE

(B/L Nos. 90-119, 91-105, 91-118) Notwithstanding the provisions of Sections 4.11.1.a., 4.11.2.3 a., 4.11.2.3 b., 4.11.2.3 c.iii, 4.11.2.3 c.iv and 4.11.2.3 e of Zoning By-law No. 81-19, as otherwise amended within the Residential Multiple Density Exception No. 10 (RM-10) Zone, located in Part of Lot 31, Concession VI, in the former Township of Uxbridge, all the provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- a. Only Permitted Residential Uses
 - i. Row dwelling houses comprising a maximum total of 40 dwelling units.
- b. Minimum Lot Area Requirement
 - i. Where a dwelling unit has two walls attached to adjoining dwelling units. 237 square metres
 - ii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot. 340 square metres
 - iii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot. 500 square metres

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- c. Minimum Lot Frontage Requirements
 - i. Where a dwelling unit has two walls attached to adjoining dwelling units. 6.0 metres
 - ii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is not a corner lot. 8.6 metres
 - iii. Where a dwelling unit has only one wall attached to an adjoining dwelling unit and the lot is a corner lot. 14 metres
- d. Minimum Yard Requirements
 - i. Interior Side Yard Width
Minimum interior side yard width requirements shall be where a dwelling unit is not attached to an adjoining dwelling unit. 2.5 metres
 - ii. Rear Yard Depth 14.5 metres
- e. Minimum Gross Floor Area Per Dwelling Unit 110 square metres

4.11.4.11 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 11 (RM-11) ZONE

(B/L No. 91-22) Notwithstanding the provisions of Sections 4.11.1 a, 4.11.2.4 a., b. and c., 4.11.2.4 f. and 5.2, of Zoning By-law No. 81-19, as amended by Zoning By-Law No. 91-22, and as otherwise amended, to the contrary, within the Residential Multiple Density Exception No. 11 (RM-11) Zone, located on certain lands legally described as comprising Lot 116, Block Q, Plan 83, in the Township of Uxbridge (former Town of Uxbridge portion), all applicable Zone provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Only Permitted Residential Uses:
 - i. an apartment dwelling house containing a maximum of 6 rental dwelling units, 2 of which may be located in the basement.
 - ii. Minimum Lot Area Requirement 1,000 square metres
 - iii. Minimum Lot Frontage 20 metres
 - iv. Minimum Interior Side Yard Requirement 3 metres
 - v. Minimum Exterior Side Yard Width and Front Yard Depth Requirement 7.5 metres
 - vi. Minimum Setback From Street Centreline 17.5 metres

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

4.11.4.12 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 12 (RM-12) ZONE

- (B/L Nos.
2002-073
2005-209)

a.

Notwithstanding the provisions of Sections 4.11.1a., 4.11.2.4a., 4.11.2.4c.,4.11.2.4f., 4.11.2.4g., 4.11.2.4h., and the provisions of the Parking Space Requirement Table in Section 5.15 and planting strips in Section 5.17 of Zoning By-law No. 81-19, as amended, to the contrary, within the Residential Multiple Density Exception No. 12 (RM-12) Zone applying to those lands legally described as Block 80, Plan 40M-1625, in the Township of Uxbridge, all applicable Zone provisions in the Residential Multiple Density (RM) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

i.

Only Permitted Residential Uses:

apartment dwelling houses containing a maximum combined total of 52 dwelling units

ii.

Minimum Lot Area Requirement:

8,400 square metres

iii.

Minimum Yard Dimensions:

•

Front Yard Depth (Enzo Crescent)

8.0 metres

•

Exterior Side Yard Width (Testa Road)

3.7 metres

•

Interior Side Yard Width

4.5 metres

•

Rear Yard Depth (Reach Street)

4.5 metres *

* save and except the northwest corner can be reduced to 0.80 metres and set back from street centreline shall not apply to the northwest corner

iv.

Minimum Setback from Street Centreline

•

Reach Street

19 metres

•

Testa Road and Enzo Cres.

13.7 metres

v.

Maximum Number of Apartment Dwelling Houses Per Lot

9

vi

Minimum Landscaped Open Space Requirement

40 percent

vii

Minimum Distance between exterior main Building walls above finished grade:

4.5 metres

viii

Garbage Storage:

All garbage and associated storage containers shall be located in fully enclosed storage facilities.

ix

Minimum Parking Space Requirement

1.51 spaces for each dwelling unit.

x

The 3 metre planting strip along the east side of the lands shall comprise of grass, trees and/or patios.

4.11.4.13 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 13 (RM-13) ZONE

(B/L Nos.
2000-013
2005-218)

a.

Within the Residential Multiple Density Exception No. 13 (RM-13) Zone, located in Parts 1, 2, 3, 4 &5, Plan 40R-19055 and shown on Schedules “A1” and“A2” of the Zoning By-law 81-19, as amended, the following provisions shall apply and be complied with:

a.

Permitted Uses

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- i. a semi detached dwelling house in accordance with the provisions outlined herein
 - ii. an apartment dwelling house in accordance with the provisions outlined herein
 - iii. non residential and accessory use in accordance with Section 4.11.1 b. and Section 4.11.1 c. of Zoning By-law 81-19
- b. Maximum Number of Dwelling Units
The total number of dwelling units on the lands zoned (RM-13) shall not exceed 78 units of which no more than 56 shall constitute apartment dwelling units.
- c. Minimum Setback Regulations
 - i. from west property line 12.0 metres
 - ii. from Campbell Drive 4.0 metres
 - iii. from Cemetery Road 6.0 metres
 - iv. from Toronto Street 6.5 metres
- d. Minimum Separation Distances
 - i. between sidewalls of semi detached dwelling houses 3.0 metres
 - ii. between rear walls of semi detached dwelling houses 13.0 metres
 - iii. between front walls of semi detached dwelling houses 20.0 metres
 - iv. between front wall of a semi detached dwelling house and an apartment dwelling house 18.0 metres
 - v. between the side wall of a semi detached dwelling house and an apartment dwelling house 6.0 metres
- e. Maximum Lot Coverage 40 percent
- f. Minimum Landscape Open Space Requirement 30 per cent
- g. Maximum Height of Buildings
 - i. semi detached dwelling house 8.5 metres
 - ii. apartment dwelling house 12.0 metres
- h. Parking
 - i. a minimum of 2 parking spaces per semi-detached dwelling unit
 - ii. a minimum of 1.25 parking spaces per apartment dwelling unit ;
 - iii. a minimum of 20 spaces shall be maintained for visitors that are accessed off an internal private road, and
 - iv. parking areas shall not abut any street frontages.
- i. Campbell Drive Building orientation

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

All dwelling houses within 6 metres of Campbell Drive shall be oriented to front or to flank on Campbell Drive.

4.11.4.14 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 14 (RM-14) ZONE

- (B/L Nos. 2001-048, 2005-081)
- a. Notwithstanding the provisions of Sections 4.11.2.4a.,c.i. and ii., f. and i., of Zoning By-Law No. 81-19, as amended, within the Residential Multiple Density Exception No. 14 (RM-14) Zone, located on the northeast corner of the intersection of Elgin Park Drive and Toronto Street South, all provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- i. Minimum Lot Area Requirement

1 hectare
- ii. Minimum Front Yard Depth Requirement

3 metres
- iii. Minimum Exterior Side Yard Requirement

3 metres
- iv. Minimum Setback From Street Centreline

13 metres
- v. Maximum Building Height

17.5 metres
- vi. Maximum Number of Dwelling Units

61 dwelling units

4.11.4.15 HOLDING RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 15 (RM-15) ZONE

- (B/L No. 2003-165)
- a. Within the Residential Multiple Density Exception No. 15 (RM-15) Zone, located in part of Lot 33, Concession 6, in the Township of Uxbridge, the applicable Zone Provisions of the Residential Multiple Density (RM) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
- Regulations for Row Dwelling Houses:
- i. Minimum Lot Frontage:

7.8 metres per dwelling unit
- ii. Minimum Lot Area:

175 sq. m. per dwelling unit
- iii. Minimum Front Yard and Exterior Side Yard Depth:

- to a garage

6.0 metres

- to a dwelling unit excluding garage

3.6 metres

- to a covered open porch

1.5 metres
- iv. Minimum Interior Side Yard Depth:

- End unit

1.2 metres

- Interior unit

Nil
- v. Minimum Rear Yard Depth:

7.5 metres
- vi. Maximum Lot Coverage of All Buildings:

50 percent
- vii. Minimum Setback from Street Centreline for Corner Lots Only:

13.3 metres

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- viii. Maximum Driveway Width: 6.1 metres
- ix. Maximum Garage Width: 6.1 metres
- x. Relationship of Attached Garage to Dwelling:

The wall of the attached garage facing the street shall not be located closer to the front lot line than a covered porch or the main front entrance to the dwelling unit.
- xi. Garages and Driveways for adjoining Dwelling Units within a Row Dwelling House:

No more than one pair of garages and driveways for (two) individual dwelling units within a Row Dwelling House building are permitted to abut.
- xii. Relationship to EP-27 Zone:

Where a portion of a lot in the RM-15 Zone is also located in the EP-27 Zone, the portion of the lot in the EP-27 Zone may be included in the calculation of Lot Coverage and Rear Yard Depth.

4.11.4.16 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 16 (RM-16) ZONE

(B/L Nos. 2002-128 2004-164 2015-050) Within the Residential Multiple Density Exception No. 16 (RM-16) Zone located in Part of Lot 30, Concession 6, in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, the applicable provisions of 2006-202 the Residential Multiple Density (RM) Zone shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

- i. Only Permitted Uses:
 - an apartment dwelling house;
 - retirement home;
 - a home for the aged;
 - a nursing home;
 - senior citizens housing;
 - public uses in accordance with Section 5.18 hereof; and,
 - accessory uses subject to the provisions for the main permitted uses, and such uses shall include a community centre, a clinic, and a day nursery
- ii. Minimum Lot Area Requirements: 1.0 hectare
- iii. Yard Requirements:
 - Minimum Front Yard Depth: 6.0 metres
 - Minimum Exterior Side Yard Width: 6.0 metres
 - Maximum Exterior Side Yard Width:
 - a minimum of 50 percent of the main building wall facing Brock Street West shall be located no farther than 18.0 metres from the Brock Street West street line.
 - Minimum Interior Side Yard Width: 12.0 metres
 - Minimum Rear Yard Depth: 6.0 metres
- iv. Minimum Landscaped Open Space: 30 percent
 - a landscaped buffer strip with a

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

minimum depth of 6.0 metres shall be provided along the full length of the front and exterior side lot lines.

- v. Maximum Depth of a Parking Area in an Exterior Side Yard: 12.0 metres
 - For the purposes of this provision, a parking area includes parking spaces and the vehicular aisle or driveway accessing the parking spaces.
- vi. Maximum Permitted Residential Density (Number of dwelling units per net hectare)

Either 40 dwelling units or supportive dwelling units per net hectare for an apartment dwelling house or senior citizens housing; or,

86 home for the aged or nursing home spaces per net hectare; or

150 retirement suites per net hectare, and a suite shall be defined as consisting as consisting of a bed/sitting room and bathroom; or a combination of such dwelling units or spaces or retirement suites and such a combination may include 150 retirement suites and an apartment with a maximum of 40 supportive dwelling units.

For the purposes of the RM-16 Zone, a supportive dwelling unit shall be defined as an apartment unit which has been designed to accommodate the needs of the elderly and may include facilities such as wider doors, grab bars and special door and window openers. In addition the apartment building will include a common lounge or activity space.
- vii. Garbage Storage:

All garbage and associated storage containers shall be fully enclosed within a main building on the lot. There shall be no outdoor or unenclosed garbage storage on the lot at any time.
- viii. Maximum Height of Buildings 12.0 metres
- ix. Parking

In addition to the provisions of Section 5, Parking Space Requirement Table, the following parking provisions shall apply in the RM-16 Zone:

| | |
|---|--|
| Apartment Dwelling House with supportive dwelling units | 1 space per 2 units |
| Retirement Home | 1 space for every four retirement suites |

4.11.4.17 RESIDENTIAL MULTIPLE EXCEPTION NO. 17 (RM-17) ZONE

(B/L No. 2004-188 2014-134) Within the Holding Residential Multiple Density Exception No. 17 ((H)RM-17) Zone located in Part of Lots 28 and 29, Concession 6, Plan H50065, Block HHH and Part Lot 552 in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Residential Multiple Density (RM) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- i. PERMITTED USES
 - a row house dwelling
 - a home occupation in accordance with Section 5.10 hereof; and,
 - a public use in accordance with the provisions of Section 5.18 hereof.
- ii. ACCESSORY USES

Uses, buildings and structures accessory to any of the foregoing permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

iii. REGULATIONS FOR PERMITTED USES

- Minimum Lot Frontage Requirement 40 metres
- Minimum Front Yard Depth Requirement 5 metres
- Minimum Southerly Side Yard Width and setback from lane 3 metres
- Minimum Yard Width abutting EP or EP-36 Zone 0.5 metres
- Permitted Encroachments into Yards
 - Bay windows into any yard 0.9 metres maximum
 - Bay windows into a sideyard 2.45 m minimum between buildings between adjacent bay windows
 - Chimney breast into any yard 0.4 metres maximum
 - Eaves into any yard 1.2 metres maximum
 - Rear decks and posts into yard 7 m maximum, except for corner units
 - Stairs from rear deck into yard 9.4 m maximum
 - Front porches may exceed 1.8 metres above finished grade
 - Front porches into front yard or southerly side yard maximum 1.5 metres
 - Stairs from front porches 2.4 metres maximum
- Maximum Number of Dwelling Units 18
- Maximum Coverage of all Buildings in RM-17 Zone 35%
- Minimum Landscaped Open Space Requirement in RM-17 Zone 25 %
- Maximum Height of Buildings 10 metres
- Minimum Setback from Street Centreline 13 metres
- Minimum Parking Requirement 2 spaces per unit

4.11.4.18 RESIDENTIAL MULTIPLE EXCEPTION NO. 18 (RM-18) ZONE

(B/L No. 2006-104) a. Within the Residential Multiple Density Exception No. 18 (RM-8) Zone located at 220 Main Street North, in Part of Lot 33, Concession 6, in the Township of Uxbridge, and shown on Schedule “A2” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Residential Multiple Density (RM) Zone, to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- (B/L No. 2004-143)
- i. PERMITTED USES
 - an apartment dwelling house; and,
 - a public use in accordance with the provisions of Section 5.18 hereof.
 - ii. ACCESSORY USES

Uses, buildings and structures accessory to any of the foregoing permitted

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uses are permitted provided such are in accordance with the provisions of Section 5.1 of this By-law.

iii. REGULATIONS FOR PERMITTED USES

- Minimum Lot Frontage Requirement 50 metres
- Minimum Front Yard Depth Requirement 5 metres
- Minimum Side Yard Width 5 metres
- Minimum Setbacks for Parking Area 4.8 metres from the north lot line, 2.3 metres from the south lot line, and 2.25 metres from the front lot line
- Minimum Yard abutting EP-45 Zone 0 metres
- Permitted Encroachments into Yards:
 - Bay windows into front yard or yard abutting EP-45 Zone 0.9 metres maximum
 - Eaves into any yard 1.2 metres maximum
 - Rear balconies into yard abutting EP-45 Zone 2.6 metres maximum
- Maximum Number of Dwelling Units 35
- Maximum Coverage of all Buildings in RM-18 Zone 36%
- Minimum Landscaped Open Space Requirement in RM-18 Zone 25 %
- Maximum Height of Buildings and related equipment or machinery 12 metres
- Minimum Setback from Street Centreline 13 metres
- Minimum Parking Requirement 1.5 spaces per unit
- Garbage Facilities shall be located within the main building.

4.11.4.19 RESIDENTIAL MULTIPLE EXCEPTION NO. 19 (RM-19) ZONE

(B/L Nos. 2004-188 2008-106) a. Within the Residential Multiple Density Exception No. 19 (RM-19) Zone located in Part of the East Half of Lot 28, Concession 6, in the Township of Uxbridge, and shown on Schedule “A1” and “A2” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Residential Multiple Density (RM) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

i. PERMITTED USES

- a row house dwelling,
- a home occupation in accordance with Section 5.10 hereof; and,
- a public use in accordance with the provisions of Section 5.18 hereof.

ii. ACCESSORY USES

Uses, buildings and structures accessory to any of the foregoing permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

iii. REGULATIONS FOR PERMITTED USES

- Minimum Lot Frontage Requirement

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4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- on Toronto St. 3 metres
 - Minimum Yard between buildings 2 metres
 - Minimum Yard Width abutting EP or EP-36 Zone 6 metres
 - Permitted Encroachments into Yards
 - Bay windows into any yard 0.9 metres maximum
 - Bay windows into a yard between buildings or between buildings on the same lot 2.45 m minimum between adjacent bay windows
 - Chimney breast into any yard 0.4 metres maximum
 - Eaves into any yard 1.2 metres maximum
 - Rear decks and posts into yard 7 m maximum
 - Stairs from rear deck into yard 9.4 m maximum
 - Front porches may exceed 1.8 metres above finished grade
 - Front porches into front yard or southerly side yard 1.5 metres maximum
 - Stairs from front porches 2.4 metres maximum
 - Maximum Number of Dwelling Units 33
 - Maximum Coverage of all Buildings in RM-19 Zone 35%
 - Minimum Landscaped Open Space Requirement in RM-19 Zone 25 %
 - Maximum Height of Buildings 10 metres
 - Minimum Setback from Street Centreline 13 metres
 - Minimum Parking Requirement 2 spaces per unit
 - Minimum setback from a private lane 3 metres

Notwithstanding any other section of this By-law, a vegetative buffer, having a width of 0.5m used only for the purposes of planting and maintaining trees, shrubs or grasses, shall be located within the RM-19 Zone where it abuts the (H) OS-16 Zone, as detailed in the Site Plan Development Agreement.

4.11.4.20 HOLDING RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 20 ((H)RM-20) ZONE

- (B/L No. 2013-127)
- a. No person shall within the Holding Residential Multiple Density Exception No. 20 ((H)RM-20) Zone located in Block 51, Plan 40M-2272 in the Township of Uxbridge, 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for the uses, buildings and structures existing as of the June 24, 2013.
 - b. Upon removal of the Holding (H) Symbol within the Holding Residential Multiple Density Exception No. 20 ((H)RM-20) Zone located in Block 51 Plan 40M-2272 in the Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the provisions of Sections 4.11.1, 4.11.2 and 4.11.3 shall apply save and except the following;
 - i. Minimum Lot Area for a Row Dwelling where a dwelling unit has two walls attached to adjoin dwelling units 200 square metres;
 - ii. Minimum Lot Area for a Row Dwelling where a dwelling unit has only one wall attached to adjoin dwelling units 270 square metres;
 - iii. Minimum Lot Frontage for a Row Dwelling where a dwelling unit has two walls attached to adjoin dwelling units 6 metres;

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- iv. Minimum Lot Frontage for a Row Dwelling where a dwelling unit has only one wall attached to adjoin dwelling units 7.2 metres;
- v. A Minimum Landscape Area of 1.5 metres shall be provided abutting a rear or side lot line which abuts the lands in an R1 Zone;
- vi. Maximum Lot Coverage for each block or row dwelling houses
 - 40% for row dwelling houses
 - 45% for a one-storey row houses

In addition, a maximum of lot coverage of 5% is permitted for each row dwelling house lot for accessory buildings
- vii. Minimum Front Yard Depth
 - To garage 6 m
 - To dwelling excluding garage 3.6 m
 - To covered porch 1.5 metres
- viii. Maximum Driveway Width 50% of lot frontage
- ix. Maximum Garage Door Width 50% of lot frontage
- x. Relationship of attached garage to Dwelling

The wall of the attached garage facing the street shall not be located closer to the front lot line than a covered porch or the main front entrance of the dwelling unit
- xi. Minimum Rear Yard Depth for row dwelling houses 10 m
- xii. Minimum Interior Side Yard Width for row dwelling houses shall be 1.2 m where a dwelling unit is not attached to an adjoining dwelling unit, provided that where an interior side yard abuts lands in the R1 Zone such a minimum interior side yard shall be 1.5 m
- vii. Minimum Setback from Street Centreline regulations for row dwelling houses in Section 4.11.2.3 g. are not applicable.

c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Residential Multiple Density Exception No. 20 ((H)RM-20) Zone on the lands which are the subject of this By-law until the following conditions have been complied with:

- i. The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy;
- ii. That a subdivision agreement has been fully executed by the Owner and the Township of Uxbridge;
- iii. That a subdivision agreement has been fully executed by the Owner and the Region of Durham; and,
- iv. All necessary approvals have been received from Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan of subdivision agreement and financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township.

4.11.4.21 HOLDING RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 21 ((H)RM-21) ZONE

- (B/L No. 2017-023 2019-102)
- a. No person shall within the Holding Residential Multiple Exception No. 21 ((H)RM-21) Zone located in Part of Lot 28, Concession 7, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for a single family detached dwelling house and accessory buildings and structures existing as of February 6, 2017.

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- b. Upon removal of the Holding (H) Symbol within the Holding Residential Multiple Exception No. 21 ((H)RM-21) Zone located in Part of Lot 28, Concession 7, in the Township of Uxbridge and shown on Schedule 'A 1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.11.1, 4.11.2 and 4.11.3 of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in the Residential Multiple Exception No. 21 (RM-21) Zone:

PERMITTED USES

The only permitted uses shall be the following uses, in addition to the uses in Sections 4.11.1 b. ii., iii. and 4.11.1 c.:

- i. row houses comprising a maximum of 62 dwelling units;
- ii. open space amenity area; and,
- iii. playground. located a minimum of 30 metres from the north lot line

REGULATIONS FOR PERMITTED USES

The lands within the Residential Multiple Exception No. 21 (RM-21) Zone located in Part of Lot 28, Concession 7, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

- i. Minimum Lot Area 3.6 hectares
- ii. Minimum Lot Frontage 240 metres
- iii. Minimum East and West Yard Width 7 metres
- iv. Minimum North Yard Depth
60% 10 metres
40% 9 metres
- v. Minimum Landscaped Open Space
3 metres abutting the north, east and west lot line with the exception of those areas which abut the EP-70 Zone. The landscaped open space area shall be used for no other purpose than the planting of trees, shrubs, grass and other planting and fencing.
- vi. Minimum Dwelling Unit Width 7.5 metres
- vii. Minimum Driveway Length from a Private Right of Way
6 metres to the edge of the sidewalk closest to the dwelling unit where applicable or to the curb of a private right-of-way.
- viii. Minimum Separation between Dwelling Units
0 metres for an interior row dwelling unit
1.2 metres on one side and 0 metres on the other side for an end row dwelling unit
- ix. Maximum Height of Dwelling Units
The maximum height of any dwelling unit shall be 3 storeys, with the exception of any dwelling unit adjacent to the north lot line which shall have a maximum height of 1.5 storeys.
- x. Encroachments
A porch, deck or patio may encroach a maximum of 2 metres in to a required yard.

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

The regulations of Section 5, General Zone Provisions, shall not apply to the lands in the RM-21 Zone, with the exception that the provisions with respect to accessory buildings, structures and uses in Section 5.1 and the regulations of the Parking Space Requirement Table in Section 5.15 shall apply. However no accessory buildings shall be permitted in the required landscaped open space areas. In addition, the provisions of Section 5.9, 5.10, 5.14, 5.18, 5.27 and 5.29 shall apply.

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Residential Multiple Exception No. 21 ((H)RM-21) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy;
 - ii. That all studies, plans and other submissions required by the Township have been prepared to the satisfaction of the Township and the recommendations incorporated into the condominium and subdivision agreements and any site plan agreements as applicable and all agreements have been financially secured and fully executed by the Owner and the Township of Uxbridge. As part of the approvals and agreements, the following issues shall be addressed to the satisfaction of the Township and financially secured:
 - Provision for public access from Village Green Lane southerly to Reach Street, through the plan of condominium on an easement dedicated to the Township which permits public use of the private right of way;
 - Finalize landscaping and tree planting and preservation plan utilizing native species and maximizing landscaping including ensuring that trees on adjacent properties will not be negatively impacted by proposed construction;
 - Finalize maintenance plan of the for two the wooded on-going areas in the enhancement EP-70 Zones; and,
 - Cash-in-lieu of parkland requirements and sidewalk along Reach Street;
 - iii. All necessary approvals have been received from Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the plan of subdivision, plan of condominium, and any site plan agreements and any financially secured, all to the satisfaction of the Authority and confirmed in writing to the Township; and,
 - iv. That the condominium and subdivision agreements as applicable have been fully executed by the Owner and Region of Durham.

4.11.4.22 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 22 (RM-22) ZONE

(B/L No. 2017-136 2018-187) Within Residential Multiple Density Exception No. 22 (RM-22) Zone located in Part of Lots 26 and 27, Concession 6, Part 1 Plan 40R-8540, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of the Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.11.1, 4.11.2 and 4.11.3 of Zoning By-law 81-19, as amended,

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

PERMITTED USES

The following uses are permitted in Residential Multiple Density Exception No. 22 (RM-22) Zone:

- i. single detached dwelling house;
- ii. semi-detached dwelling house;
- iii. row dwelling house;
- iv. Non-residential uses as established in Section 4.11.1 a. xii and 4.11.1 b.; and,
- v. Accessory uses as established in Section 4.11.1 c.

REGULATIONS FOR PERMITTED USES

The lands within the Residential Multiple Density Exception No.22 (RM-22) Zone located Part of Lots 26 and 27, Concession 6, Part 1 Plan 40R-8540, in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the propose of these regulations:

- v. Minimum Lot Area 1.9 hectares
- vi. Minimum Lot Frontage 20 metres
- vii. Maximum number of dwelling houses per lot 56
- viii. Maximum Coverage of All Buildings 40%
- ix. Minimum Yard Dimensions
 - Front Yard 6 metres
 - Rear Yard 7 metres
 - Exterior Side Yard
2 metres, with the exception of Exterior Side Yard abutting Cemetery Road which shall be 3 metres
 - Interior Side Yard
Minimum interior side yard width for single, semi-detached and row dwelling houses shall be 1.2 m where a dwelling unit is not attached to an adjoining dwelling unit and 0 metres where such dwelling houses are attached
- x. Maximum Height of Building and Structures 3 storeys
- xi. Minimum Landscape Open Space 40% of lot
- xii. Maximum Driveway Width 55% of front of dwelling house
- viii. Maximum Garage Door Width 50% of front of dwelling house
- ix. Relationship of Attached Garage to Dwelling
The wall of the attached garage facing the street shall not be located closer to the front lot line than a covered porch or the main front entrance of the dwelling unit
- x. Minimum Driveway Width 10 metres
- xii. The regulations of Section 5, General Zone Regulations, shall also apply to the lands in the RM-22 Zone, with the exception that:

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

- No accessory buildings shall be permitted in the minimum setbacks required by subsections viii to ix inclusive;
- Front covered open porch to be a minimum of 1.5 metres from a front or exterior side lot line;
- The total lot coverage of accessory buildings will be subject to subsections vi; and,
- The parking requirements shall be a minimum of 2 parking spaces per dwelling unit including one which may be permitted in a private garage and a minimum of 22 visitor parking spaces shall be provided on the same lot or on other lands controlled by the related condominium corporation.

4.11.4.23 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 23 (RM-23) ZONE

(B/L No. 2017-136 2018-187) Within Residential Multiple Density Exception No. 23 ((H)RM-23) Zone located in Part of Lots 26 and 27, Concession 6, Part 1 Plan 40R-8540, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of the Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.11.1, 4.11.2 and 4.11.3 of Zoning By-law 81-19, as amended, to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

PERMITTED USES

The following uses are permitted in Residential Multiple Density Exception No. 23 (RM-23) Zone:

- i. Apartment dwelling house;
- ii. Non-residential uses as established in Section 4.11.1 a. xii and 4.11.1 b; and
- v. Accessory uses as established in Section 4.11.1 c.

REGULATIONS FOR PERMITTED USES

The lands within the Residential Multiple Density Exception No.23 (RM-23) Zone located Part of Lots 26 and 27, Concession 6, Part 1 Plan 40R-8540, in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the propose of these regulations:

- i. Minimum Lot Area 0.14 hectares
- ii. Minimum Lot Frontage 40 metres
- iii. Maximum number of units 10
- iv. Minimum Yard Dimensions
 - Front Yard 10 metres
 - Rear Yard 8 metres
 - Interior Side Yard 3 metres
- v. Maximum Height of Building and Structures 4 storeys
- vi. Garbage Storage
Shall be located interior to the building or in an accessory building
- vii. The regulations of Section 5, General Zone Regulations, shall also apply to the lands in the RM-22 Zone, with the exception that:
 - Section 5.17, Planting Strips shall not apply, and
 - The parking requirements shall be a minimum of 18 parking spaces

4: ZONE PROVISIONS

4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE

4.11.4.24 RESIDENTIAL MULTIPLE DENSITY EXCEPTION NO. 24 (RM-24) ZONE

(B/L No. 2018-112 2021-082) Within the Residential Multiple Density Exception No. 24 (RM-24) Density Exception No. 24 (RM-24) Zone located in Part of Lot 27, Concession 6, in the Township of Uxbridge and shown on Schedule 'A1' and 'A2' of the Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.11.1, 4.11.2 and 4.11.3 of Zoning By-law 81-19, as amended, to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

PERMITTED USES

The following uses are permitted in the Residential Multiple Density Exception No. 24 (RM-24) Zone:

- i. Single detached dwelling house;
- ii. Row dwelling house; and,
- iii. Non-residential uses as established in Section 4.11.1 a. xii and 4.11.1 b.;
- iv. Accessory uses as established in Section 4.11.1 c.;
- v. Conservation and forestry and similar passive uses including bird sanctuaries and wildlife reserves which provide for the preservation and management of the natural environment.

REGULATIONS FOR PERMITTED USES

- vi. Minimum Lot Area per dwelling house 300 m²
- vii. Minimum Lot Frontage per dwelling house 11 metres
- viii. Minimum Yard Dimensions per dwelling house
 - Front Yard to Garage 5.7 metres
 - Front Yard to Dwelling 5.0 metres
 - Rear Yard 5.7 metres
- ix. Minimum Separation between Dwelling Houses
 - Interior Row Dwelling Houses 0 metres
 - Exterior Row Dwelling Houses 0 metres and 1.2 metres
- x. Maximum Height of Buildings and Structures 1.5 storeys
- xi. Minimum Landscaped Open Space 36%
- xii. Maximum Driveway Width 55% of front of dwelling house
- xiii. Maximum Garage Door Width 50% of front of dwelling house
- xiv. The regulations of Section 5, General Zone Regulations, shall also apply to the lands in RM-24 Zone, with the exception that:
 - No accessory buildings shall be permitted in the minimum setbacks required by subsections iii and iv; and,
 - The parking requirements shall be a minimum of 2 parking spaces per dwelling until not located in a private garage, but located in a driveway or other parking area on the same lot and a minimum of 10 visitor parking spaces on lands controlled by the related condominium corporation.

For the purposes of this Zone, the minimum Front Yard shall be defined as the horizontal distance measured at right angles between a private right of way and the nearest part of the dwelling house;

4: ZONE PROVISIONS**4.11 RESIDENTIAL MULTIPLE DENSITY (RM) ZONE**

and, the minimum landscaped open space shall be measured over the entire area of the lands zoned RM-24 as shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended.

4: ZONE PROVISIONS

4.12 RESIDENTIAL HOLDING (RH) ZONE

4.12.1 PERMITTED USES

No person shall within a Residential Holding (RH) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- (B/L No.
82-27)

a. Residential Uses

i. a single-family dwelling house in accordance with the provisions of Sections 4.9.2 c., d., e., f., g., h., i., and j. hereof.

b. Non-Residential Uses

i. a farm provided only buildings and structures which existed on the date of passing of this By-law are permitted;

ii. a home occupation in accordance with the provisions of Section 5.10 hereof; and

iii. a public use in accordance with the provisions of 5.18 hereof.

c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing listed used are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.12.2 REGULATIONS FOR PERMITTED USES

The above-noted uses are permitted provided such are located only on lots which existed on the date of passing of this By-law.

4.12.3

(B/L No.
90-48)

Deleted in its entirety.

4.12.4 RESIDENTIAL HOLDING (RH) ZONE PART LOT 26, CONCESSION II, HAMLET OF ZEPHYR

(B/L No.
88-59)

Notwithstanding any other provision of Zoning By-law No. 81-19, as otherwise amended, to the contrary, on those lands legally described as comprising Part 1 on Plan 40R-11236, deposited on the 10th day of May, 1988, the following Zone Provisions shall apply and be complied with:

- a. Only Uses Permitted

i. one (1) single-family dwelling house;

ii. public uses in accordance with the provisions of Section 5.18 of Zoning By-law No. 81-19; and

iii. buildings, structures and uses accessory to the permitted single-family dwelling house.
- b. Minimum Lot Frontage Requirement

20 metres
- c. Minimum Lot Area Requirement

3 hectares
- d. Maximum Number of Lots

1 only

4: ZONE PROVISIONS

4.12 RESIDENTIAL HOLDING (RH) ZONE

- e. Minimum Yard Dimension for Single Family Dwelling House and Accessory Buildings from South Limit of Subject Lands 33 metres
- f. Regulations For Permitted Uses

Save and except as specifically noted above, the provisions of Section 4.9.2 c., e., f., g., h., i. and j. and 4.9.2 shall apply and be complied with.

4.12.5 RESIDENTIAL HOLDING EXCEPTION NO. 1 (RH-1) ZONE

(B/L Nos. 94-050 and 2000-064) Notwithstanding the provisions of Section 4.12.2 of Zoning By-law No. 81-19, as amended, the contrary, within the Residential Holding Exception No. 1 (RH-1) Zone, located in part of Lot 28, Concession VI, in the former Township of Uxbridge, all provisions of Section 4.12.1 of Zoning By-law No. 81-19, as amended, save and except as specifically noted below:

- | | | |
|------|----------------------------------|-------------|
| i. | minimum lot area requirement | 48 hectares |
| ii. | minimum lot frontage requirement | 15 metres |
| iii. | maximum number of lots | 1 only. |

4.12.6 RESIDENTIAL HOLDING EXCEPTION NO. 6 (RH-6) ZONE

(B/L No. 2003-165) Notwithstanding the provisions of Section 4.12.2 of Zoning By-law No. 81-19, as amended, within the Residential Holding Exception No. 6 (RH-6) Zone, located in part of Lot 33, Concession 6, in the Township of Uxbridge, the only permitted use shall be a public use in accordance with the provisions of Section 5.18 hereof.

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

4.13.1 PERMITTED USES

No person shall within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - i. a single-family dwelling house or a dwelling unit in a portion of a non-residential building shall only be permitted where such dwelling is ancillary to a permitted non-residential use and occupied by the owner, caretaker, watchman or other similar person, and his family, engaged in the main non-residential operation on the same lands.
- b. Non-Residential Uses
 - i. an arena;
 - ii. an assembly hall;
 - iii. an auditorium;
 - iv. a cemetery;
 - v. a community centre;
 - vi. a day nursery;
 - vii. a fairground;
 - viii. a fraternal lodge;
 - ix. a home for the aged;
 - x. a hospital;
 - xi. a medical or dental clinic;
 - xii. a municipal administration complex;
 - xiii. a museum;
 - xiv. a nursing home;
 - xv. a place of worship;
 - xvi. a private club;
 - xvii. a public health oriented facility;
 - xviii. a public library;
 - xix. a public park;
 - xx. a public or private school; and
 - xxi. a public use in accordance with the provisions of Section 5.18 hereof.

(B/L No.
82-27)

- c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.13.2 REGULATIONS FOR RESIDENTIAL USES

- | | | | |
|--------------------|------|---|-------------------|
| (B/L No. 87-24) | a. | Minimum Gross Floor Area Requirement for Single-Family Dwelling House | 110 square metres |
| | b. | Maximum Number of Dwelling Houses or Dwelling Units Per Lot | 1 |
| | c. | Minimum Gross Floor Area Requirement per Dwelling Unit | |
| | i. | Bachelor Dwelling Unit | 31 square metres |
| | ii. | One Bedroom Dwelling Unit | 43 square metres |
| | iii. | Two Bedroom Dwelling Unit | 55 square metres |
| | iv. | Dwelling Unit Containing Three or | |

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

- | | | |
|--|---------------|------------------|
| | More Bedrooms | 65 square metres |
|--|---------------|------------------|
- d. Yards and Setbacks
In accordance with the yard and setback provisions for the permitted non-residential use on the property.

4.13.3 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- | | | |
|--|---------------------------------|--|
| | a. Minimum Lot Area Requirement | |
|--|---------------------------------|--|
- (B/L No. 82-27)
- | | | |
|------|--|---------------------|
| i. | With Municipal Water Supply and Sanitary Sewage System | 1,000 square metres |
| ii. | With Municipal Water Supply and Private Effluent Disposal | 3,000 square metres |
| iii. | With Private Water Supply System and Private Effluent Disposal | 3,000 square metres |
- | | | |
|----|----------------------------------|-----------|
| b. | Minimum Lot Frontage Requirement | 30 metres |
|----|----------------------------------|-----------|
- | | | |
|------|---------------------------|-----------|
| c. | Minimum Yard Requirements | |
| i. | Front Yard Depth | 10 metres |
| ii. | Exterior Side Yard Width | 10 metres |
| iii. | Interior Side Yard Width | 6 metres |
| iv. | Rear Yard Depth | 10 metres |
- | | | |
|----|---------------------------------------|-------------|
| d. | Maximum Lot Coverage of All Buildings | 40 per cent |
|----|---------------------------------------|-------------|
- | | | |
|------|--|-----------|
| e. | Minimum Setback From Street Centreline | |
| i. | Provincial Highway | 28 metres |
| ii. | Regional Road - Type "A" | 28 metres |
| iii. | Regional Road - Type "B" | 23 metres |
| iv. | Township Road | 20 metres |
- (B/L No. 82-27)
- | | | |
|----|---|-------------|
| f. | Minimum Landscaped Open Space Requirement | 30 per cent |
|----|---|-------------|
- | | | |
|----|-----------------------------|-----------|
| g. | Maximum Height of Buildings | 12 metres |
|----|-----------------------------|-----------|

4.13.4 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot within the Community Facility (CF) Zone abuts a Residential Zone, an area adjoining such abutting lot line or portion thereof shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.17 hereinafter set forth in this By-law.

4.13.5 GENERAL ZONE PROVISIONS

All provisions of Section 5 hereof where applicable to the use of any land, building or structure permitted within the Community Facility (CF) Zone shall apply and be complied with.

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

4.13.6 SPECIAL ZONE CATEGORIES - COMMUNITY FACILITY (CF) ZONE

4.13.6.1 COMMUNITY FACILITY EXCEPTION NO. 1 (CF-1) ZONE

(B/L No. 82-38) Notwithstanding the non-residential uses permitted in the Community Facility (CF) Zone of this By-law, to the contrary, within the Community Facility Exception No. 1 (CF-1) Zone, located in part of Lot 6, Concession VII, in the former Township of Scott, and shown on Schedule "A5" hereof, only the following non-residential uses shall be permitted.

i. Nursing Home

For the purposes of the CF-1 Zone, a "nursing home" shall mean any premises maintained and operated for persons requiring nursing care, which is licensed under The Nursing Homes Act, R.S.O., 1980, c. 320, as amended.

ii. Home for the Aged

(B/L No. 87-72) For the purposes of the CF-1 Zone, a "home for the aged" shall mean a home for the aged within the meaning of The Homes For The Aged and Rest Homes Act, R.S.O., 1980, c.203, as amended.

iii. Rest Home

For the purposes of the CF-1 Zone, a "rest home" shall mean a home for the care and supervision of the elderly in which such persons are harboured, received or lodged for hire.

4.13.6.2 COMMUNITY FACILITY EXCEPTION NO. 2 (CF-2) ZONE

Notwithstanding the uses permitted in the Community Facility (CF) Zone, and the Zone Provisions for the Community Facility (CF) Zone, all of this By-law, to the contrary, within the Community Facility Exception No. 2 (CF-2) Zone located in part of Lot 24 of Plan 83, in the former Town of Uxbridge, only the following uses shall be permitted, and all Zone Provisions of this By-law for the Community Facility (CF) Zone shall apply save as otherwise specifically noted below:

a. Only Permitted Uses

i. nursing home having a maximum of 105 beds.

b. Minimum Rear Yard Depth 15 metres

c. Minimum Interior Side Yard Width 5 metres or ½ the height of the building, whichever is the greater.

d. Maximum Height of Structures

i. 3 metres for any part of any building or structure located on the westerly 30 metres of the CF-2 Zone measured from the most westerly boundary of the said CF-2 Zone; and

ii. for the balance of the land within the CF-2 Zone - 10.5 metres.

e. Parking Spaces 40 spaces
(minimum number)

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

4.13.6.3 COMMUNITY FACILITY EXCEPTION NO. 3 (CF-3) ZONE

B/L No.
2010-047
2010-174)

- a. Within the Community Facility Exception No. 3 (CF-3) Zone located in Part of Lot 35, Concession 7, (Uxbridge) in the Township of Uxbridge, the uses permitted and the regulations the uses are subject to are identified in subsection b. of Section 4.13.6.3.
- b. Notwithstanding the provisions of Sections 4.13.1 to 4.13.4 inclusive of Zoning By-law 81-19, as otherwise amended to the contrary, the following provisions shall apply and be complied with, with respect to the lands in the CF-3 Zone:

PERMITTED USES

The following uses are permitted, in addition to the uses in Sections 4.13.1 a., b. and c., with the exception of subsections b.viii., b. xi, and b. xvi.:

- i. community support facilities as part of a public health oriented facility;
- ii. non-profit recreational organization which leases a public facility; and,
- iii. ancillary uses to the permitted uses including eating facilities and offices.

REGULATIONS FOR PERMITTED USES

The lands within the Community Facility Exception No. 3 (CF-3) Zone located in Lot 35, Concession 7, in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations and shall be subject to the regulations of Sections 4.13.2 and 4.13.3 of this By-law with the exception that the minimum yard requirements for all yards shall be 3 metres. In addition, the regulations of Section 5, General Zone Provisions, shall also apply to the lands in the CF-3 Zone, with the exception of Section 5.3 Parking Area Requirements.

4.13.6.4 COMMUNITY FACILITY EXCEPTION NO. 4 (CF-4) ZONE

(B/L No.
82-8)

Notwithstanding the uses permitted within the Community Facility (CF) Zone, of Restricted Area By-law No. 81-19, as otherwise amended to the contrary, within the Community Facility Exception No. 4 (CF-4) Zone, located in part of Lot 37, Concession VII, in the former Township of Uxbridge, only the following uses shall be permitted:

- i. one (1) single-family dwelling house provided such is occupied by the owner-operator of the Day Nursery on the premises;
- ii. a Day Nursery licensed under The Day Nurseries Act, R.S.O. 1980, c. III, as amended or replaced, provided such Day Nursery complies with the following provisions:
 - a maximum of 45 children only, which children are 6 years of age or less, may be accommodated;
 - the Day Nursery is located in a building which is an integral part of the single-family dwelling house existing on the premises or an addition thereto;
 - all accessory parking, play areas, buildings and structures, to the Day Nursery, are located to the rear of the single-family dwelling house existing on the premises; and
 - the owner-operator is physically resident on the property.
- iii. buildings, structures and uses accessory to the residential occupancy of the single-

(B/L No.
87-72)

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

family dwelling house; and

- iv. public uses in accordance with Section 5.18 of Restricted Area By-law No. 81-19.

4.13.6.5 Deleted in its Entirety
(B/L No. 92-82)

4.13.6.6 COMMUNITY FACILITY EXCEPTION NO. 6 (CF-6) ZONE

(B/L No. 87-60) Notwithstanding the provisions of Sections 4.13.1a. and b., of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Community Facility Exception No. 6 (CF-6) Zone, located in part of Lot 18, Concession IV, in the former Township of Uxbridge, all provisions of the Community Facility (CF) Zone shall apply save and except as specifically noted below:

- a. Residential Uses
 - i. prohibited.
- b. Only Permitted Non-Residential Uses
 - i. a place of worship; and
 - ii. public uses.

4.13.6.7 COMMUNITY FACILITY EXCEPTION NO. 7 (CF-7) ZONE

(B/L Nos. 89-68 90-34 2012-189 2014-041) Notwithstanding the provisions of Sections 4.13.1, 4.13.2, 4.13.3 and 5.15 of Zoning By-law 81-19 (as amended), to the contrary, no person shall within a Community Facility Exception No. 7 (CF-7) Zone use any land or erect, alter or use any building 2012-086 or structure except in accordance with the requirements of the Community Facility (CF) Zone and all other requirements of this by-law save and except as otherwise specifically noted below:

- a. Permitted Residential Uses
 - i. no residential uses shall be permitted;
- b. Permitted Non-residential Uses

Only the following uses shall be permitted:

 - i. A Medical or Dental Clinic;
 - ii. A Drug Store that is part of a building of which at least 50 percent is Medical or Dental Clinic and provided the Gross Floor Area of the Drug Store does not exceed 420 m² and only one Drug Store shall be permitted;
 - iii. Business, professional or administrative offices but not including a real estate sales office, a travel agent, a bank, a trust company, and a retail commercial establishment, and provided further that the business, professional, or administrative offices do not exceed 50 percent of the Gross Floor Area in a building used for other uses permitted by this By-law;
 - iv. administrative offices, laboratories, a cafeteria and any other medical use, without overnight accommodation, all of which are ancillary to a hospital use on adjoining lands;

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- v. Public uses in accordance with the provisions of Section 5.18 of this By-law;
 - vi. a parking area and landscaped open space;
 - vii Educational Uses; and,
 - viii Service commercial uses related to permitted institutional uses.
- c. No person shall within a Community Facility Exception No. 7 (CF-7) Zone use any land or erect, alter or use any building or structure except in accordance with the following:
- i. all buildings and structures shall be located within the area designated as the "Building Envelope" on Schedule "B" to By-law No. 90-34 and the maximum Gross Floor Area of such buildings or structures shall be 3,700 m², excluding enclosed pedestrian walkways, and the maximum height of any building or structure shall be three stories, excluding a mechanical penthouse;
 - ii. notwithstanding clause (i) above, retaining walls, a garbage enclosure, lighting standards and signage shall be permitted within the area designated as "Service Area" on Schedule "B" to By-law No. 90-34;
 - iii. parking shall be provided on lands within the Community Facility Exception No. 7 (CF-7) Zone at the rate of five parking spaces per 100 m² of Gross Floor Area for all buildings within the building envelope as shown on Schedule "B" to By-law No. 90-34 and;
 - iv. for the purposes of the Community Facility Exception No. 7 (CF-7) Zone, all lots within the Zone shall be deemed to be one lot for the purpose of the interpreting this by-law.
- d. ADDITIONAL PERMITTED NON-RESIDENTIAL USES

Upon removal of the Holding (H) Symbol within the Holding Community Facility Exception No. 7 ((H)CF-7) Zone located in Part of Lot 29, Concession 6 (Uxbridge Urban Area), shown on schedule 'A1' and 'A2' of Zoning By-law No. 81-19, as amended, the following additional uses shall be permitted subject to the requirements of the Community Facility Exception No. 7 (CF-7) Zone as applicable:

- b. Instead of 25%, a total of 50% of the building may be used for business, professional or administrative offices subject to the provisions as outlines in Section 4.13.6.7.b.iii.;
- c. Educational uses; and,
- d. Service commercial uses related to permitted institutional uses.

The Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Community Facility Exception No. 7 ((H)CF-7) Zone on the lands which are subject of this by-law until the following condition has been complied with;

- i. That an updated Phase 1 Environmental Site Assessment and related documentation be provided to the satisfaction of the Region of Durham.

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

4.13.6.8 COMMUNITY FACILITY EXCEPTION NO. 8 (CF-8) ZONE

(B/L No. 89-134) Notwithstanding the provisions of Sections 4.13.1, 4.13.2, and 4.13.3, of Zoning By-law No. 81-19, as amended, to the contrary, within the CF-8 Zone, only buildings or structures lawfully in existence as of the 13th day of November, 1989 shall be permitted, and that no new structures or buildings shall be permitted except a carport, porch or shed, for which the Lake Simcoe Region Conservation Authority has issued a permit.

4.13.6.9 COMMUNITY FACILITY EXCEPTION NO. 9 (CF-9) ZONE

(B/L No. 91-104) a. Only permitted Non-Residential Uses
 i. a museum
 ii. a public park
 iii. a public use in accordance with the provisions of Section 5.18 hereof
 iv. all other provisions of Section 4.13.1 b of Zoning By-law No. 81-19 shall not apply.

4.13.6.10 COMMUNITY FACILITIES EXCEPTION NO. 10 (CF-10) ZONE

(B/L No. 91-85) Notwithstanding the provisions of Section 4.13.16 of Zoning By-law No. 81-19, as otherwise amended, within the Community Facility Exception No. 10 (CF-10) Zone, located in part of Lots 31 and 32, Concession VII, in the Uxbridge Urban Area, the provisions of the Community Facility (CF) Zone shall apply save and except as specifically noted below in which case the following shall apply and be complied with:

- a. Only permitted Non-Residential Uses
 - i. An arena
 - ii. an assembly hall
 - iii. an auditorium
 - iv. a community centre
 - v. a day nursery
 - vi. a public library
 - vii. a public park
 - viii. a public use in accordance with the provisions of Section 5.18 hereof
 - ix. all other provisions of Section 4.13.1 b Zoning By-law No. 81-19 shall not apply.

4.13.6.11 COMMUNITY FACILITY EXCEPTION NO. 11 (CF-11) ZONE

(B/L No. 96-063) a. Within the Community Facility Exception No. 11 (CF-11) Zone, located in Plan 83, Block U, Lots 146, 148, 151 to 153 inclusive (former Town of Uxbridge portion) and shown on Schedule "A1" of Zoning By-law No. 81-19, as amended, all of the Zone provisions of the Community Facility (CF) Zone shall apply, save and except as specifically noted below:

- i. Minimum exterior side yard width 3.0 metres
- ii. Minimum setback from Balsam Street centreline 13 metres
- iii. Minimum rear yard depth requirement 4.8 metres
- iv. Minimum landscaped open space requirement 23 percent
- v. Number of required off-street parking spaces 82
- vi. Minimum required yard width of parking area adjacent to Balsam Street. Nil

For the purposes of the CF-11 Zone, Lots 146 and 148, Block U, Plan 83 as shown on the Site Plan shall be considered as one lot for the purposes of determining Zone Provisions.

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

4.13.6.12 COMMUNITY FACILITY EXCEPTION NO. 12 (CF-12)

(B/L No. 2000-063) Within the Community Facility Exception No. 12 ((H)CF-12) Zone located in Part of Lot 30, Concession 7, in the Township of Uxbridge, only public school and uses accessory shall be permitted and all Zone Provision, and all Zone Provisions of this By-law shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. a Planting Strip shall be provided along public street frontages in accordance with the requirements of Section 5.17 hereinafter set forth in this By-law.

4.13.6.13 COMMUNITY FACILITY EXCEPTION NO. 13 (CF-13) ZONE

(B/L Nos. 2001-128 2011-042) a. Within the Community Facility Exception No. 13 (CF-13) Zone, located in part of Lot 21, Concession 7, in the Hamlet of Leaskdale, in the Township of Uxbridge (former Township of Scott portion), the applicable provisions of the Community Facility (CF) Zone shall apply and be complied with save and except as specifically noted below:

- i. Only Permitted Non-residential Uses
 - A place of worship; and
 - A public use in accordance with the provisions of Section 5.18 of Zoning By-Law No. 81-19, as amended.

4.13.6.14 COMMUNITY FACILITY EXCEPTION NO. 14 (CF-14) ZONE

(B/L Nos. 2007-102 2011-073) a. Within the Community Facility Exception No. 14 (CF-14) Zone located at 19 Railway Street in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, a amended, notwithstanding the provisions of Sections 4.13.1 to 4.13.4 inclusive of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands at 19 Railway Street:

PERMITTED USES

- i. Museum;
- ii. Tourism office;
- iii. Art Gallery/Studio
- iv. Tea room;
- v. Gift Shop;
- vi. Book Store;
- vii. Card Shop;
- viii. Candy/confectionary store;
- ix. Craft Shop;
- x. Memorabilia shop; and,
- xi. Train Station.

REGULATIONS FOR PERMITTED USES

The permitted uses shall be permitted in the building existing as of June 25, 2007.

PARKING REGULATIONS

Notwithstanding the regulations of Section 5.15, no on-site off-street parking shall be required in the CF-14 Zone.

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

4.13.6.15 HOLDING COMMUNITY FACILITIES EXCEPTION NO. 15 ((H)CF-15) ZONE (2009-092)

- a) No person shall within the Holding Community Facility Exception No. 15 ((H)CF-15) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) symbol is removed by amendment to this By-law, except for any legally existing uses as of July 13, 2009.
- b) Upon removal of the Holding (H) symbol within the Holding Community Facility Exception No. 15 ((H)CF-15) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.13.1 to 4.13.4 inclusive of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge:

PERMITTED USES

The following uses are permitted, in addition to the uses in Sections 4.13.1b. and c.

- i. personal service use; and,
- ii. office use.

REGULATIONS FOR PERMITTED USES

The lands within the Community Facility Exception No. 15 (CF-15) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations:

- i. Minimum Lot Requirement 1,000 sq. m.
- ii. Minimum Lot Frontage 20 m.
- iii. Minimum Yard Requirements 1 m.
- iv. Minimum Building Gross Floor Area Requirement 470 sq. m.
- v. Minimum Height 2 storeys
- vi. Minimum Number of Parking Spaces 10
- vii. Maximum Number of Parking Spaces 19
- viii. Garbage Storage shall be located in an enclosed building

The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the CF-15 Zone, with the exception of Section 5.15 Parking Area Requirements.

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Community Facility Exception No. 15 ((H)CF-15) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. A Site Plan and other requirement documentation has been completed by the proponent and submitted to, and approved by, the Township of Uxbridge;
 - ii. The Owner has entered into a Site Plan Development Agreement with the Township of Uxbridge, including a well monitoring program, to be registered on the title of the lands;

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4.13 COMMUNITY FACILITY (CF) ZONE

- iii. All necessary approvals have been received from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Development Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township of Uxbridge; and,
- iv. A Reliance Letter based on the Phase 1 Environmental Site Assessment for the property has been submitted to the Regional of Durham's satisfaction.

4.13.6.16 HOLDING COMMUNITY FACILITY EXCEPTION NO. 16 ((H)CF-16) ZONE

- B/L Nos. (2009-092 2013-174)
- a. No person shall within the Holding Community Facility Exception No. 16 ((H)CF-16) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) symbol is removed by amendment to this By-law, except for any single detached dwelling and accessory buildings and other legally existing uses as of July 13, 2009.
 - b. Upon removal of the Holding (H) symbol within the Holding Community Facility Exception No. 16 ((H)CF-16) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.13.1 to 4.13.4 inclusive of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in Lot 27, Concession 6, being Part 1, Plan 40R-8540 in the Township of Uxbridge:

PERMITTED USES

The following uses are permitted, in addition to the uses in Sections 4.13.1 b. and c.:

- i. seniors supportive housing;
- ii. short term residential accommodation;
- iii. a brewery/cidery/distillery use with accessory and/or ancillary commercial uses including a restaurant, retail commercial and office uses provided that where such a use is permitted seniors supportive housing shall be prohibited;
- iv. ancillary uses including personal service and community uses, and,
- v. accessory uses including trails.

REGULATIONS FOR PERMITTED USES

The lands within the Community Facility Exception No. 16 (CF-16) Zone located in Lot 27, Concession 6, Plan 40R-8540 in the Township of Uxbridge, and as shown in Schedule 'A1' and 'A2' of Zoning by-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations. However, the minimum suite and height restrictions and the maximum parking regulations and the regulations of Section 5 with respect to accessory uses shall not apply to a brewery/cidery/distillery use or accessory and/or ancillary commercial uses:

- i. Minimum Lot Requirement 16,000 sq. m.
- ii. Minimum Lot Frontage 40 m.
- iii. Minimum Yard Requirements 0 m., with the exception that the minimum setback from the north lot line shall be 8 m.

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| | | |
|-------|--|-----------|
| iv. | Minimum Number of Suites | 120 |
| v. | Maximum Height | 4 storeys |
| vi. | Minimum Height | 3 storeys |
| vii. | Minimum Number of Parking Spaces | 70 |
| viii. | Maximum Number of Parking Spaces | 120 |
| ix. | Garbage Storage shall be located in an enclosed building | |
| x. | Minimum Landscaped Area | 30% |

The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the CF-16 Zone, with the exception of Sections 5.15 Parking Area Requirements and 5.17, Planting Strips

c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Community Facility Exception No. 16 ((H) CF-16) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

- i. A Site Plan and other required documentation has been completed by the proponent and submitted to, and approved by, the Township of Uxbridge. The required documentation shall reflect the zoning and address any identified outstanding noise impacts, natural heritage and hydrogeological evaluation, archaeological assessment works, site contamination potential, proposed servicing, traffic impacts, road improvements and other municipal requirements. Where appropriate, the required documentation must also be submitted to the Region of Durham and the LSRCA for review and any approvals within their legal authority;
- ii. The Owner has entered into a Site Plan Development Agreement with the Township of Uxbridge, including a well monitoring program, to be registered on the title of the lands;
- iii. All necessary approvals have been received from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Development Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township of Uxbridge including the provision of the following reports/studies which will be scoped in consultation with the Township:
 - A Restoration/Enhancement Plan for the wetland buffer and restoration areas determined as per the recommendations of the February 2009 Natural Heritage Evaluation prepared by Beacon Environmental or an update of that report;
 - A stormwater Management Report prepared in accordance with Section 4.8-DP of the Lake Simcoe Protection Plan and the LSRCA Stormwater Management Guidelines;
 - A grading and Drainage Plan and Erosion and Sedimentation Control Plan which will address the requirements of Section 4.20-DP of the Lake Simcoe protection Plan; and,
 - A Landform Conservation analysis demonstrating conformity with policy (30)(13) of the Oak Ridges Moraine Conservation Plan.
- iv. A Phase 1 ESA report with supporting reliance letters and proof of insurance shall be submitted to the Region of Durham's satisfaction. A Phase 2 ESA and RSC submission may also be required for this development, based on the results of the Phase 1 investigation; and,
- v. The Ministry of Culture has advised the Township and the Region that any required archaeological assessment report(s) have been reviewed and

4: ZONE PROVISIONS

4.13 COMMUNITY FACILITY (CF) ZONE

that all on-site archaeological concerns have been addressed to the satisfaction of the Ministry. However, the required archaeological work shall be carried out in a manner which shall not harm existing trees on the property.

4.13.6.17 HOLDING COMMUNITY FACILITY EXCEPTION NO. 17 ((H)CF-17) ZONE

B/L Nos.
(2016-038
2016-128)

a. No person shall within the Holding Community Facility Exception No. 16

Within the Community Facility Exception No. 17 (CF-17) Zone located in Part of Lot 31, Concession 1, 4040 Concession Road 2 in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, in addition to the uses permitted in Section 4.13.1 a. and c., as well as b. with the exception of b. i, iv and vii, the following uses shall be permitted in the Community Facility Exception No. 17 (CF-17) Zone, provided that within the CF-17 Zone no person shall use any land, or erect, alter or use and building or structure except in accordance with the requirements of the CF-17 Zone:

PERMITTED USES

The following uses are permitted, in addition to the uses in Sections 4.13.1 a. and c., as well as b. with the exception of b. i, iv and vii:

- i. a residential use in the building existing as of October 19, 2015;
- ii. a residential use in a portion of the building where the remainder of the building is used for a permitted non-residential use;
- iii. a retail commercial establishment;
- iv. a service shop, personal;
- v. an office;
- vi. a custom workshop;
- vii. an eating establishment; and,
- viii. a financial institution.

REGULATIONS FOR PERMITTED USES

- i. The only building or structures permitted shall be those existing on October 19, 2015.
- ii. Minimum Number of Parking Spaces: 2
- iii. Minimum landscape Open Space Requirement: 10m abutting the EP Zone boundary which shall be used for no other purpose than the planting of trees, shrubs, grass and other plants.

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4.14 HAMLET COMMERCIAL (C1) ZONE

4.14.1 PERMITTED USES

No person shall within a Hamlet Commercial (C1) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

a. Residential Uses

Residential uses are prohibited, except where one dwelling unit only is located within a portion of a non-residential building permitted within the Hamlet Commercial (C1) Zone.

b. Non-Residential Uses

- i. a bank or financial institution;
- ii. a business, professional or administrative office;
- iii. a convenience store;
- iv. a custom workshop;
- v. a day nursery;
- vi. a dry cleaners distribution station;
- vii. an eating establishment excluding a drive-in restaurant;
- viii. a motor vehicle gasoline bar;
- ix. a motor vehicle repair garage;
- x. a motor vehicle service station;
- xi. a post office;
- xii. a public use in accordance with the provisions of Section 5.18 hereof;
- xiii. a retail outlet, which existed at the date of passing of this By-law, specializing in the sale of arts, crafts and antiques;
- xiv. a service shop, personal.

c. Accessory Buildings

Uses, buildings and structures accessory to any of the foregoing listed permitted uses in accordance with the provisions of Section 5.1 hereof.

4.14.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

a. Dwelling Unit in Portion of Non-Residential Building

A maximum of one dwelling unit may be permitted in a portion of a non-residential building permitted within the Hamlet Commercial (C1) Zone in accordance with the requirements of the Zone, except that, in no case shall a dwelling unit be permitted within a motor vehicle repair garage, a motor vehicle service station or a non-residential building which has gasoline or other flammable fluids stored in bulk in conjunction therewith.

b. Minimum Gross Floor Area Per Dwelling Unit

- | | | |
|------|---|------------------|
| i. | One Bedroom Dwelling Unit | 43 square metres |
| ii. | Two Bedroom Dwelling Unit | 55 square metres |
| iii. | Dwelling Unit Containing Three or More Bedrooms | 65 square metres |

4.14.3 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES EXCLUSIVE OF RETAIL GASOLINE ESTABLISHMENTS

- | | | |
|----|------------------------------|---------------------|
| a. | Minimum Lot Area Requirement | 1,400 square metres |
|----|------------------------------|---------------------|

4:

ZONE PROVISIONS

4.14

HAMLET COMMERCIAL (C1) ZONE

- b.

Minimum Lot Frontage Requirement

24 metres
- c.

Minimum Yard Requirements

i.

Front Yard Depth

10 metres

ii.

Exterior Side Yard Width

10 metres

iii.

Interior Side Yard Width

Minimum interior side yard width shall be 3 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard width shall be 10 metres.

iv.

Rear Yard Depth

12 metres
- d.

Maximum Lot Coverage of All Buildings

50 per cent
- e.

Minimum Setback From Street Centreline

i.

Provincial Highway

28 metres

ii.

Regional Road - Type "A"

28 metres

iii.

Regional Road - Type "B"

23 metres

iv.

Township Road

20 metres
- f.

Minimum Landscaped Open Space Requirement

10 per cent
- g.

Maximum Height of Buildings

10 metres

4.14.4

REGULATIONS FOR PERMITTED RETAIL GASOLINE ESTABLISHMENTS

Notwithstanding the provisions of Section 4.14.3 hereof, to the contrary, a motor vehicle gasoline bar, a motor vehicle service station or a motor vehicle repair garage shall not be erected, altered or used on a lot within the Hamlet Commercial (C1) Zone except as specified hereunder:

- (B/L No.
82-27)

a.

Minimum Lot Area Requirement

1,850 square metres

b.

Minimum Lot Frontage Requirement

38 metres

c.

Minimum Yard Requirements

i.

Front Yard Depth

15 metres

ii.

Exterior Side Yard Width

15 metres

iii.

Interior Side Yard Width

Minimum interior side yard width shall be 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard width requirement shall be 10 metres

iv.

Rear Yard Depth

12 metres

d.

Minimum Lot Depth

Minimum lot depth requirement shall be 30 metres except where the lot is a corner lot in which case the minimum lot depth shall be 36 metres.

e.

Maximum Lot Coverage of All Buildings

50 per cent

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4.14 HAMLET COMMERCIAL (C1) ZONE

f. Minimum Setback From Street Centreline

| | | | |
|--------------------|------|--------------------------|-----------|
| (B/L No. 82-27) | i. | Provincial Highway | 33 metres |
| | ii. | Regional Road - Type "A" | 33 metres |
| | iii. | Regional Road - Type "B" | 28 metres |
| | iv. | Township Road | 25 metres |

g. Minimum Landscaped Open Space Requirement 10 per cent

h. Maximum Height of Buildings 10 metres

i. Gasoline Pump Location

Notwithstanding any other provision of this By-law to the contrary, a gasoline pump island, gasoline pumps, or propane storage tanks, as part of or as accessory to a motor vehicle gasoline bar, motor vehicle service station or motor vehicle repair garage, may be located within any yard provided:

- The minimum distance between any portion of the pump island or pump and any street line, or any interior side or rear lot line, shall be 6 metres, except that where such interior side or rear lot line abuts a Residential Zone, no portion of the pump island or pump shall be located within 8 metres of such abutting lot line;
- Where a lot is a corner lot, no portion of any pump island shall be located closer than 3 metres to a street line between a point in the front lot line and a point in the exterior side lot line, each such point being distant 15 metres from the intersection of such lines; and
- Underground fuel storage tanks and other flammable fuel storage tanks shall be installed in accordance with the provisions of The Gasoline Handling Act, R.S.O., 1980, c. 185, as amended, or The Energy Act, R.S.O., 1980, c. 139, as amended.

(B/L
87-72)

j. Driveways - Retail Gasoline Establishment

Notwithstanding the provisions of Subsection 5.16 of this By-law, to the contrary, the following provisions shall apply to driveways for any motor vehicle service station, motor vehicle gasoline bar or motor vehicle repair garage:

- The maximum width of a driveway measured along the sidewalk where such exists, and along the street line shall be 9 metres and the minimum width shall be 5 metres;
- The minimum distance between driveways, measured along the street line intersected by such driveways, shall be 9 metres;
- The minimum distance between a driveway and an intersection street line, measured along the street line intersected by such driveway, shall be 9 metres;
- The minimum distance between an interior side lot line and a driveway shall be 3 metres; and
- The minimum interior angle of a driveway to a street line shall be 70 degrees and the maximum interior angle of a driveway to a street line shall be 90 degrees.

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4.14 HAMLET COMMERCIAL (C1) ZONE

4.14.5 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot within the Hamlet Commercial (C1) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.17 hereinafter set forth in this By-law.

4.14.6 GENERAL ZONE PROVISIONS

All provisions of Section 5 hereof where applicable to the use of any land, building or structure permitted within the Hamlet Commercial (C1) Zone shall apply and be complied with.

4.14.7 SPECIAL ZONE CATEGORIES - HAMLET COMMERCIAL (C1) ZONE

4.14.7.1 HAMLET COMMERCIAL EXCEPTION NO. 1 (C1-1) ZONE

Notwithstanding the non-residential uses permitted in the Hamlet Commercial (C1) Zone of this By-law, to the contrary, within the Hamlet Commercial Exception No. 1 (C1-1) Zone, located in part of Lot 1, Concession II, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only an antique, arts and craft retail outlet are permitted.

4.14.7.2 HAMLET COMMERCIAL EXCEPTION NO. 2 (C1-2) ZONE

Notwithstanding the non-residential uses permitted within the Hamlet Commercial (C1) Zone of this By-law, to the contrary, within the Hamlet Commercial Exception No. 2 (C1-2) Zone, located in part of Lot 1, Concession I, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only a motor vehicle repair garage and motor vehicle gasoline bar are permitted.

4.14.7.3 HAMLET COMMERCIAL EXCEPTION NO. 3 (C1-3) ZONE

In addition to all the uses permitted in the Hamlet Commercial (C1) Zone of this By-law, to the contrary, within the Hamlet Commercial Exception No. 3 (C1-3) Zone, located in part of Lot 16, Concession III, in the former Township of Uxbridge, and shown on Schedule "A4" hereof, the enclosed light manufacturing, servicing and repairing of packaging machinery is also permitted.

4.14.7.4 HAMLET COMMERCIAL EXCEPTION NO. 4 (C1-4) ZONE

Notwithstanding the uses permitted in the Hamlet Commercial (C1) Zone of the By-law, to the contrary, within the Hamlet Commercial Exception No. 4 (C1-4) Zone, located in part of Lot 34, Concession VII, on the south side of Sandy Hook Road, in the former Township of Uxbridge, and shown on Schedule "A2" hereof, only a furniture making and accessory retail sales outlet and one (1) dwelling unit are permitted.

4.14.7.5 HAMLET COMMERCIAL EXCEPTION NO. 5 (C1-5) ZONE

(B/L No. 86-16) Notwithstanding the provisions of Section 1.37, 4.14.1, 4.14.3, 4.14.6 and 5.15 a., c. and e. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Hamlet Commercial Exception No. 5 (C1-5) Zone, located in part of Lot 16, Concession IV, in the former Township of Uxbridge, all provisions of the Hamlet Commercial (C1) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Only Non-Residential Uses Permitted

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4.14 HAMLET COMMERCIAL (C1) ZONE

- i. a convenience store.
- ii. public uses in accordance with Section 5.18 of Zoning By-law No. 81-19.
- b. Maximum Building Height One Storey but not exceeding 4 metres
- c. Minimum Front Yard Depth (Regional Road No. 1) 8.7 metres
- d. Minimum Exterior Side Yard Width (Regional Road No. 21) 5.0 metres
- e. Minimum Interior Side Yard Width 10 metres
- f. Minimum Setback From Regional Road Centreline 18 metres
- g. Maximum Lot Coverage 30 percent
- h. Openings In Buildings
No openings shall be allowed in the north side of any portion of the building used for commercial purposes.
- i. Motor Vehicle Access
Access for motor vehicles shall only be to and from Regional Road No. 21. No motor vehicle access shall be permitted to or from Regional Road No. 1.
- j. Parking Lot Location
The motor vehicle parking lot may abut the street line of Regional Road No. 21.
- k. Minimum Number of Off Street Parking Spaces 10
- l. Planting Strip Requirements
A wooden fence, having a minimum height of 1.8 metres shall be required along the north limit of the C1-5 Zone in lieu of a planting strip.
- m. Maximum Gross Floor Area of Convenience Store 201 square metres.

4.14.7.6 This section not in use

(B/L No.
95-120
2014-103)

4.14.7.7 HAMLET COMMERCIAL EXCEPTION NO. 7 (C1-7) ZONE

(B/L Nos.
94-026
2000-103)

a. Notwithstanding the provisions of Sections 4.14.1 b., 4.14.3 b., 4.14.3 c., 4.14.3.d and 5.17 a., of Zoning By-law No. 81-19, as otherwise amended, within the Hamlet Commercial Exception No. 7 (C1-7) Zone, located in Part of Lot 34, Concession VI, within the Hamlet of Sandy Hook, in the former Township of Uxbridge, all the provisions of the Hamlet Commercial (C1) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- i. Only Permitted Non-Residential Uses
 - business, professional and administrative office;

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- bank or financial institution;
 - funeral home;
 - dry cleaners distribution station;
 - medical clinic;
 - veterinary clinic;
 - personal service shop;
 - custom workshop to include computer/electronics development and service;
 - wholesale and retail sale of automotive parts
- ii. Minimum Lot Frontage Requirement excluding Part 'A' identified on Schedule "A2" attached to and forming part of Zoning By-law No. 81-19, and identified as Part 'A' on the attached Schedule 'A'. 5 m
- iii. Maximum Lot Coverage of all Buildings 25 %
- iv. The maximum gross floor area permitted for non-residential uses, on the remainder of the C1-7 Zone shall be 1930 square metres.
- v. A planting strip with a minimum width of 15 metres shall be provided along the northerly lot line adjoining the Hamlet Residential Exception No. 9 (HR-9) Zone.
- vi. Outside storage shall be prohibited.

4.14.7.8 HAMLET COMMERCIAL EXCEPTION NO. 8 (C1-8) ZONE

(B/L No. 97-120, 2014-103, 2014-136) Within the Hamlet Commercial Exception No. 8 (C1-8) Zone located in Plan 54, Pt 40 Foot Street Now RP 40R-4444 Part 2 and Plan 54 Pt Lot 4, 5; and, Con 2 Pt Lot 16, Plan 54 Pt Lot 6, Township of Uxbridge within the unincorporated Hamlet of Goodwood, in the Township of Uxbridge, and shown on Schedule 'A4' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Section 1.37 and 4.14.1.b of Zoning By-law No. 81-19, as amended, to the contrary, all provisions for the Hamlet Commercial (C1) Zone shall apply save and except an "eating establishment" which shall not be permitted except as specifically noted below, in which case the following provisions shall apply and be complied with:

PERMITTED USES

- i All non-residential uses contained in Section 4.14.1.b. of Zoning By-law No. 81-19, as amended.
- ii A "convenience store" shall be defined as follows:
- Convenience Store shall mean a retail commercial establishment, supplying groceries and other daily household conveniences, and may include a take-out restaurant where food is offered for sale and consumed elsewhere, provided:
- a) there is no seating within the building for either patrons of the convenience store or the accessory take-out restaurant;
 - b) the restaurant is an integral part of and is accessory to the convenience store and continues to be operated in conjunction therewith in the same building, and not as defined in Section 1.37 of this by-law. No free standing eating establishment shall be permitted within this zone;
 - c) the restaurant does not exceed 15 percent of the gross floor area of the

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4.14 HAMLET COMMERCIAL (C1) ZONE

building within the C1-8 Zone.

4.14.7.9 HOLDING HAMLET COMMERCIAL EXCEPTION NO. 9 ((H)C1-9) ZONE

(B/L No.
2004-192)

- a. No person shall within the Holding Hamlet Commercial Exception No. 9 ((H)C1-9) Zone located in Part of Lots 16, Concession 4, in the Township of Uxbridge, shall use any building or structure until the Holding (H) Symbol is removed by amendment to this By-law.
- b. Upon removal of the Holding (H) Symbol within the Holding Hamlet Commercial Exception No. 9 ((H)C1-9) Zone, located in Part of Lots 16, Concession 4, in the Township of Uxbridge, and shown on Schedule "A4" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Hamlet Commercial (C1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
 - i. Permitted Uses
 - the non-residential uses permitted by Section 4.14.1 b;
 - a drive-in eating establishment;
 - retail commercial establishment;
 - medical or dental clinic;
 - drug store;
 - buildings, structures and uses accessory to the permitted uses;
 - a public use in accordance with the provisions of Section 5.18 hereof;
 - communal water and wastewater facilities;
 - fish, wildlife and forest management;
 - conservation projects and flood and erosion control projects;
 - park;
 - stormwater management facilities; and,
 - institutional uses.
 - ii. The following provisions in addition to the provisions of Section 4.14.3, 4.14.4 and 4.14.5:
 - Minimum Landscaped Open Space 10%
- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Hamlet Commercial Exception No. 9 ((H)C1-9) Zone on the lands subject of this by-law until the following condition has been complied with:
 - i. approval of communal water and wastewater systems and Permit to Take Water by the Region or Province or other approval agency; and,
 - ii. that any required site plan, subdivision or other development agreement respecting the lands has been fully executed by the Owner and the Township of Uxbridge or the Region of Durham whichever is applicable.

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4.15 LOCAL COMMERCIAL (C2) ZONE

4.15.1 PERMITTED USES

No person shall within a Local Commercial (C2) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses

Residential uses are prohibited except where one (1) dwelling unit only is located within a portion of a non-residential building permitted within the Local Commercial (C2) Zone.
- b. Non-Residential Uses
 - i. a coin-operated laundry;
 - ii. a convenience store;
 - iii. a day nursery;
 - iv. a dry cleaners distribution station;
 - v. a medical or dental clinic;
 - vi. a post office;
 - vii. a service shop, personal; and
 - viii. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Buildings

Uses, buildings and structures accessory to any of the foregoing listed permitted uses shall be permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.15.2 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- a. Dwelling Unit In Portion of Non-Residential Building

A maximum of one (1) dwelling unit shall be permitted in a portion of a non-residential building permitted within the Local Commercial (C2) Zone in accordance with the requirements of the Zone.
- b. Minimum Gross Floor Area Per Dwelling Unit
 - i. One Bedroom Dwelling Unit 43 square metres
 - ii. Two Bedroom Dwelling Unit 55 square metres
 - iii. Dwelling Unit Containing Three or More Bedrooms 65 square metres

4.15.3 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- a. Minimum Lot Area Requirement 1,000 square metres
- b. Minimum Lot Frontage Requirement 24 metres
- c. Minimum Yard Requirements

- (B/L No. 82-27)
 - i. Front Yard Depth 10 metres
 - ii. Exterior Side Yard Width 10 metres
 - iii. Interior Side Yard Width
Minimum interior side yard width shall be 4 metres except where the interior side lot

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- line abuts a Residential Zone, in which case the minimum interior side yard width shall be 10 metres.
 - iv. Rear Yard Depth 10 metres
 - d. Maximum Lot Coverage of All Buildings 50 per cent
 - e. Minimum Setback From Street Centreline
 - i. Provincial Highway 28 metres
 - ii. Regional Road - Type "A" 28 metres
 - iii. Regional Road - Type "B" 23 metres
 - iv. Township Road 20 metres
 - f. Minimum Landscaped Open Space Requirement 30 per cent
 - g. Maximum Height of Buildings 10 metres

4.15.4 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot within the Local Commercial (C2) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.17 hereinafter set forth in this By-law.

4.15.5 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Local Commercial (C2) Zone shall apply and be complied with.

4.15.6 SPECIAL ZONE CATEGORIES - LOCAL COMMERCIAL (C2) ZONE

4.15.6.1 LOCAL COMMERCIAL EXCEPTION NO. 1 (C2-1) ZONE

Notwithstanding the provisions of 4.15.1 a. and b., 4.15.3 d. and g. and 5.15 a. of Zoning By-law No. 81-19, as amended, to the contrary, within the Local Commercial Exception No. 1 (C2-1) Zone, located in part of Lot 28, Concession 7, in the Township of Uxbridge, all applicable Zone Provisions of Local Commercial (C2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- a. Permitted Uses
 - i. Residential uses shall be prohibited.
 - ii. In addition to the non-residential uses permitted in accordance with Section 4.15.1 b., the following use shall also be permitted:
 - a retail commercial establishment excluding a liquor licensed premise and an eating establishment.
 - iii. Maximum Lot Coverage All Buildings 20 percent
 - iv. Maximum Building Height (excluding roof) 1 storey

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4.15 LOCAL COMMERCIAL (C2) ZONE

- v. Minimum Number of Parking Spaces 23

4.15.6.2 LOCAL COMMERCIAL EXCEPTION NO. 2 (C2-2) ZONE

(B/L No. 2003-154 2006-139 2015- 096) a. Within the Local Commercial Exception No. 2 Zone (C2-2) located on Block 81, Plan 83 and Part of Lots 26 and 27, Plan H50060 in the Township of Uxbridge, as shown on Schedules ‘A1’ and ‘A2’ to By-law No. 81-19, the following provisions shall apply and be complied with:

- i. Permitted Uses

No person shall within the Local Commercial Exception No. 2 (C2-2) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- Residential Uses
A maximum of 5 dwelling units located within a portion of non-residential building permitted within the Local Commercial Exception No. 2 Zone
- Non-Residential Uses
The uses permitted in Section 4.15.1 b. of this By-law and an office including the office/clinic for a veterinary
- Accessory Buildings
The uses permitted in Section 4.15.1 c. of this By-law

- ii. Minimum Lot Area Requirement 2900 sq. metres
- iii. Minimum Lot Frontage Requirement 95 metres
- iv. Minimum Front Yard Depth 6 metres
- v. Minimum Interior Side Yard Width 9.5 metres
- vi. Minimum Rear Yard Depth 1.6 metres
- vii. Maximum Lot Coverage: 25%
- viii. Maximum Building Height: 8.0 metres
- ix. Minimum Landscaped Open Space: 50%
- x. Waste Management:

All waste and garbage storage shall be fully enclosed within the main building on the lot. There shall be no outdoor storage of garbage or garbage containers at any time

- xi. Parking Area Location on Lot

No setback shall be required from the street line.

4.15.6.3 LOCAL COMMERCIAL EXCEPTION NO. 3 (C2-3) ZONE

(B/L No. 94-012) Notwithstanding the provisions of Section 1.37, 4.15.1, 4.15.3 c. iii. and 4.15.3 c. iv., of Zoning By-law No. 81-19, as otherwise amended, within the Local Commercial Exception No. 3 (C2-3) zone, located in Part of Lot 31, Concession VI, in the former Township of Uxbridge, all the provisions of the Local Commercial (C2) Zone shall apply

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4.15 LOCAL COMMERCIAL (C2) ZONE

save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- a. Only Permitted Non-Residential Uses
 - i. Convenience Store to a maximum gross floor area of 205 square metres.
- b. Minimum Yard Requirements
 - i. Interior Side Yard Width 3 m
 - ii. Rear Yard Depth 0 m

4.15.6.4 HOLDING LOCAL COMMERCIAL EXCEPTION NO. 4 (C2-4) ZONE

(B/L Nos. 2002-057 2002-143) Notwithstanding the provisions of Section 4.15.1 b., of Zoning By-law No. 81-29, as amended, to the contrary, within the Local Commercial Exception No. 4 (C2-4) Zone, located on the southeast corner of Nelkydd Lane and Brock Street East, in the Uxbridge Urban Area, the provisions of the Local Commercial (C2) Zone shall apply and be complied with save and except as specifically noted below in which case the following provisions shall be complied with:

- i. Only permitted Non-Residential Uses
 - a quilt fabric and clothing store;
 - a day nursery;
 - a medical or dental clinic;
 - a post office
 - a service shop, personal; and
 - a public use in accordance with the provision of Section 5.18 of Zoning By-law No. 81.19, as amended.

4.15.6.5 LOCAL COMMERCIAL EXCEPTION NO. 5 (C2-5) ZONE

(B/L No. 2004-040 2011-039) a. Notwithstanding the provisions of Section 4.15.1 b., of Zoning By-law No. 81-19, as amended, to the contrary, within the Local Commercial Exception No.5 (C2-5) Zone, located at 212 Brock Street East, in the Uxbridge Urban Area, the provisions of the Local Commercial (C2) Zone shall apply and be complied with save and except as specifically noted below in which case the following provisions shall be complied with:

- i. Only Permitted Non-Residential Uses
 - a business, professional or administrative office;
 - a medical or dental clinic;
 - a service shop, personal; and
 - a public use in accordance with the provisions of Section 5.18 of Zoning By-Law No. 81-19, as amended.

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4.16 GENERAL COMMERCIAL (C3) ZONE

4.16.1 PERMITTED USES

(B/L No. 2019-099) No person shall within a General Commercial (C3) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - i. A dwelling unit or dwelling units, including Senior Citizen Housing, and an apartment dwelling house, located within a building with a non-residential use or non-residential uses permitted in the Downtown Commercial (C3) Zone. However, a dwelling unit or dwelling units shall occupy a maximum of 15% of the length of the main wall of the first storey of any building oriented toward Brock Street West; and,
 - ii. An dwelling unit or dwelling units, including Senior Citizen Housing, and an apartment dwelling house existing as of June 24, 2019.
- b. Non-Residential Uses
 - i. Retail Commercial Establishment including a Department Store, and a Food Supermarket;
 - ii. Service Commercial Establishment including a Personal Service Shop;
 - iii. Funeral Home and Undertaking Establishment, exclusive of a crematorium;
 - iv. Eating Establishment;
 - v. Hospitality use;
 - vi. Office;
 - vii. Clinic;
 - viii. Place of Entertainment;
 - ix. Institutional and Non-Profit use, including a private school;
 - x. Recreation use including a fitness facility or gym;
 - xi. Parking Garage, however parking spaces are not permitted within a minimum of 10 metres of the main wall of the first storey of the building oriented to Brock Street West, Toronto Street or Main Street and such area shall be used for one or more of the Non-Residential permitted uses, although access driveways shall also be permitted within this area;
 - xii. A motor vehicle gasoline bar, motor vehicle service station, motor vehicle body shop, motor vehicle repair shop, motor vehicle sales establishment, motor vehicle wash, Drive Through Establishment, or a Drive-In Eating Establishment existing as of June 24, 2019;
 - xiii. A public use in accordance with the provisions of Section 5.18 hereof including a conservation use, park and stormwater facility; and,
 - xiv. Accessory Uses in accordance with the provisions of Section 5.1 hereof.

4.16.2 REGULATIONS FOR PERMITTED USES OTHER THAN RETAIL GASOLINE ESTABLISHMENTS

(B/L No. 91-59 2011-094 2019-099) Notwithstanding any other regulations of this By-law, all uses including parking areas, buildings and structures in the C3 Zone lawfully existing as of June 24, 2019, including any change in use of such buildings and structures to another use permitted in Section 4.16.1 shall be permitted. In addition, any expansion of such lawfully existing building or structure which conforms to the following standards, where applicable, shall be permitted, with the exception of retail gasoline establishments which shall be subject to the regulations of Section 4.16.3. All new buildings and structures, and permitted new uses not located in lawfully existing buildings and structures, shall conform to the following regulations, with the exception of retail gasoline establishments which shall be subject to the regulations of Section 4.16.3:

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4.16 GENERAL COMMERCIAL (C3) ZONE

- a. Minimum Lot Area Requirement
0 square metres
- b. Minimum Lot Frontage Requirement
0 Metres
- c. Minimum Yard Requirements
The minimum yard requirement shall be 0 metres, except where a lot abuts lands in any Residential Zone or Environmental Protection Zone where the minimum yard shall be 3 metres for all uses.
- d. Maximum Yard Requirements
Maximum yard depth from Brock Street West, Toronto Street or Main Street shall be 3 metres.
- e. Minimum Building Frontage Abutting Brock Street West
All buildings or structures on lots with frontage or flankage on Brock Street West shall be oriented to front on Brock Street West with:
 - i. direct pedestrian access to the Brock Street West right-of-way from the front of the building; and,
 - ii. a minimum of 30% of the front of the building facing Brock Street West comprised of windows which may include display windows with a wall behind them, but false windows shall be prohibited.
- f. Minimum Building Height 2 storeys
- g. Maximum Building Height 4 storeys
- h. Minimum Floor Space Index 1.0
- i. Maximum Floor Space Index 3.0
- j. Open Storage
No portion of any lot shall be used for outside storage of goods and materials except in accordance with the following provisions:
 - i. open storage shall be prohibited in any front yard or exterior side yard;
 - ii. maximum lot coverage of 10%;
 - iii. screened by a solid fence or planting strip with a minimum width of 3 metres, with the exception of a seasonal outdoor garden centre; and,
 - iv. no seasonal outdoor garden centre shall be located on any required parking space.
- k. Parking
A surface parking area, not included a driveway, shall not be permitted between any building and the front lot line.
- l. Garbage and Recycling Storage
Garbage and recycling storage shall be located in a wholly enclosed building.

4.16.3 REGULATIONS FOR PERMITTED RETAIL GASOLINE ESTABLISHMENTS

(B/L No. 91-59 2011-094 2019-099) The regulations of Section 4.17 .3 shall apply to retail gasoline establishments in the C3 Zone.

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4.16 GENERAL COMMERCIAL (C3) ZONE

(B/L Nos. 2019-099) All provisions of Section 5 of this By-law where applicable to the use of land, buildings or structures permitted within the Downtown Commercial (C3) Zone shall apply and be complied with the exception of Section 5.20, Sight Triangles.

4.16.5 SPECIAL ZONE CATEGORIES - DOWNTOWN COMMERCIAL (C3) ZONE

4.16.5.1 DOWNTOWN COMMERCIAL EXCEPTION NO. 1 (C3-1) ZONE

(B/L No. 2019-099) Notwithstanding the provisions of Section 4.16.1, the existing buildings and structures lawfully existing as of September 19, 2018 in the Downtown Commercial Exception No. 1 (C3-1) Zone may be used for a single or semi - detached dwelling house or any other use permitted in the C3 Zone, including the all uses permitted in Sections 4.16.1 a) and b). In addition, any expansion of such lawfully existing building or structure shall be permitted provided such expansion conforms to the following:

- a. Minimum Lot Area 1135 sq. metres
- b. Minimum Lot Frontage 22.4 metres
- c. Maximum Lot Coverage 30%
- d. Minimum Front Yard 15 metres
- e. Minimum Side Yard 4 metres
- f. Minimum Rear Yard 15 metres
- g. Maximum Coverage of All Buildings 30%
- h. Maximum Height 8 metres
- i. Minimum Landscaped Open Space 30%
- j. Non-Residential Parking Spaces
For a non-residential use, a minimum of 6 spaces shall be provided in the rear yard.
- k. Buffer Planting and Fencing
Buffer planting and fencing shall be established along the north, south and east limits of the lands in the C3-1 Zone, and any buffer planting shall have a minimum width of 1.2 metres.

4.16.5.2 HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 2 ((H)C3-2) ZONE

- (B/L No. 2019-099)
- a. No person shall within a Holding Downtown Commercial Exception No. 2 ((H)C3-2) Zone use any land or erect, alter or use any building or structure, other than for the uses permitted in Section 4.16.1 in buildings or structures lawfully in existence as of the 13th day of November, 1989 and a carport, porch or shed for which the Lake Simcoe Region Conservation Authority has issued a permit, until the Holding (H) Symbol is removed by amendment to this By-law.
 - b. Upon removal of the Holding (H) Symbol within the Holding Downtown Commercial Exception No. 2 ((H)C3-2) Zone, as shown on Schedule "A1 and A2" of Zoning By-law 81-19, as amended, no person shall use any land or erect, alter or use any building or structure except in accordance with the provisions of Sections 4.16.1, 4.16.2, 4.16.3 and 4.16.4 of Zoning By-law 81-19.
 - c. That Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Downtown Commercial Exception No. 2 ((H)C3-2) Zone until the following conditions have been complied with:
 - i. A Site Plan Agreement pursuant to the Planning Act to the satisfaction of the Township of Uxbridge;
 - ii. All necessary approvals from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Agreement and financially secured, all to the satisfaction of the Township and confirmed in writing to the Township.

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- iii. All other approvals respecting the development of the lands from all applicable Township, Regional and Provincial agencies and Ministries have been received and confirmed in writing to the Township.

4.16.5.3 DOWNTOWN COMMERCIAL EXCEPTION NO. 3 (C3-3) ZONE

(B/L No. 2019-099) Notwithstanding the provisions of Section 4.16.1, the following uses shall be permitted in the Downtown Commercial Exception No. 3 (C3-3) Zone, in addition to the uses permitted in Section 4.16., subject to the regulations of Section 4.16.2 and 4.1.6.4:

- a. apartment dwelling house;
- b. nursing home; and,
- c. senior citizen housing.

4.16.5.4 DOWNTOWN COMMERCIAL EXCEPTION NO. 4 (C3-4) ZONE

(B/L No. 2019-099) Notwithstanding the provisions of Section 4.16.1, a parking lot shall be permitted in the Downtown Commercial Exception 4 (C3-4) Zone on the east side of Church Street, south of Brock Street West and described as Lot 5, Block F, Plan 83 in the Township of Uxbridge, in addition to the uses permitted in Section 4.16.1. Such parking lot shall be setback a minimum of 10 metres from the streetline of Church Street. The area of such setback may be used for a landscaped open space or a permitted building or structure in accordance with the provisions of Sections 4.16.1, 4.16.2 and 4.16.4. A wooden privacy fence with a minimum height of 1.8 metres shall be erected along the south property line of the subject property.

4.16.5.5 GENERAL COMMERCIAL EXCEPTION NO. 5 (C3-5) ZONE

(B/L Nos. 2008-103, 2011-061, 2014-041, 2019-099) Within the general Commercial exception No. 8 (C3-8) Zone on lands in the Township of Uxbridge known municipally as 4 Victoria Street and 168/144 Brock Street, as well as Part 1, Plan 40R-18184, and shown on Schedule ‘A1’ and ‘A2’ on Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.16.1 to 4.16.4 inclusive of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in the Township of Uxbridge known municipally as 4 Victoria Street and 168/144 Brock Street, as well as Part 1, Plan 40R-18184:

PERMITTED USES

The permitted use in subsection 4.16.1.

REGULATIONS FOR PERMITTED USES

The lands within the Downtown Commercial Exception No.5 (C3-5) Zone and the Downtown Commercial Exception No.6 (C3-6) Zone, on lands in the Township of Uxbridge known municipally as 4 Victoria Street and 168/144 Brock Street, as well as Part 1, Plan 40R-18184, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations including the portion of the Uxbridge Brook and the existing rail corridor included in the Downtown Commercial Exception No.6 (C3-6) Zone.

The regulations of Section 4.16.2 shall apply save and except the following:

- a. Maximum Lot Coverage of All Buildings 100%
- b. Maximum Height of Buildings 18.5 metres

The regulations of Section 5.11, Loading Space Requirements, Section 5.15a.

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parking Space Requirements, Section 5.15e.ii., parking Area Location on Lot, Section 5.17, Planting Strips, and, Section 5.20, Sight Triangles are not applicable to lands in the General Commercial Exception No. 5 (C3-5) Zone. However, a minimum of 135 parking spaces shall be provided on the lands in the C3-5 and C3-6 Zones combined.

4.16.5.6 GENERAL COMMERCIAL EXCEPTION NO.6 (C3-6) ZONE

(B/L Nos. 2011-063, 2014-041, 2019-099) Within the General Commercial Exception No.9 (C3-9) Zone on lands in the Township of Uxbridge known municipally as 4 Victoria Street and 168/144 Brock Street, as well as Part 1, Plan 40R-18184, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.16.1 to 4.16.4 inclusive of Zoning By-law 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands in the Township of Uxbridge known municipally as 4 Victoria Street and 168/144 Brock Street, as well as Part 1, Plan 40R-18184:

PERMITTED USES

The only permitted uses shall be:

- a. parking;
- b. stormwater management facility;
- c. fish, wildlife and forest management;
- d. flood, erosion and siltation control works;
- e. pedestrian walkway and related facilities including lighting, bridges and benches;
- f. landscaping and related facilities such as planter boxes and benches;
- g. railway tracks;
- h. a structure containing a stairway, screen, and a maximum of two freestanding columns related to the building permitted in the C3-5 Zone, and a portion of the building permitted in the C3-5 Zone provided no part of the building, other than the foundation, is less than 3 metres above finished grade;
- i. permitted uses in subsection 4.16.1 and any other institutional or retail or service commercial use in the portion of the building permitted in the C3-5 Zone and in the buildings existing as of July 31, 2008; and,
- j. accessory uses.

PERMITTED BUILDINGS AND STRUCTURES

The only permitted buildings shall be those existing as of July 31, 2008 and the building and structures permitted in subsection h under Permitted Uses. Permitted structures shall be those essential for the permitted uses in subsections a., b., c., d., e, f, g. i. and j. under Permitted Uses.

REGULATIONS FOR PERMITTED USES

The lands within the Downtown Commercial Exception No. 5 (C3-5) Zone and the Downtown Commercial Exception No.6 (C3-6) Zone, on lands in the Township of Uxbridge known municipally as 4 Victoria Street and 168/144 Brock Street, as well as Part 1, Plan 40R-18184, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations including the portion of the Uxbridge Brook and the existing rail corridor including the Downtown Commercial Exception No. 6 (C3-6) Zone.

The regulations of Section 4.16.2 a., b., and c. shall apply to lands in the Downtown Commercial Exception No. 6 (C3-6) Zone. In addition, any building and structure shall be set back a minimum of 15 metres from the west and north edge of the bank of the Uxbridge Brook. However, within the 15 metre setback, the uses and related structures in

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subsections b, c, d, e and f, under Permitted Uses shall be permitted.

The regulations of Section 5.11, Loading Space Requirements, Section 5.1.5 a. Parking Space Requirements, Section 5.15 e.ii., Parking Area Location on Lot, Section .17, Planting Strips, and Section 5.20, Sight Triangles are not applicable to lands in the Downtown Commercial Exception No. 6 (C3-6) Zone. However, a minimum of 135 parking spaces shall be provided on the lands in the C3-5 and C3-6 Zones combined.

4.16.5.7 HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 7 ((H)C3-7) ZONE

(B/L No.
2019-099)

- a. Community Benefit Pursuant to Section 37 of the Planning Act for Development with a height above Four Storeys
An increase in height above four storeys may be authorized where:
 - i. Underground or in-building parking is provided for a minimum of 75% of the required parking; and/or,
 - ii. Buildings or structures of historical, contextual or architectural merit are conserved to the satisfaction of the Township; and/or,
 - iii. Natural features which form part of the Natural Heritage System are preserved to the satisfaction of the Township; and/or,
 - iv. Parkland is provided above and beyond Township requirements; and/or,
 - v. Unique urban design features, features which enhance the sustainability of the development, trails, day care or other public or quasi-public facilities are provided to the satisfaction of the Township; and/or,
 - vi. A minimum of 75% of the total residential units to be built on the lands in the C3-7 Zone shall meet the definition of affordable housing including the provision of housing for seniors and disabled. The definition of affordable housing shall be rental housing for which the rent is at or below the average market rent of a unit in the regional market area, or ownership housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
- b. No person shall within a Holding Downtown Commercial Exception No. 7 ((H)C3-7) Zone use any land or erect, alter or use any building or structure, other than for the uses permitted in Section 4.16.1 in accordance with the regulations in Section 4.16.2. However, a Holding (H) Symbol shall apply which can only be removed by amendment to this By-law with respect to the height of any building or structure where the height shall exceed 4 storeys to a maximum of 6 storeys. The Holding (H) Symbol shall be removed by amendment to this By-law subject to the conditions in Subsection c.
- c. That Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Downtown Commercial Exception No. 7 ((H)C3-7) Zone until the following conditions have been complied with:
 - i. All the necessary agreements and approvals have been incorporated into an agreement with the Township, and where applicable the Region of Durham, and financially secured all to satisfaction of the Township, to provide one or more of the community benefits identified in Section 4.16.5.7 a;
 - ii. A Site Plan Agreement pursuant to the Planning Act to the satisfaction of the Township of Uxbridge;

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4.16 GENERAL COMMERCIAL (C3) ZONE

- iii. The Township has approved servicing allocation for the development in accordance with the Uxbridge Urban Area Servicing Allocation Policy; and,
- iv. All other approvals respecting the development of the lands from all applicable Township, Regional and Provincial agencies and Ministries have been received and confirmed in writing to the Township.

4.16.5.8 HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 8 ((H)C3-8) ZONE

(B/L No. 2019-099) The regulations of 4.16.5.2 HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 2 ((H)C3-2) ZONE shall apply to the lands in the HOLDING DOWNTOWN EXCEPTION NO. 8 ((H)C3-8) ZONE. However, when the conditions for removal of the Holding (H) Symbol within the Holding Downtown Commercial Exception No. 2 ((H)C3-2) Zone, have been satisfied, if height above four storeys is proposed, the regulations of Section 4.16.5.7 HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 7 ((H)C3-7) ZONE shall apply to the lands in the C3-8 Zone.

4: ZONE PROVISIONS

4.17 CORRIDOR COMMERCIAL/MIXED USE (C4) ZONE

4.17.1 PERMITTED USES

(B/L No. 2016-001) No person shall within the Corridor Commercial/Mixed Use (C4) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a) Retail Commercial Establishment including a Department Store, a Food Supermarket and a Retail Gasoline Establishment;
- b) Service Commercial Establishment including a Personal Service Shop and a Motor Vehicle Repair Garage;
- c) Eating establishment;
- d) Drive Through Establishment;
- e) Hospitality Use;
- f) Office;
- g) Clinic;
- h) Place of Entertainment;
- i) Institutional and Non-Profit, including a private school;
- j) Recreation use including a fitness facility or gym;
- k) Parking Garage;
- l) A public use in accordance with the provisions of Section 5.18 hereof including a conservation use, park and stormwater facility; and,
- m) Accessory Uses in accordance with the provisions of Section 5.1 hereof.

4.17.2 REGULATIONS FOR PERMITTED USES OTHER THAN RETAIL GASOLINE ESTABLISHMENTS

(B/L No. 2016-001) Notwithstanding any other regulations of this By-law, all uses, buildings and structures in the C4 Zone lawfully existing as of July 15, 2015, including any unit of less than 186 square metres, or the future subdivision of an existing unit into units of less than 186 square metres, or any change in use of such buildings and structures to another use permitted in Section 4.17.1 shall be permitted. In addition, any expansion of such lawfully existing buildings and structures which meet the following standards where applicable shall be permitted, with the exception of retail gasoline establishments which shall be subject to the regulations of Section 4.17.3. All new buildings and structures, and permitted new uses not located in the lawfully existing buildings and structures, shall conform to the following regulations, with the exception of retail gasoline establishments which shall be subject to the regulations of Section 4.17.3:

- a) Minimum Lot Area Requirement
0 square metres
- b) Minimum Lot Frontage Requirement
0 metres
- c) Minimum Yard Requirements
The minimum yard requirement shall be 0 metres, except where a lot abuts a residential use, or lands in any Residential Zone or Environmental Protection Zone where the minimum yard shall be 9 metres for all uses with the exception of a drive-through eating establishment where the minimum yard shall be 15 metres.
- d) Maximum Yard Requirements
Maximum depth from Toronto Street South for buildings within 30 metres of Toronto Street shall be 6 metres.
- e) Minimum Building Frontage Abutting Toronto Street South
New development on lots abutting Toronto Street South shall include a minimum of one building with a minimum frontage of 6 metres located within 30 metres of

4: ZONE PROVISIONS

4.17 CORRIDOR COMMERCIAL/MIXED USE (C 4) ZONE

Toronto Street. All buildings located within 30 metres of Toronto Street shall be oriented to front on Toronto Street with:

- i. direct pedestrian access to the Toronto Street right-of-way from the front or side of the building; and,
- ii. a minimum of 30% of the front of the building facing Toronto Street South shall be comprised of windows which may include display windows with a wall behind them, but false windows shall be prohibited.

- f) Minimum Landscape Open Space Requirement
10 percent including a minimum area of 3 metres between any parking area and the front lot line.
- g) Minimum Building Height 6 metres
- h) Maximum Building Height 12 metres
- i) Minimum Floor Area
Retail Commercial, Service Commercial and Personal Service Uses shall have a minimum unit size of 186 square metres.
- j) Minimum Floor Space Index
0.27
- k) Maximum Floor Space Index
2.0
- l) Open Storage
No portion of any lot shall be used for outside storage of goods and materials except in accordance with the following provisions:
 - i. open storage shall be prohibited in any front yard or exterior side yard;
 - ii. maximum lot coverage of 30%;
 - iii. screened by a opaque fence or planting strip with a minimum width of 3 metres with the exception of a seasonal outdoor garden centre; and,
 - iv. no seasonal outdoor garden centre shall be located on any required parking space.
- m) Cemetery Road Access
No motor vehicle access shall be allowed to or from Cemetery Road from lands in the C4 Zone, with the exception of a left out turning lane onto Cemetery Road from lands in Part 1, Plan 40R-9713.
- n) Drive-Through Establishment
Any drive-through establishment which is located within 30 metres of Toronto Street shall conform to the regulations of Section 4.17.2 e) and no driveway or stacking lane shall be located between the drive-through establishment building and the front lot line.
- o) Garbage and Recycling Storage
Garbage and recycling storage shall be located in a wholly enclosed building.

4.17.3 REGULATIONS FOR PERMITTED RETAIL GASOLINE ESTABLISHMENTS

(B/L No. 2016-001) All new retail gasoline establishments and expansions of retail gasoline establishments existing as of July 15, 2015, shall conform to the following regulations:

- a) Minimum Lot Area Requirement

4: ZONE PROVISIONS

4.17 CORRIDOR COMMERCIAL/MIXED USE (C4) ZONE

1,150 square metres

- b) Minimum Lot Frontage Requirement
38 metres
- c) Minimum Yard Requirements
 - i. Service Buildings, other than car washes
Any service building, other than an automatic motor vehicle wash, on a lot fronting on Toronto Street South, shall be located a maximum of 6 metres from the Toronto Street frontage or the exterior lot line.
 - iii. Other Yard Requirements
Other than for service buildings, the minimum yard requirement for the front and exterior side shall be 15 metres. An interior side and a rear yard shall have a minimum side yard of 6 metres, except where a lot abuts a residential use, or lands in any Residential Zone or Environmental Protection Zone where the minimum yard shall be 15 metres.
- d) Minimum Lot Depth
30 metres
- e) Minimum Landscape Open Space Requirement 10 per cent
- f) Minimum Building Height 6 metres
- g) Maximum Building Height 12 metres
- h) Minimum Floor Area
186 square metres for a service building
- i) Gasoline Pump Location
Notwithstanding any other provision of this By-law to the contrary, a gasoline pump island or gasoline pumps may be located in any yard provided:
 - i. The minimum distance between any portion of the pump island or pump and any street line, or any interior side or rear lot line, shall be 6 metres, except that where the interior side or rear lot line abuts a Residential or Environmental Protection Zone, no portion of the pump island or pump shall be located within 8 metres of such abutting lot line or zone line; and,
 - ii. Where a lot is a corner lot, no portion of any pump island shall be located closer than 3 metres to a street line between a point in the front lot line and a point in the exterior side lot line, each such point being distant 15 metres from the intersection of such lines.
- j) Open Storage
No portion of any lot shall be used for outside storage of goods and materials except in accordance with the following provisions:
 - i. open storage shall be prohibited in any front yard or exterior side yard;
 - ii. maximum lot coverage of 30%;
 - iii. screened by an opaque fence or planting strip with a minimum width of 3 metres with the exception of a seasonal outdoor garden centre; and,
 - iv. no seasonal outdoor garden centre shall be located on any required parking space.
- k) Cemetery Road Access

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4.17 CORRIDOR COMMERCIAL/MIXED USE (C4) ZONE

No motor vehicle access shall be allowed to or from Cemetery Road from lands in the C4 Zone, with the exception of a left out turning lane onto Cemetery Road from lands in Part 1, Plan 40R-9713.

- m) Drive-Through Establishment
Any drive-through establishment which is located within 30 metres of Toronto Street shall conform to the regulations of Section 4.17.2 e) and no driveway or stacking lane shall be located between the building and the front lot line.
- n) Garbage and Recycling Storage
Garbage and recycling storage shall be located in a wholly enclosed building.

4.17.4 GENERAL ZONE PROVISIONS

B/L No. 2016-001) All provisions of Section 5 of this By-law where applicable to the use of land, buildings or structures permitted within the Corridor Commercial/Mixed Use (C4) Zone shall apply and be complied with.”

4.17.5 SPECIAL ZONE CATEGORIES - CORRIDOR COMMERCIAL/MIXED USE (C4) ZONE

4.17.5.1 CORRIDOR COMMERCIAL/MIXED USE EXCEPTION NO. 1 (C4-1) ZONE

(B/L No 2016-001) Notwithstanding the uses permitted with the Corridor Commercial/Mixed Use (C4) Zone of this By-law, to the contrary, within the Corridor Commercial/Mixed Use Exception No. 1 (C4-1) Zone, located in part of Lot 27, Concession VI, in the former Township of Uxbridge, more specifically described as Lots 6, 7 and 8 of Plan No. —1119, and shown on Schedule "A2" hereof, only the following uses shall be permitted and such uses shall only be permitted in the form of a single shopping plaza:

- a. a business, professional or administration office;
- b. a carpet store;
- c. a clothing store;
- d. a convenience store;
- e. a dry cleaners distribution station;
- f. a drug store;
- g. an eating establishment;
- h. a financial institution;
- i. a food supermarket;
- j. a gift shop;
- k. a jewellery store;
- l. a motor vehicle gasoline bar;
- m. a motor vehicle service and supply establishment;
- n. a personal service shop;
- o. a photographic establishment, having a maximum gross leasable floor area of 30 square metres;
- p. a real estate office;
- q. a tavern;
- r. a travel agency;
- s. a variety store;
- t. a bakery shop;
- u. a coin-operated laundry; and
- v. a video rental establishment.

(B/L No. 94-008)

(B/L No. 84-19) Notwithstanding any other provision of this By-law, to the contrary, the maximum gross leasable floor area of all permitted uses, save and except a food supermarket, a motor

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4.17 CORRIDOR COMMERCIAL/MIXED USE (C4) ZONE

vehicle gasoline bar and a photographic establishment, shall not exceed a total of 1,502 square metres. A minimum of 197 motor vehicle parking spaces shall be required for the 1,502 square metres of gross leasable floor area and the existing food supermarket and motor vehicle gasoline bar. The provisions of Section 5.15f. of Zoning By-law No. 81-19 shall not apply to the C4-1 Zone.

4.17.5.1.1 CORRIDOR COMMERCIAL/MIXED USE EXCEPTION NO. 1 (C4-1) ZONE

(B/L Nos. 2012-116 2016-001) Within the Corridor Commercial/Mixed Use Exception No. 1 (C4-1) Zone located in Part of 2012-188 Lot 27, Concession 6 (Uxbridge Urban Area), Lots 6, 7, and 8, Plan 40M-1119, Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the following additional uses shall be permitted subject to the applicable provisions of the Corridor Commercial/Mixed Use Exception No. 1 (C4-1) Zone in Section 4.17.5.1:

- i. Optical establishment;
- ii. Communications store;
- iii. Dog grooming and sale of pet care supplies and pet apparel;
- iv. Paint store; and,
- v. All Other Retail Uses having a minimum gross floor area of 186 square metres.

4.17.5.2 CORRIDOR COMMERCIAL/MIXED USE EXCEPTION NO. 2 (C4-2) ZONE

(B/L Nos. 2006-156 2007-145 2010-050 2012-034 2014-041 2016-001 2018-026) Within the Corridor Commercial/Mixed Use Exception No. 2 (C4-2) Zone located in Part Lots 26 and 27, Concession 6, Plan —1181, Lots 1, 2, 11 and 12 in the Township of Uxbridge, and shown on Schedule “A1” and "A2" of Zoning By-law 81-19, as amended, the applicable provisions of the Corridor Commercial/Mixed Use (C4) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

PERMITTED USES

In addition to the uses permitted in Section 4.17.1 the following additional uses shall be permitted:

- i. an apartment dwelling house or apartment dwelling houses which may or may not have a common entrance from the street level and which may include non-residential uses permitted in the C4-2 Zone, as well as a day nursery use, on the ground floor and in the basement provided that any apartment dwelling house is located a minimum of 20 metres from the east lot line; and,
- ii. seniors supportive housing and short term residential accommodation located a minimum of 20 metres from the east lot line.

REGULATIONS FOR PERMITTED USES

The following regulations shall apply to all the uses permitted in the C4-2 Zone. The regulations in Sections 4.17.2, 4.17.3 and 4.17.4 are not applicable in the C4-2 Zone.

- i. Minimum Front Yard Depth 0 metre
- ii. Minimum Exterior Side Yard 0 metre
- iii. Minimum Interior Side Yard 0 metres;

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4.17 CORRIDOR COMMERCIAL/MIXED USE (C 4) ZONE

| | | |
|-------|---|---|
| iv. | Minimum Rear Yard Depth | 4 metres |
| v. | Minimum Floor Space Index | 0.30 |
| vi. | Maximum Floor Space Index | 2.0 |
| vii. | Minimum Landscaped Open Space | 10% |
| viii. | Maximum Height of Building | 21 metres excluding mechanical penthouse for apartments or seniors supportive housing |
| ix. | Minimum Height of Building | 6 metres |
| x. | Maximum Depth from Toronto Street for new Buildings within 30 metres of Toronto Street | 6 metres |
| xi. | Minimum Building Frontage Abutting Toronto St. S. for new building and the ultimate development of the site shall be defined as that portion of the street line defined by the edge of a building which meets the Yard requirements in subsections i. and x. inclusive of the Regulations for Permitted Uses and where the front entrance to the building is located. | 40% for commercial Uses 35% for apartment or seniors supportive housing/short term residential accommodation uses and that there shall be an entrance, that is not required to be a front entrance, off of Toronto Street or at the corner of Toronto Street and Douglas Road. |

PARKING REGULATIONS

Notwithstanding the regulations of Section 5.15, the maximum off street parking requirement for non-residential uses in the C4-2 Zone shall be 5 spaces per 100 square metres of Gross Leasable Floor Area or portion thereof and the minimum off-street parking requirement shall be 4 spaces per 100 square metres of Gross Leasable Floor Area, provided that mezzanine and basement space shall not be included as part of Gross Leasable Floor Area for the purposes of calculating the parking requirements.

4.17.5.3 CORRIDOR COMMERCIAL/MIXED USE EXCEPTION NO. 3 (C4-3) ZONE

(B/L Nos.
2007-085
2007-098
2007-119
2008-097
2012-062
2016-001)

Within the Special Purpose Commercial Exception No. 3 (C4-3) Zone located in Part Lot 28, Concession 6 in the Township of Uxbridge, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.17 to 4.17.4 of Zoning Bylaw 81-19, as otherwise amended, to the contrary, the following provisions shall apply and be complied with respect to the lands with municipal addresses 224, 230, 236 and 242 Toronto St. S. which shall be treated as one lot for the purposes of these regulations:

PERMITTED USES

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4.17 CORRIDOR COMMERCIAL/MIXED USE (C 4) ZONE

- i. Food store with a minimum Gross Floor Area of 929 square metres and a maximum Gross Floor Area of 1,858 square metres;
- ii. Drug store with a minimum Gross Floor Area of 929 square metres and a maximum Gross Floor Area of 1,858 square metres;
- iii. Accessory uses including a seasonal outdoor garden centre provided it is not located on any required parking space and provided that garbage/recycling storage shall be within a wholly enclosed building;
- iv. Retail commercial Establishment, personal service shop, Business, Professional or Administrative Office, Dry Cleaners Establishment, banks and trust companies all of the foregoing uses shall:
 - not exceed a cumulative total Gross Floor Area of 930 square metres;
 - only be permitted in a building constructed in conjunction with or following the construction of the permitted food store and drug store; and,
 - provided that each Retail Commercial Establishment shall have a minimum Gross Floor Area of 279 square metres.
- v. Residential uses in the form of dwelling units in buildings with the permitted commercial uses or townhouse or apartment buildings.

PROHIBITED USES

- i. Drive-through and drive-in uses, including drive-through and drive-in eating establishments and a drive-through uses shall mean a use which has a portion of the Building from which the business is transacted, or is capable of being transacted, directly with the customers located in a motor vehicle during the business transactions;
- ii. Vehicle service stations or other vehicle service uses.

REGULATIONS FOR PERMITTED USES

- | | | |
|-------|---|--|
| i. | Minimum Yard Abutting Toronto St. S. | 0 metres |
| ii. | Maximum Yard Abutting Toronto St. S. South of the North Driveway. | 3 metres, provided that a maximum of 20% of the main wall of any building facing Toronto St. may be setback a maximum of 4 metres from the Toronto St. |
| iii. | Maximum Yard Abutting Toronto St. W. North of the North Driveway | 4 metres |
| iv. | Minimum Yard Abutting any R1 Zone. | 9 metres, with the exception that the minimum yard abutting the north property line shall be 3.5 metres. |
| v. | Minimum floor space index when development in the C4-26 Zone is complete based on Gross Leasable Floor Area | 0.22 |
| vi. | Maximum floor space index based on Gross Leasable Floor Area | 2.0 |
| vii. | Minimum Landscaped Open Space | 10 per cent |
| viii. | Minimum Building Height | 6 metres |
| ix. | Maximum Building Height | 12 metres |
| x. | Minimum Building Frontage Abutting Toronto St. S. for the ultimate development | |

4: ZONE PROVISIONS

4.17 CORRIDOR COMMERCIAL/MIXED USE (C4) ZONE

of the lands with municipal addresses
224, 230, 236 and 242 Toronto St. S. 36%

Building Frontage shall be defined as that portion of the street line defined by the edge of a building which meets the Yard requirements in subsections i. and ii. inclusive of the Regulations for Permitted Uses.

PARKING REGULATIONS

Notwithstanding the regulations of Section 5.15, the maximum off-street parking requirement in the C4-3 Zone shall be 5.25 spaces per 100 square metres of Gross Leasable Floor Area or portion thereof and the minimum off-street parking requirement shall be 4 spaces per 100 square metres of Gross Leasable Floor Area, provided that basement space shall not be included as part of Gross Leasable Floor Area for the purposes of calculating the parking requirements.

4.17.5.4 CORRIDOR COMMERCIAL/MIXED USE EXCEPTION NO. 4(C4-4) ZONE

(B/L Nos. 2016-001) Within the Corridor Commercial/Mixed Use Exception No. 4 (C4-4) Zone located in Part Lot 27, Concession 6, Part 3, Reference Plan 40R-9713, Township of Uxbridge and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the applicable provisions of the Corridor Commercial/Mixed Use (C4) Zone shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

REGULATIONS FOR PERMITTED USES

- i. Minimum Interior Side Yard
0 metres, except where the interior side lot line abuts a Community Facility (CF) Zone, the minimum Side Yard shall be 3 metres within 140 metres of the Front Lot Line, and 30 metres for any portion of the yard which is more than 140 metres from the Front Lot Line.
- ii. Minimum Rear Yard
4 metres
- iii. Minimum Floor Space Index
0.25
- iv. Minimum Landscaped Open Space
The required Interior Side Yard and Rear Yards and a minimum area of 3 metres between any Parking Area and the Front Lot Line
- v. Parking
Notwithstanding the regulations of Section 5.15, the minimum off-street parking requirement for individual Lots in the C4-4 Zone shall be 5 spaces per 100 square metres of Gross Leasable Floor Area and the maximum off-street parking requirement shall be 5.5 spaces per 100 square metres of Gross Leasable Floor Area, with the exception that an Eating Establishment shall comply with the requirements of Section 5.15, and in addition, a Drive-Through Eating Establishment shall provide a driveway with the capacity for stacking a minimum of 8 vehicles.”

4: ZONE PROVISIONS**4.17A MAIN STREET NORTH MIXED USE (C5) ZONE****4.17A MAIN STREET NORTH MIXED USE (C5) ZONE****4.17A.1 PERMITTED USES**

No person shall within Main Street North Mixed Use (C5) Zone use any land or erect, alter or use any building or structure, except for one or more of the following uses:

- a) Retail Commercial Establishment including a Retail Gasoline Establishment;
- b) Service Commercial Establishment including a Personal Service Shop;
- c) Eating Establishment;
- d) Hospitality use;
- e) Office including a printing and publishing establishment;
- f) Clinic;
- g) Place of Entertainment;
- h) Institutional and Non-Profit including a private school;
- i) Recreation use including a fitness facility or gym;
- j) An apartment dwelling house or apartment dwelling houses which may or may not have a common entrance from street level and which may include non-residential uses permitted in the C5 Zone on the ground floor;
- k) Seniors supportive housing and short term residential accommodation;
- l) Residential uses in the form of dwelling units in buildings with the permitted non-residential uses;
- m) A public use in accordance with the provisions of Section 5.18 hereof including a conservation use, park and stormwater facility; and,
- n) Accessory Uses in accordance with the provisions of Section 5.1 hereof.

4.17A.2 REGULATIONS FOR PERMITTED USES OTHER THAN AN APARTMENT OR SENIOR'S SUPPORTIVE HOUSING AND A RETAIL GASOLINE ESTABLISHMENT

Notwithstanding any other regulations of this By-law, all uses, buildings and structures in the C5 Zone lawfully existing as of July 15, 2015, or any change in use of such buildings and structures to another use permitted in Section 4.17A.1, including the conversion of single detached residences to non-residential uses in whole or in part, shall be permitted. In addition, any expansion of such lawfully existing buildings and structures which meet the following standards where applicable shall be permitted with the exception of apartment or senior's supportive housing and retail gasoline establishments which shall be subject to the regulations of Sections 4.17A.3 and 4.17A.4 respectively. All new buildings and structures, and permitted new uses not located in the lawfully existing buildings and structures, shall conform to the following regulations, with the exception of apartment or senior's supportive housing and retail gasoline establishments which shall be subject to the regulations of Sections 4.17A.3 and 4.17A.4 respectively:

- a) Minimum Lot Area Requirement
0 square metres
- b) Minimum Lot Frontage Requirement
0 metres
- c) Minimum Yard Requirements
The minimum yard requirement shall be 0 metres, except where a lot abuts a residential use, or lands in any Residential Zone or Environmental Protection Zone where the minimum yard shall be 10 metres for all uses with the exception of a drive-through eating establishment where the minimum yard shall be 15 metres.
- d) Maximum Yard Requirements

4: ZONE PROVISIONS

4.17A MAIN STREET NORTH MIXED USE (C5) ZONE

Maximum depth from Main Street North shall be 6 metres.

- e) Relationship of Building Frontage to Main Street North
New development on lots abutting Main Street North shall include a minimum of one building with a minimum frontage of 6 metres located within 6 metres of Main Street North. All buildings located within 6 metres of Main Street North shall be oriented to front on Main Street North with:
 - i. direct pedestrian access to the Main Street North right-of-way from the front or side of the building; and,
 - ii. a minimum of 30% of the front of any building used for retail or service commercial purposes facing Main Street North shall be comprised of windows which may include display windows with a wall behind them, but false windows shall be prohibited.
- f) Minimum Landscape Open Space Requirement
10 per cent including a minimum area of 3 metres between any parking area and the front lot line and any yard abutting an EP Zone.
- g) Minimum Building Height 6 metres or 2 storeys
- h) Maximum Building Height 12 metres or 4 storeys
- i) Minimum Floor Area
Retail Commercial, Service Commercial and Personal Service Uses shall have a minimum unit size of 186 square metres
- j) Maximum Floor Area
Retail Commercial, Service Commercial and Personal Service Uses shall have a maximum unit size of 465 square metres
- k) Minimum Floor Space Index
1.0
- l) Maximum Floor Space Index
2.0
- m) Open Storage
No portion of any lot shall be used for outside storage of goods and materials
- n) Drive-Through Establishment
Any drive-through establishment shall conform to the regulations of Section 4.17A.2 e) and no driveway or stacking lane shall be located between the building and the front lot line.
- o) Garbage and Recycling Storage
Garbage and recycling storage shall be located in a wholly enclosed building.

4.17A.3 REGULATIONS FOR APARTMENT OR SENIOR'S SUPPORTIVE HOUSING

All new apartment and senior's supportive housing and expansions of such uses existing as of July 15, 2015, shall conform to the following regulations:

- a) Minimum Lot Area Requirement
900 square metres
- b) Minimum Lot Frontage Requirement
30 metres

4: ZONE PROVISIONS

4.17A MAIN STREET NORTH MIXED USE (C5) ZONE

- c) Minimum Yard Requirements
 - i. Front Yard 3 metres
 - ii. Exterior Side Yard 3 metres
 - iii. Interior Side Yard 5 metres
 - iv. Rear Yard 10 metres
 - v. Yard abutting an EP Zone 10 metres
- d) Minimum Landscape Open Space Requirement
30 per cent including a minimum area of 3 metres between any parking area and a lot line, and any yard abutting an EP Zone.
- e) Minimum Building Height 6 metres or 2 storeys
- h) Maximum Building Height 12 metres or 4 storeys
- i) Minimum Floor Space Index
1.0
- j) Maximum Floor Space Index
2.0
- k) Open Storage
No portion of any lot shall be used for outside storage of goods and materials
- m) Garbage and Recycling Storage
Garbage and recycling storage shall be located in a wholly enclosed building.

4.17A.4 REGULATIONS FOR PERMITTED RETAIL GASOLINE ESTABLISHMENTS

All new retail gasoline establishments and expansions of retail gasoline establishments existing as of July 15, 2015, shall conform to the regulations of Section 4.17.3.

4.17A.5 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of land, buildings or structures permitting within the Main Street North Mixed Use (C5) Zone shall apply and be complied with.

4.17A.6 SPECIAL ZONE CATEGORIES – MAIN STREET NORTH MIXED USE (C5) ZONE

4.17A.6.1 MAIN STREET NORTH MIXED USE EXCEPTION NO. 2(C5-1) ZONE

Within the Main Street North Mixed Use Exception No. 2 (C5-1) Zone located on the west side of Main Street, in Part Lot 33, Concession 7, the Township of Uxbridge and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the only permitted use shall be a gravel parking lot existing as of April 22, 2013 and a required fence adjacent to lands in the Environmental Protection (EP) Zone and the Rural Exception No. 99 (RU-99) Zone.”

4: ZONE PROVISIONS

4.17B BROCK STREET EAST MIXED USE (C 6) ZONE

4.17B BROCK STREET EAST MIXED USE (C6) ZONE

(B/L Nos. 2007-083 2016-001 2018-116 2021-108) Within the Brock Street East Mixed Use (C6) Zone located in Part Lot 31, Concession 7 in the Township of Uxbridge and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the following provisions shall apply and be complied with:

PERMITTED USES

No person shall within the Brock Street East Mixed Use (C6) Zone use any land or erect, alter or use any building or structure except for one or more of the following:

- i. A maximum of 88 row dwelling house units, including a minimum of 12 bungalow loft row dwelling house units;
- ii. A maximum of two mixed use buildings with a total minimum ground floor area of 440 square metres and a minimum height of two storeys in which one or more of the following uses shall be permitted:
 - Retail commercial establishment,
 - Service commercial establishment,
 - Eating establishment,
 - Office,
 - Clinic,
 - Institutional and non-profit uses including a private school;
 - Recreation use including a fitness facility or gym; and,
 - Apartment dwelling unit except on the ground floor;
- iii. A public use in accordance with the provisions of Section 5.18 hereof including a conservation use, park and stormwater management facility; and,
- iv. Accessory uses in accordance with the provisions of Section 5.1 hereof.

PROHIBITED USES

- i. Drive-through and drive-in uses, including drive-through and drive-in eating establishments and a drive-through use shall mean a use which has a portion of the Building from which the business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions;
- ii. Vehicle service stations or other vehicle service uses;
- iii. Banks or trust companies;
- iv. Garden centre or other outdoor use, including outdoor storage, with the exception of a garden centre use associated with th supermarket use, provided that such a use does not occupy any required parking area.

GENERAL REGULATIONS FOR PERMITTED USES

- i. Maximum Lot Coverage 32%
- ii. Minimum Landscape Open Space Requirement 40%
- iii. The regulations of Section 5, General Zone Regulations, shall also apply to the lands in the C6 Zone, including the parking requirements

For the purposes of this Zone, the minimum front yard or rear yard shall be defined as the horizontal distance measured at the right angles between a public or private right of way or lot line and the nearest part of the dwelling house unit or mixed use building.. The part of the dwelling house unit facing Brock Street of Herrema Boulevard, respectively shall be deemed the front of the dwelling house unit and the yard between the dwelling house unit and Brock Street or Herrema Boulevard, respectively will be deemed the front yard. The maximum lot coverage and the minimum landscaped open space shall be measured over the

4: ZONE PROVISIONS

4.17B BROCK STREET EAST MIXED USE (C 6) ZONE

entire area of the lands zone C6 as shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended.

REGULATIONS FOR PERMITTED ROW DWELLING HOUSE USES

- i. Minimum Lot Area per row dwelling house unit 180m²
- ii. Minimum Lot Area per bungalow loft row dwelling house unit 360m²
- iii. Minimum Lot Frontage per row dwelling house unit 7 metres
- iv. Minimum Lot Frontage per bungalow loft row dwelling house unit 10 metres
- v. Minimum Yard Dimensions per dwelling house unit
 - Front Yard to Dwelling 4.5 metres
 - Rear Yard of row dwelling house units abutting EP-57 Zone 7.0 metres
 - Rear Yard of bungalow loft dwelling house unit 9.5 metres
 - Rear Yard of other row dwelling house units 6.0 metres
- vi. Minimum Separation between Dwelling Houses
 - Interior row dwelling house units 0 metres
 - Exterior row dwelling house unit 0 metres and 1.2 metres
- vii. Maximum Height of Buildings and Structures 3 storeys
- viii. Maximum Driveway Width at front of dwelling unit 55%
- ix. Maximum Garage Door Width at front of dwelling unit 50%

REGULATIONS FOR PERMITTED MIXED USE BUILDING USES

- i. Minimum Lot Area 2,900m²
- ii. Minimum Lot Frontage 36.0 metres
- iii. Minimum Front Yard and Exterior Side Yard 0 metres
- iv. Maximum Front Yard and Exterior Side Yard 7.5 metres
- v. Minimum Separation between Buildings 2.5 metres

PARKING REGULATIONS

Notwithstanding the regulations of Section 5.15, the maximum off-street parking requirements in the (C6) Zone shall be 5.5 spaces per 100 square metres of Gross Floor Area or portion thereof and the minimum off-street parking requirement shall be 4 spaces per 100 square metres of Gross Floor Area.

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

4.18.1 PERMITTED USES

No person shall within a Rural Industrial (M1) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses

Prohibited
- b. Non-Residential Uses
 - i. an agricultural produce warehouse;
 - ii. a cartage, express or transport terminal or yard;
 - iii. a farm implement sales and supply establishment;
 - iv. a feed mill;
 - v. a general contractor's yard and related workshop facilities;
 - vi. a light equipment sales and rental establishment;
 - vii. a light industrial manufacturing, processing, assembling or fabricating plant;
 - viii. a machine or welding shop;
 - ix. a motor vehicle body shop;
 - x. a motor vehicle repair garage;
 - xi. a plumbing, heating and air conditioning supply establishment;
 - xii. a public use in accordance with the provisions of Section 5.18 hereof.
 - xiii. a warehouse; and
 - xiv. a wholesale establishment.
- c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing listed permitted uses shall be permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.18.2 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- a. Minimum Lot Area Requirement 4,000 square metres
- b. Minimum Lot Frontage Requirement 45 metres
- c. Minimum Yard Requirements
 - i. Front Yard Depth 15 metres
 - ii. Exterior Side Yard Width 15 metres
 - iii. Interior Side Yard Width 6 metres
 - iv. Rear Yard Depth 15 metres
- d. Special Yard Provisions

Notwithstanding the yard requirements set forth under Section 4.18.2 (c) hereof to the contrary, where the interior side lot line abuts a Residential Zone the minimum interior side yard requirement shall be 15 metres.
- e. Maximum Lot Coverage of All Buildings 40 per cent
- f. Minimum Setback from Street Centreline
 - i. Provincial Highway 33 metres

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

- ii. Regional Road - Type "A" 33 metres
 - iii. Regional Road - Type "B" 28 metres
 - iv. Township Road 25 metres
- g. Minimum Landscaped Open Space Requirement 10 per cent
- h. Maximum Height of Buildings 12 metres

4.18.3 REGULATIONS FOR OUTSIDE STORAGE

Within the Rural Industrial (M1) Zone, no portion of any lot may be used for the outside storage of goods or materials except in accordance with the following provisions:

- a. such outside storage of goods or materials is accessory to the permitted use of the main or principal building on the lot;
- b. such outside storage of goods or materials is located behind the front wall of the main or principal building facing any street, in compliance with all the yard and setback requirements;
- c. outside storage of goods or materials does not cover more than 30 per cent of the lot area, or cover an area which is in excess of twice the ground floor area of the main or principal building on the lot, whichever is the lesser; and
- d. any portion of a lot used for the outside storage of goods or materials shall be effectively screened from permitted uses on adjoining residential uses and public streets adjoining the lot by buildings, or is enclosed by planting strip in accordance with the provisions of this By-law, or is enclosed with a closed wooden, plastic and/or metal fence extending at least 2 metres in height from the ground.

4.18.4 PERFORMANCE STANDARDS

(B/L No. 87-72) Notwithstanding any provisions of this By-law, to the contrary, no use shall be permitted which from its nature or operation creates a nuisance or is offensive by the creation of noise or vibration; or which creates a nuisance or is offensive by reason of the emission of gas fumes, dust or objectionable odour; or which creates a nuisance or is offensive by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials. Without limiting the generality of the foregoing, no use shall be permitted which from its nature or the materials used therein is declared to be an offensive or noxious trade, business or manufacture under The Public Health Act, R.S.O. 1980, c. 409, as amended, or the Regulations promulgated thereunder.

4.18.5 DRY INDUSTRIES

Only those industrial uses which use water only for the personal use of their employees, and not in conjunction with any manufacturing, processing, assembling or fabricating process shall be permitted.

4.18.6 RESTRICTIONS ON USE OF FRONT AND EXTERIOR SIDE YARDS

Required front and exterior side yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles, except that such yards may be used for the

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

purpose of visitor parking in accordance with the provisions of Section 5.15 hereof.

4.18.7 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot within the Rural Industrial (M1) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.17 hereof.

4.18.8 GENERAL ZONE PROVISIONS

(B/L No. 82-27) All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Rural Industrial (M1) Zone shall apply and be complied with.

4.18.9 SPECIAL ZONE CATEGORIES - RURAL INDUSTRIAL (M1) ZONE

4.18.9.1 RURAL INDUSTRIAL EXCEPTION NO. 1 (M1-1) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone, of this By-law, to the contrary, within the Rural Industrial Exception No. 1 (M1-1) Zone, located in part of Lot 1, Concession II, in the former Township of Scott, and shown on Schedule "A5" hereof, only a tool and dye making shop and a single-family dwelling house are permitted.

4.18.9.2 RURAL INDUSTRIAL EXCEPTION NO. 2 (M1-2) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone, of this By-law, to the contrary, within the Rural Industrial Exception No. 2 (M1-2) Zone, located in part of Lot 15, Concession VII, in the former Township of Scott, and shown on Schedule "A5" hereof, only a machine repair shop is permitted. Such machine repair shop shall involve the repair only of machinery and tools but not the fabrication of manufacture thereof, nor the assembly of any machines or equipment. In addition, there shall be no open storage and such machine repair shop shall only have an entrance from Regional Road No. 1.

4.18.9.3 RURAL INDUSTRIAL EXCEPTION NO. 3 (M1-3) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone, of this By-law, to the contrary, and notwithstanding any other provisions of this By-law, to the contrary, within the Rural Industrial Exception No. 3 (M1-3) Zone, located in part of Lot 3, Concession I, in the former Township of Scott, and shown on Schedule "A5" hereof, only a motor vehicle body shop, wherein motor vehicle bodies may be repaired and repainted, is permitted provided such is carried on within one (1) building having dimensions not greater than 9 metres by 15 metres, and provided further that:

- a. No other types of mechanical repairs may be carried on in the shop building nor motor vehicles wrecked or dismantled therein;
- b. Not more than two (2) vehicles may be parked outside of the said body shop building on any part of the said lands at any time; and
- c. A cedar hedge shall be planted on the north, south and west boundary lines of the lands zoned M1-3.

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4.18 RURAL INDUSTRIAL (M1) ZONE

4.18.9.4 RURAL INDUSTRIAL EXCEPTION NO. 4 (M1-4) ZONE

(B/L No. 82-27) Notwithstanding the uses permitted in the Rural Industrial (M1) Zone, of this By-law, to the contrary, within the Rural Industrial Exception No. 4 (M1-4) Zone, located in part of Lot 5, Concession V, in the former Township of Scott, and shown on Schedule "A5" hereof, only the following uses are permitted.

- a. light manufacturing, assembling and fabricating of agricultural and non-agricultural equipment and products;
- b. accessory warehousing;
- c. accessory wholesale and retail selling;
- d. accessory showroom and office facilities; and
- e. accessory outside storage of goods, articles, materials and products.

4.18.9.5 RURAL INDUSTRIAL EXCEPTION NO. 5 (M1-5) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone of this By-law, to the contrary, within the Rural Industrial Exception No. 5 (M1-5) Zone, located in part of Lot 20, Concession VI, in the former Township of Scott, and shown on Schedule "A6" hereof, only a motor vehicle repair garage, where general repairs are done to motor vehicles and farm equipment is permitted.

4.18.9.6 RURAL INDUSTRIAL EXCEPTION NO. 6 (M1-6) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone of this By-law, to the contrary, within the Rural Industrial Exception No. 6 (M1-6) Zone, located in part of Lot 35, Concession VII, in the former Township of Scott, and shown on Schedule "A6" hereof, only the following uses shall be permitted:

- a. plumbing and heating establishment, but not including the selling, at retail, of plumbing and heating products to the public from the premises;
- b. a mobile welding service; and
- c. a warehouse for the enclosed storage of goods, materials and equipment used in conjunction with the plumbing and heating establishment and the mobile welding services.

4.18.9.7 RURAL INDUSTRIAL EXCEPTION NO. 7 (M1-7) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone of this By-law, to the contrary, within the Rural Industrial Exception No. 7 (M1-7) Zone, located in part of Lot 10, Concession III, in the former Township of Scott, and shown on Schedule "A5" hereof, only a truck, storage and maintenance yard is permitted.

4.18.9.8 RURAL INDUSTRIAL EXCEPTION NO. 8 (M1-8) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone, of this By-law, to the contrary, within the Rural Industrial Exception No. 8 (M1-8) Zone, located in part of Lot 34, Concession VI, in the former Township of Uxbridge, and shown on Schedule "A2" hereof, only the storage of operative motor vehicles is permitted.

4.18.9.9 RURAL INDUSTRIAL EXCEPTION NO. 9 (M1-9) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone of this By-law, to the contrary, within the Rural Industrial Exception No. 9 (M1-9) Zone, located in part of Lot 36, Concession VI, and part of Lot 28, Concession VI, in the former Township of Uxbridge, and shown on Schedule "A2" hereof, only the bulk storage of gas and oil is

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

permitted.

4.18.9.10 RURAL INDUSTRIAL EXCEPTION NO. 10 (M1-10) ZONE

(B/L No. 82-43) Notwithstanding the uses permitted in the Rural Industrial (M1) Zone of this By-law, to the contrary, within the Rural Industrial Exception No. 10 (M1-10) Zone, located in Part of Lot 30, Concession V, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only a Municipal Maintenance and Storage Yard and Canine Control Facility shall be permitted; provided that no salt and sand storage dome or domes or snow disposal storage shall be permitted until a specific site plan for that specific use has been submitted and approved by the Ministry of Natural Resources, the South Lake Simcoe Conservation Authority and the Ministry of the Environment. These plans shall detail the location, construction and maintenance of the said dome or domes, snow disposal facilities, and Works Yard and be designed to maintain acceptable domestic and recreational water quality levels in accordance with "Water Management Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment, November 1978" in the main aquifer, the ground water supply and the waters of Leaskdale Creek.

4.18.9.11 RURAL INDUSTRIAL EXCEPTION NO. 11 (M1-11) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone, of this By-law to the contrary, within the Rural Industrial Exception No. 11 (M1-11) Zone, located in part of Lot 34, Concession IV, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only a motor vehicle wrecking yard, a motor vehicle gasoline bar and one (1) single-family dwelling house are permitted.

4.18.9.12 DELETED IN ITS ENTIRETY
(B/L No. 88-60)

4.18.9.13 RURAL INDUSTRIAL EXCEPTION NO. 13 (M1-13) ZONE

Notwithstanding the yard and setback provisions, for the Rural Industrial (M1) Zone, and the provisions of Section 4.18.3 and 4.18.7 of this By-law, to the contrary, within the Rural Industrial Exception No. 13 (M1-13) Zone, located in part of Lot 16, Concession IV, in the former Township of Uxbridge, and shown on Schedule "A4" hereof, all provisions of the Rural Industrial (M1) Zone shall apply save and except where specifically noted below:

- a. Minimum Front Yard Depth

Where the front lot line abuts Regional Road No. 1 or 21

23 metres
- b. Minimum Exterior Side Yard Width

Where the exterior side lot line abuts Regional Road No. 1 or 21

23 metres
- c. Minimum Interior Side Yard Width

Where the interior side lot line adjoins a zone other than the M1-17 zone

23 metres
- d. Minimum Rear Yard Depth Requirement

Where the rear lot line abuts Regional Road

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4.18 RURAL INDUSTRIAL (M1) ZONE

No. 1 or 21, or adjoins a zone other than the M1-17 Zone 23 metres

e. Outside Storage

No outside storage shall be permitted within 200 metres of the Road Allowance for Regional Road No. 21

f. Planting Strips

Within that portion of the M1-13 Zone identified as "planting strip" on Schedule "A4" hereof, the lands shall only be used in accordance with the provisions of Section 5.17 hereof.

g. That notwithstanding the provisions of Sections 4.18.1 a. and b. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, and in accordance with Section 39 The Planning Act, R.S.O., 1990, as amended, within the area shown on Schedule "A" attached hereto, which lands are placed within the Rural Industrial Exception No. 13 (M1-13) Zone, the following uses and activities, including buildings, structures and uses incidental and accessory thereto shall be permitted on a temporary basis for a three(3) year period commencing on the 29th day of May, 1995 and terminating on the 28th day of May, 1998.

- i. a golf driving range including a snack bar
- ii. a golf mini-putt facility
- iii. a retail outlet for the sale and display of arts and crafts, fruits, vegetables and nursery stock.

4.18.9.14 RURAL INDUSTRIAL EXCEPTION NO. 14 (M1-14) ZONE

Notwithstanding the uses permitted, and the minimum yard requirements, of the Rural Industrial (M1) Zone, and the provisions of Section 4.18.2h. and 4.18.5, of this By-law, to the contrary, within the Rural Industrial Exception No. 14 (M1-14) Zone, located in part of Lot 11, Concession I, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, all provisions of the Rural Industrial (M1) Zone shall apply save and except where specifically noted below:

a. Only Uses Permitted

- i. a maximum of 12 grain storage silos;
- ii. one grain-drying facility;
- iii. one elevator work-house;
- iv. a 90 tonne weigh scale;
- v. an accessory office; and
- vi. a single-family dwelling house which existed at the date of passing of Restricted Area By-law No. 81-19.

(B/L No. 81-36)

The foregoing uses are permitted provided they are used for:

- (a) the receiving, processing and storage of grain; and
- (b) fertilizer and feed blending.

b. Minimum Yard Requirements

- i. Front Yard Depth 40 metres
- ii. Exterior Side Yard Width 40 metres
- iii. Interior Side Yard Width 60 metres
- iv. Rear yard Depth 550 metres

c. Special Yard Provision

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

In addition to the foregoing minimum yard requirements, no grain drying facility or elevator work-house shall be located within 300 metres of a dwelling house.

d. Grain Storage Silos

- (B/L No.
81-36)
- i.

6 storage silos may have a maximum diameter of 10.5 metres and a maximum height of 37.5 metres.
- ii.

the remaining 6 storage silos may have a maximum diameter of 11.5 metres and a maximum height of 37.5 metres.

e. Grain-Drying Facility

- i.

maximum total floor area

525 square metres
- ii.

maximum height

55 metres

f. Elevator Work-House

- i.

maximum total floor area

240 square metres
- ii.

maximum height

35 metres

g. A 90 tonne weigh scale

- i.

Maximum size

70 square metres

h. Accessory Office

- i.

maximum total floor area

160 square metres
- ii.

maximum height

8 metres

4.18.9.15 RURAL INDUSTRIAL EXCEPTION NO. 15 (M1-15) ZONE

Notwithstanding the uses permitted in the Rural Industrial (M1) Zone of this By-law, to the contrary, within the Rural Industrial Exception No. 15 (M1-15) Zone, located in part of Lot 19, Concession IV, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only a motor vehicle wrecking yard is permitted.

4.18.9.16 *Repealed by By-law No. 94-031*

4.18.9.17 RURAL INDUSTRIAL EXCEPTION NO. 17 (M1-17) ZONE

(B/L No.
82-9)

Notwithstanding the uses permitted within the Rural Industrial (M1) Zone, of Restricted Area By-law No. 81-19, as amended, or any other provision of Restricted Area By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Industrial Exception No. 17 (M1-17) Zone, as shown on Schedule "A5" to Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 82-9, and located in part of Lot 35, Concession I, in the former Township of Scott, only the following uses shall be permitted:

a. Residential Uses

Prohibited

b. Non-Residential Uses

- i.

a farm implement sales and supply establishment provided the existing building on the property is the only building permitted. No other principal or accessory buildings, or expansions to the existing building shall be

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4.18 RURAL INDUSTRIAL (M1) ZONE

permitted;

- ii. public uses.

4.18.9.18 RURAL INDUSTRIAL EXCEPTION NO. 18 (M1-18) ZONE

(B/L No. 83-24) Notwithstanding the uses permitted within the Rural Industrial (M1) Zone, of Restricted Area By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Industrial Exception No.18 (M1-18) Zone, as shown on Schedule "A3" to Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 83-24, only the following uses shall be permitted:

- a. Residential Uses
 - i. only the existing single-family dwelling house.
- b. Non-Residential Uses
 - i. a sheet metal fabricating and installation business;
 - ii. a roofing and contracting business including related mechanical trades;
 - iii. a heating and insulation business including accessory retail and wholesale sales of insulation and other related energy saving products; and
 - iv. buildings, structures and uses accessory to the foregoing listed uses.

4.18.9.19 RURAL INDUSTRIAL EXCEPTION NO. 19 (M1-19) ZONE

(B/L No. 81-17) Notwithstanding the provisions of Sections 4.18.1a., 4.18.1b. and 4.18.2 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Industrial Exception No. 19 (M1-19) Zone, located in part of Lots 21 and 22, Concession I, in the former Township of Uxbridge, all provisions of the Rural Industrial (M1) Zone shall apply save and except as specifically noted below in which case the following shall apply and be complied with:

- a. Only Residential Uses Permitted
 - i. one (1) non-commercial, accessory guest house; and
 - ii. one (1) single family dwelling house.
- b. Only Non-Residential Uses Permitted
 - i. conservation, forestry and reforestation;
 - ii. landscaped gardens;
 - iii. a light manufacturing, processing, assembling and fabricating plant; and
 - iv. public uses in accordance with the provisions of Zoning By-law No. 81-19.
- c. Minimum Lot Area Requirement 25 hectares
- d. Minimum Lot Frontage Requirement 350 metres
- e. Provisions Applicable to Permitted Guest House and Dwelling House
In accordance with Sections 4.4.2 c., d., e., f., g. and j. of Zoning By-law No. 81-19.
- f. Provisions Applicable To Principal Industrial Plant
 - i. Minimum Yard Requirement From:

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4.18 RURAL INDUSTRIAL (M1) ZONE

- North Limit of M1-19 Zone 330 metres
- South Limit of M1-19 Zone 65 metres
- East Limit of M1-19 Zone 60 metres
- West Limit of M1-19 Zone 250 metres

ii. Maximum Building Height 7 metres

iii. Maximum Lot Coverage All Buildings 2 percent.

4.18.9.20 (B/L No. 85-58) RURAL INDUSTRIAL EXCEPTION NO. 20 (M1-20) ZONE
Notwithstanding the provisions of Sections 4.18.1a., 4.18.1b. and 4.18.2 of Zoning By-Law No. 81-19, as otherwise amended, to the contrary, within the Rural Industrial Exception No. 20 (M1-20) Zone, located in part of Lot 21, Concession I, in the former Township of Uxbridge, all provisions of the Rural Industrial (M1) Zone shall apply save and except as specifically noted below in which case the following shall apply and be complied with:

- a. Only Residential Uses Permitted
 - i. one (1) non-commercial, accessory guest house; and
 - ii. one (1) single family dwelling house.
- b. Only Non-Residential Uses Permitted
 - i. conservation, forestry and reforestation;
 - ii. landscaped gardens;
 - iii. a light manufacturing, processing, assembling and fabricating plant; and
 - iv. public uses in accordance with the applicable provisions of Zoning By-law No. 81-19.
- c. Minimum Lot Area Requirement 40 hectares
- d. Minimum Lot Frontage Requirement 1,000 metres
- e. Provisions Applicable to Permitted Guest House and Dwelling House

In accordance with Sections 4.4.2 c., d., e., f., g. and j. of Zoning By-law No. 81-19.
- f. Provisions Applicable To Principal Industrial Building(s)
 - i. Minimum Yard Requirement From:
 - North Limit of M1-20 Zone where such abuts Rural (RU) Zone 100 metres
 - North Limit of M1-20 Zone where such abuts M1-19 Zone 50 metres
 - South Limit of M1-20 Zone 65 metres
 - East Limit of M1-20 Zone 100 metres
 - West Limit of M1-20 Zone 10 metres
 - ii. Maximum Lot Coverage All Buildings 5 percent
 - iii. Maximum Number of Principal Industrial Buildings 2 only

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4.18 RURAL INDUSTRIAL (M1) ZONE

4.18.9.22 RURAL INDUSTRIAL EXCEPTION NO. 22 (M1-22) ZONE

(B/L No. 89-72) Notwithstanding the provisions of Sections 4.18.1 b. and 4.18.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Industrial Exception No. 22 (M1-22) Zone, located in part of Lot 16, Concession IV, in the unincorporated Hamlet of Coppins Corners, in the former Township of Uxbridge, all provisions of the Rural Industrial (M1) Zone shall apply, save and except as specifically noted below:

- a. Only Permitted Non-Residential Uses
 - i. a motor vehicle body shop
 - ii. a motor vehicle repair garage
 - iii. the sale of used automobiles accessory to the foregoing permitted uses, but excluding derelict vehicles
 - iv. public uses in accordance with the provisions of Section 5.18 of Zoning By-law No. 81-19.
- b. Outside Storage

The outside storage of goods, materials, wares, automobiles and parts is prohibited within the M1-22 Zone.

4.18.9.23 RURAL INDUSTRIAL EXCEPTION NO. 23 (M1-23) ZONE

(B/L Nos. 88-94 91-109 97-029) Notwithstanding any other provision of the Rural Industrial (M1) Zone of this By-law to the contrary, within the Rural Industrial Exception No. 23 Zone, located in part of Lot 18, Concession III, as delineated on the Zone Map attached hereto as Schedule "A3" and forming part of this By-law, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a. Permitted Uses
 - i. Residential
 - prohibited
 - ii. Non-Residential
 - the manufacturing, assembly and fabrication of wood stoves and fireplace inserts and railings wholly contained within one plant;
 - a business or professional office where such use is ancillary and incidental to the permitted non-residential uses specified herein;
 - a retail commercial outlet and related showroom for the sale of products manufactured on the premises provided further that such retail sales and showroom area does not exceed 25 per cent of the gross floor area of the structure.
 - a light industrial manufacturing, processing, assembling fabricating plant; and
 - a machine or welding shop.
 - warehouse.
 - iii. Accessory Uses

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- accessory uses, buildings and structures where such use is incidental and subordinate to the principal permitted non-residential use and in accordance with the provisions of Section 5.1 hereof.

b. Regulatory Provisions

- i. Minimum Lot Area Requirement 1.80 hectares
- ii. Minimum Lot Frontage Requirement 60 metres
- iii. Minimum Yard Dimensions
 - Front Yard 47 metres
 - Exterior Side Yard 25 metres
 - Interior Side Yard 28 metres
 - Rear Yard 30 metres
- iv. Maximum Lot Coverage
 - all buildings and structures 25 per cent
- v. Minimum Setback From Street Centreline
 - Provincial Highway No. 47 40 metres
 - Township Road 57 metres
- vi. Minimum Landscaped Open Space Requirement 65 per cent
- vii. Maximum Height of Buildings 8.2 metres
- ix. Outside Storage

Within the Rural Industrial Exception No. 23 (M1-23) Zone the use of lands for the outside storage of goods and materials shall be expressly prohibited.

x. Other Zone Provisions

In all other respects the provisions of By-law No. 81-19 shall apply and be complied with.

4.18.9.24 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 24 ((H)M1-24) ZONE

(B/L No. 89-117) Notwithstanding the provisions of Sections 4.18.1, 4.18.2 and 4.18.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, upon the removal of the Holding (H) Symbol, within a Rural Industrial Exception No. 24 (M1-24) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of this By-law shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

(B/L No. 2006-140)

- i. PERMITTED NON-RESIDENTIAL USES
 - a light equipment sales and rental establishment;
 - a light industrial manufacturing, processing, assembling or fabricating

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- plant and related research and development uses;
- a plumbing, heating, and air conditioning supply establishment;
- a warehouse;
- a wholesale establishment;
- printing and/or publishing establishment;
- a retail sales outlet and related showroom facilities for the sale of products manufactured, processed, assembled or fabricated on the premises provided that such retail sales outlet does not exceed 25 percent of the gross floor area of all buildings;
- all other uses contained in Section 4.18.1.b), Non-Residential Uses are prohibited.

ii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 10,000 square metres
 - Maximum Lot Coverage of All Buildings 30 percent
 - Maximum Floor Space Index .30
- For the purposes of this subsection, a Floor Space Index shall mean a ratio of the total floor areas above ground measured to the exterior walls of all buildings to the lot area.
- Minimum Landscaped Open Space Requirement 50 percent

- a) The outside storage of goods and materials shall be prohibited.
- b) Notwithstanding any other provision of this By-law to the contrary, bulk plants for flammable liquids; the bulk storage of toxic chemicals and hazardous substances; chemical manufacturing plants; distilleries; dry cleaning plants; feed and flour mills; paint, varnish, lacquer, and pyroxylin product factories; and, rubber processing plants or other similar industrial uses and activities shall be expressly prohibited.
- c) The required exterior side yard shall be used for landscaping purposes only as required by Section 5.17.b.
- d) Landscaped Open Space may consist of a combination of landscaped areas as required by Section 5.17.b., areas required for storm drainage and areas left in a pervious condition to allow recharge to the ground water system and areas required for septic systems and wells.
- e) Building Construction Materials.

The exterior walls of all buildings shall be constructed of, or faced with:

- i. brick, stone, glass, coloured architectural concrete block, either cast-in-stone or precast or similar new materials, except that new materials shall not include concrete block or concrete brick; architectural metal cladding such as aluminium or steel siding, corrugated metal sheets or similar materials; or
- ii. a "curtain wall" system composed of transoms and mullions with "infill" or insulated architectural composite panels

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covered with pre-finished metal, glass, or similar materials.

Notwithstanding the provisions of Section 4.18.9.24 of the Zoning By-law 81-19, as amended, to the contrary, on those lands legally described as Part of Part 4 of Reference Plan 40R-24233 and shown on Schedule “A”, hereto attached, the Holding (H) Symbol shall remain and the following provisions shall apply and be complied with:

- a. No person shall within the Holding Rural Industrial Exception No. 24 ((H)M1-24) Zone use any land or erect, alter or use any building or structure except for only one single family dwelling house in accordance with Section 4.4.2 of this By-law until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 35 of the Planning Act, 1983.
- b. Notwithstanding the provisions of Sections 4.18.1, 4.18.2 and 4.18.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, upon the removal of the Holding (H) Symbol, within a Rural Industrial Exception No. 24 (M1-24) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of this By-law shall apply save and except as specifically noted in Section 4.18.9.24.

4.18.9.25 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 25 ((H)M1-25) ZONE

(B/L No.
89-117
2015-004)

- a. No person shall within a Holding Rural Industrial Exception No. 25 ((H)M1-25) Zone use any land or erect, alter or use any building or structure except for only one single family dwelling house in accordance with Section 4.4.2 of this By-law until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 35 of the Planning Act, 1983.
- b. Notwithstanding the provisions of Sections 4.18.1, 4.18.2, and 4.18.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, upon the removal of the Holding (H) Symbol, within a Rural Industrial Exception No. 25 (M1-25) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of this By-law shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with:

PERMITTED NON-RESIDENTIAL USES

- i. all uses permitted within the Rural Industrial Exception No. 24 (M1-24) Zone as specified under Section 4.18.9.24 i. hereof;

REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- | | | |
|------|--|----------------------|
| i. | Minimum Lot Area Requirement | 10,000 square metres |
| ii. | Minimum Yard Requirements Rear Yard Depth | 30 metres |
| iii. | Maximum Lot Coverage of All Buildings | 30 percent |
| iv. | Maximum Floor Space Index For the purpose of this subsection, a Floor Space Index shall mean the ratio of the total floor areas above ground measured to the exterior walls of all buildings to the lot area | .30 |

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- v. Minimum Landscaped Open Space Requirement 50 percent
- c. No portion of any lot shall be used for the outside storage of goods and materials except in accordance with the following provisions:
 - i. that such outside storage is accessory to the principal permitted use on the lot;
 - ii. that such outside storage area is restricted to the interior side yard and complies with the yard and setback requirements of the Rural Industrial (M1) Zone;
 - iii. that such outside storage does not cover in excess of 10 percent of the total lot area;
 - iv. that such outside storage area is effectively screened from adjacent uses and public streets and is enclosed on at least three sides by a wall extending half the height as the principal or main building and constructed of the same materials as the principal or main building. A minimum of one of the said walls shall comprise either an extension of the rear wall of the principal or main building, and;
 - v. that such outside storage does not exceed the height of the required screening.
- d. Notwithstanding any other provision of this By-law to the contrary, bulk plants for flammable liquids; the bulk storage of toxic chemicals and hazardous substances; chemical manufacturing plants; distilleries; dry cleaning plants; feed mills; paint, varnish, lacquer and pyroxylin product factories; and, rubber processing plants or other similar industrial uses and activities shall be expressly prohibited.
- e. A minimum of 15 metres of the required rear yard shall be used for landscaping purposes only as required by Section 5.17.b.
- f. Landscaped Open Space may consist of a combination of landscaped areas as required by Section 5.17.b., areas required for storm drainage and areas left in a pervious condition to allow recharge to the ground water system and areas required for septic systems and wells.
- g. Building Construction Materials
The exterior walls of all buildings shall be constructed of or faced with:
 - i. brick, stone, glass decorative concrete, architectural concrete block, either cast-in-stone or precast or similar new materials, except that new materials shall not include concrete block or concrete brick; architectural metal cladding such as aluminium or steel siding, corrugated metal sheets or similar materials; or
 - ii. a "curtain wall" system composed of transoms and mullions with "infill" or insulated architectural composite panels covered with prefinished metal, glass, or similar materials.

4.18.9.26 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 26 ((H)M1-26) ZONE

- (B/L Nos. a. No person shall within the Holding Rural Industrial Exception No. 26 ((H) MI-

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94-090 26) Zone located in Part of Lot 16, Concession 5 in the Township of Uxbridge,
2007-130) use any building or structure or make any other use of the land until the Holding
(H) Symbol is removed by amendment to this By-law, except for the uses
permitted in subsections b1 and b2 in accordance with the regulations set out in
subsections b1 and b2;

- b1. Until the Holding (H) Symbol is removed by amendment to this By-law only the following uses shall be permitted in the ((H) M1-26) Zone in accordance with the following provisions:

Notwithstanding the provisions of Section 4.18.1, 4.18.2 and 4.18.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Holding Rural Industrial Exception No. 26 (M1-26) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of this By-law shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:

Part A

- i. The single family dwelling house and garage existing as of October, 1990 may remain notwithstanding Section 4.18.1(a) of the By-law.
- ii. The provisions of Section 4.18.1(b) and 4.18.1(c) shall not apply.

Part B

Only Permitted Non-Residential Uses

- i. warehouse
- ii a public use in accordance with the provisions of Section 5.18 of By-law 81-19
- iii. all other uses as contained in Section 4.18.1(b) of By-law 81-19 are prohibited.

Regulations for Permitted Non-Residential Uses

- | | | |
|------|--|----------------------|
| i. | Minimum Lot Area Requirement | 26,000 square metres |
| ii. | Minimum Lot Frontage Requirement | 55 metres |
| iii. | Minimum Front Yard Depth | 20 metres |
| iv. | Maximum Number of Self Storage Sheds | 5 |
| v. | Maximum Gross Floor Area per Self Storage Shed | 250 square metres |
| vi. | Maximum Lot Coverage of All Buildings | 6 percent |

The outside storage of boats and trailers shall be permitted, but the maximum lot coverage of such storage on all lands in the M1-26 Zone shall be 26 percent.

The required front yard shall be used for landscaping only in accordance with Sections 5.17.b, 5.17.c, and 5.17 d., of By-law 81-19.

- b2. Until the Holding (H) Symbol is removed by amendment to this By-law only the following uses shall be permitted in the ((H)M1-26) Zone in accordance with the following provisions:

Notwithstanding the provisions of Sections 4.18.1, 4.18.2 and 4.18.3 of Zoning By-law 81-19, as amended, to the contrary, no person shall within a Rural Industrial Exception No. 26 (M1-26) zone use any land or erect, alter or use any building or structure except in accordance with the requirements of the Rural Industrial (M1) Zone and Section 4.18.9.26(a) (i) of this By-law, but:

4:

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Part B

- i.

An additional 5 storage sheds shall be permitted.
- ii.

Maximum lot coverage of all buildings

10 percent
- iii.

Section 4.18.9.26(a) (i) and (b) 2.(vi) of By-law 81-19 shall not apply.
- c.

Upon removal of the Holding (H) symbol within the Holding Rural Industrial Exception No. 26 ((H) M1-26) Zone located in Part Lot 16, Concession 5 in the Township of Uxbridge, and shown on Schedule ‘A4’ of Zoning By-law 81-19, as amended, in addition to the provisions of subsections b1 and b2, the following provisions shall apply and be complied with respect to the lands in the M1-26 Zone:

ADDITIONAL PERMITTED USES

- i.

business, professional, or administrative office, including an office accessory to the permitted warehouse use;
- ii.

convenience store;
- iii.

custom workshop;
- iv.

day nursery;
- v.

dry cleaners distribution store;
- vi.

eating establishment - no drive-in or drive-through;
- vii.

post office;
- viii.

public use;
- ix.

service shop, personal;
- x.

medical/dental clinic;
- xi.

printing establishment;
- xii.

veterinary clinic;
- xiii.

packing, shipping, postal and business service establishment;
- xiv.

video store; and,
- xv.

accessory residential use.

PROHIBITED USES

- i.

Drive-through and drive-in uses, including drive-through and drive-in eating establishments and a drive-through use shall mean a use which has a portion of the Building from which the business is transacted, or is capable of being transacted, directly with the customers located in a motor vehicle during the business transaction; and,
- ii.

Vehicle service stations or other vehicle service uses.

REGULATIONS FOR PERMITTED USES

In addition to the regulation of subsections b1 and b2, the following regulations shall apply to the permitted uses in subsection c:

- i.

Maximum Gross Floor Area

418.06 square metres
- ii.

Maximum Number of Commercial Buildings

1
- iii.

Maximum Lot Coverage

The maximum lot coverage requirement of subsection b1 Part B vi. and b2 Part B iii. is not applicable.
- iv.

Parking In accordance with the provisions of Section 5.15 of this By-law.

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- d. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the “Holding Rural Industrial Exception No. 26 ((H) M1-26) Zone: on the lands which are the subject of this by-law until the following conditions have been complied with:
- i. All the studies required by the Township of Uxbridge, Region of Durham and Lake Simcoe Region Conservation Authority have been completed, submitted and approved by the Township of Uxbridge and/or the Region or the Authority as applicable;
 - ii. Site plan approval for the lands which are subject to this section has been granted by the Township of Uxbridge and a financially secured Site Plan Development Agreement between the developer and the Township has been executed and registered on title to the lands which are the subject to this section;
 - iii. The Site Plan and the Site Plan Development Agreement referred to in subsection d.ii. above contain provisions requiring the implementation of all the recommendations made in the studies referred to in subsection d.i. above;
 - iv. A Site Plan Development Agreement, where required, has been entered into with the Regional Municipality of Durham and registered on the title of the related property; and,
 - v. All necessary approvals have been received from the Lake Simcoe Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the Site Plan Development Agreement and financially secured, all to the satisfaction of the Authority and so confirmed in writing to the Township.

4.18.9.27 RURAL INDUSTRIAL EXCEPTION NO. 27 (M1-27) ZONE

(B/L Nos. 89-101, 90-28, 91-146) Notwithstanding the provisions of Sections 4.18.1, 4.18.2 and 4.18.3 of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within a Rural Industrial Exception No. 27 (M1-27) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of this By-law shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

- a. PERMITTED NON-RESIDENTIAL USES
- a light equipment sales and rental establishment;
 - a light industrial manufacturing, processing, assembling or fabricating plant and related research and development uses;
 - a plumbing, heating and air conditioning supply establishment;
 - a warehouse;
 - a wholesale establishment;
 - a printing and/or publishing establishment;
 - a retail sales outlet and related showroom facilities for the sale of products manufactured, processed, assembled or fabricated on the premises provided that such retail sales outlet does not exceed 25 percent of the gross floor area of all buildings;
 - a data processing establishment
 - a public use in accordance with the provisions of Section 5.18 of By-law No. 81-19
 - all other uses contained in Section 4.18.1.b), of By-law No. 81-19, Non-Residential Uses, are prohibited.

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4.18 RURAL INDUSTRIAL (M1) ZONE

b. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- i. Minimum Lot Area Requirement 8000 square metres
- ii. Maximum Lot Coverage of all Buildings 30 percent
- iii. Maximum Floor Space Index .30

For the purpose of this subsection, a Floor Space Index shall meet the ratio of the total Floor areas above ground measured to exterior walls of all buildings to the lot area.

- iv. Minimum Landscaped Open Space 50 percent

- c. The outside storage of goods and material shall be prohibited.
- d. Notwithstanding any other provision of this By-law to the contrary, bulk plants for flammable liquids; the bulk storage of toxic chemicals and hazardous substances; chemical manufacturing plants; distilleries; dry cleaning plants; feed and flour mills; paint, varnish, lacquer and pyroxylin product factories; and rubber processing plants or other similar industrial uses and activities shall be expressly prohibited.
- e. The required exterior side and rear yards shall be used for landscaping purposes only as required by Section 5.17.b of By-law No. 81-19.
- f. Building Construction Materials

The exterior walls of all buildings shall be constructed of, or faced with:

- i. brick, stone, glass, decorative concrete, architectural concrete block, either cast-in-stone or precast or similar new materials, except that new materials shall not include concrete block or concrete brick; architectural metal cladding such as aluminium or steel siding, corrugated metal sheets or similar materials; or
- ii. a "curtain wall" system composed of transoms and mullions with "infill" or insulated architectural composite panels covered with prefinished metal, glass, or similar materials.

4.18.9.28 RURAL INDUSTRIAL EXCEPTION NO. 28 (M1-28) ZONE

(B/L Nos. 89-101 91-146) Notwithstanding the provisions of Sections 4.18.1, 4.18.2 and 4.18.3 of Zoning By-law No. 81-19 as otherwise amended, to the contrary, within a Industrial Exception No. 28 (M1-28) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of this By-law shall apply, save and except as specifically noted below in which case the following provisions shall apply and be complied with.

a. PERMITTED NON-RESIDENTIAL USES

All uses permitted within the Rural Industrial Exception No. 27 (M1-27) Zone as specified under Section 4.18.9.27 (b) of By-law No. 81-19, except that a maximum of one truck terminal shall be permitted.

b. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- i. Minimum Lot Area Requirement 8,000 square metres
- ii. Maximum Lot Coverage of All Buildings 30 percent
- iii. Maximum Floor Space Index .30

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4.18 RURAL INDUSTRIAL (M1) ZONE

For the purposes of this subsection, a Floor Space Index shall mean the ratio of the total floor areas above ground measured to exterior walls of all buildings to the lot area.

- iv. Minimum Landscaped Open Space Requirement 40 percent
- c. No portion of any lot shall be used for the outside storage of goods and materials except in accordance with the following provisions:
 - i. that such outside storage is accessory to the principal permitted use on the lot;
 - ii. that such outside storage shall be prohibited in the front yard and exterior sideyard;
 - iii. that such outside storage does not cover in excess of 20 percent of the total lot area;
 - iv. any portion of a lot used for outside storage shall be completely enclosed by a stone, concrete or masonry wall or chain link fence with landscaping, and no such enclosure shall be less than one-half the height of the principal or main building; and,
 - v. the open storage of any goods or materials which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles, machinery, appliances or equipment shall be prohibited.
- d. Notwithstanding any other provision of this By-law to the contrary, bulk plants for flammable liquids; the bulk storage of toxic chemicals and hazardous substances; chemical manufacturing plants; distilleries; dry cleaning plants; feed and flour mills; paint, varnish, lacquer and pyroxylin product factories; and, rubber processing plants or other similar industrial uses and activities shall be expressly prohibited.
- e. Building Construction Materials

The exterior walls of all buildings shall be constructed of or faced with:

- i. brick, stone, glass decorative concrete, architectural concrete block, either cast-in-stone or precast or similar new materials, except that new materials shall not include concrete block or concrete brick; architectural metal cladding such as aluminium or steel siding, corrugated metal sheets or similar materials; or
- ii. a "curtain wall" system composed of transoms and mullions with "infill" or insulated architectural composite panels covered with prefinished metal, glass, or similar materials.

4.18.9.29 RURAL INDUSTRIAL EXCEPTION NO. 29 (M1-29) ZONE

(B/L Nos. 91-94 91-146) Notwithstanding the provisions of Sections 4.18.1, 4.18.2 and 4.18.3 of Zoning By-law No. 81-19 as otherwise amended within a Rural Industrial Exception No. 29 (M1-29) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of Zoning By-law No. 81-19 shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

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4.18 RURAL INDUSTRIAL (M1) ZONE

- a. ONLY PERMITTED NON-RESIDENTIAL USES
 - i. a warehouse
 - ii. a public use in accordance with the provisions of section 5.18 of Zoning By-law No. 81-19.

- b. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES
 - i. Maximum Lot Coverage of All Building 34%
 - ii. Maximum Floor Space Index .35

For the purpose of this subsection, a Floor Space Index shall mean the ratio of the total floor areas above ground measured to the exterior walls of all buildings to the lot area.

 - ii. Minimum Landscaped Open Space Requirement - 28.54%
 - iv. All other provisions of Section 4.18.9.28b) b) of Zoning By-law No.81-19 shall continue to apply.
 - v. The lands identified on the attached Schedule "A" of By-law 91-94 shall comprise a lot for the purposes of applying the provisions of Sections 4.18.9.28b) b) and 4.18.9.29b) b) of Zoning By-law No. 81-19, as amended.
 - vi. The area identified on Schedule "B" of By-law No. 91-94 shall only be used for trailer storage.

4.18.9.30 RURAL INDUSTRIAL EXCEPTION NO. 30 (M1-30) ZONE

(B/L Nos. 92-53 99-046 2019-071) Within the Rural Industrial Exception No. 30 (M1-30) Zone, located in part of lot 14, Concession 1, in the former Township of Uxbridge, now in the Township of Uxbridge, the applicable provisions of the Rural Industrial Zone and the Rural Industrial Exception No. 28 (M1-28) Zone, shall apply and be complied with save and except as specifically noted below in which case the following provisions shall apply and be complied with:

Within the Rural Industrial Exception No. 30 (M1-30) Zone, located in part of lot 14, Concession 1, in the former Township of Uxbridge, now in the Township of Uxbridge, the applicable provisions of the Rural Industrial Zone and the Rural Industrial Exception No. 28 (M1-28) Zone, shall apply and be complied with save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Permitted Uses

In addition to the non-residential uses permitted in accordance with Section 4.18.9.28, a contractors yard shall also be permitted.

- ii. Regulations for Permitted Non-Residential Uses

Notwithstanding the minimum landscaped open space requirement of Section 4.18.9.28 (a) (b) (iv) and the outside storage requirements of Sections 4.18.9.28 (a) c) (iii) and 4.18.9.28 (a) c) (iv) of Zoning By-law No. 81-19, as otherwise amended, the following shall apply:

 - Minimum landscaped open space requirement for a contractors yard on Lot 1, Plan 40M-1679 shall be 28% of the total lot area.

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4.18 RURAL INDUSTRIAL (M1) ZONE

- Minimum landscaped open space requirements for a contractors yard on Lot 2, Plan 40M-1679 shall be 25% of the total lot area.
- Minimum landscaped open space requirement for a contractors yard on Lot 32, Plan 40M-1679 shall be 29% of the total lot area.
- Maximum outside storage area for a contractors yard on Lot 1, Plan 40M-1679 shall be 61% of the total Lot area.
- Maximum outside storage area for a contractors yard on Lot 2, Plan 40M-1679 shall be 66% of the total lot area.
- Maximum outside storage area for a contractors yard on Lot 32, Plan 40M-1679 shall be 50% of the total lot area.
- The outside storage area for a contractors yard shall be screened from adjacent properties and public streets through the use of berms and landscaping elements. For the purpose of this provision of the by-law the lot shall comprise all of Lots 1, 2 and 32 Plan 40M-1679.

On those lands legally described as comprising Lot 32, Plan 40M-1679, which are placed in the M1-30 zone, the provisions of this Section 4.18.9.30 shall apply and be complied with.

4.18.9.31 RURAL INDUSTRIAL EXCEPTION NO. 31 (M1-31) ZONE

(B/L Nos. 92-77 98-114) Within a Rural Industrial Exception No. 31 (M1-31) Zone the applicable provisions of the Rural Industrial (M1) Zone and all other requirements of Zoning By-law No. 81-19 shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with.

a. Permitted Uses

In addition to the non-residential uses permitted in accordance with Section 4.18.9.27 of Zoning By-law No. 81-19, a heavy equipment sales and rental establishment with related outside display area shall also be permitted.

4.18.9.32 RURAL INDUSTRIAL EXCEPTION NO. 32 (M1-32) ZONE

(B/L Nos. 98-039 99-130 2015-004) Within the Rural Industrial Exception No. 32 (M1-32) Zone, located in part Lot 26, Concession 5, in the Township of Uxbridge (former Township of Uxbridge portion), the applicable provisions of the Rural Industrial (M1) Zone and the Rural Industrial Exception 24 (M1-24) Zone, shall apply and be complied with save and except as specifically noted below in which case the following provisions shall apply and be complied with:

a. Permitted Uses

In addition to the non-residential uses permitted in accordance with Section 4.18.9.24 i the following uses shall also be permitted:

- i. a veterinary clinic as defined in Section 1.163 of By-law No. 81-19, provided that all enclosed facilities for sheltering animals during the treatment period shall be located within the building in which the clinic is located;

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4.18 RURAL INDUSTRIAL (M1) ZONE

- ii. a club for gymnastics activities only;

- b. Dry Uses

Notwithstanding the provisions of Section 4.18.5 of By-law No. 81-19, as amended, a veterinary clinic and a club for gymnastics activities shall be restricted to dry uses which use water only for the personal use of their employees and participants in the gymnastics club, as well as for the washing of animals at the veterinary clinic.

4.18.9.33 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 33 ((H) M1-33) ZONE

(B/L No.
99-27)

- a. No person shall within a Holding Rural Industrial Exception No. 33 ((H) M1-33) Zone use any land or erect, alter or use any building or structure except for only those uses which are in existence on the date of passing of this By-law until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 36 of the Planning Act, R.S.O. 1990.
- b. Upon removal of the Holding (H) Symbol, within the Rural Industrial Exception No. 33 (M1-33) Zone, located in part Lots 13 and 14, Concession 1, in the Township of Uxbridge (former Township of Uxbridge portion), the applicable provisions of the Rural Industrial (M1) Zone, the Rural Industrial Exception No.27 (M1-27) Zone and the Rural Industrial Exception No. 33 (M1-33) Zone, all of Zoning By-Law No. 81-19, as amended, shall apply and be complied with save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Additional Permitted Uses

In addition to the non-residential uses permitted in accordance with Section 4.18.9.27 a) the following uses shall also be permitted:

- a motor vehicle sales establishment including the accessory retail and wholesale sales of parts, supplies and accessories.
- a drive-in eating establishment shall be permitted use within the M1-33 Zone, provided such is accessory to the permitted motor vehicle sales establishment, and such shall only comprise of an eating establishment where food is prepared completely off-site and where there are no facilities for customer seating.

- ii. Minimum Landscaped Open Space Requirement 30 percent

- iii. Zone Provisions

For the purposes of determining Zone Provisions, Lots 12, 13 and 14 on Plan 40M -1679 shall be considered as one lot.

THAT the Council of The Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Industrial Exception No. 33 ((H) M1-33) Zone until the following conditions have been complied with;

- i. The owner has entered into a Site Plan Agreement pursuant to Section 41 of the Planning Act for the respective use; and
- ii. All approvals respecting the development of the lands from all applicable Regional and Provincial agencies and Ministries have been received.

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4.18 RURAL INDUSTRIAL (M1) ZONE

4.18.9.34 RURAL INDUSTRIAL EXCEPTION NO. 34 (M1-34) ZONE

(B/L No. 2002-169, 2017-049) Within the Rural Industrial Exception No. 34 (M1-34) Zone, located in part of Lots 23, Concession 1, in the Township of Uxbridge (former Township of Uxbridge portion), the provisions of the Rural Exception No. 27 (M1-27) Zone of the Zoning By-Law No. 81-19, as amended, shall apply and be complied with save and except as specifically noted below in which case the following provisions shall apply and be complied with:

i. Additional Permitted Use

In addition to the non-residential uses permitted in accordance with Section 4.18.9.28 A., of Zoning By-Law No. 81-19, as amended, the following additional use shall also be permitted and the following provisions shall only apply to this additional use:

- a business comprising of the storage and maintenance of empty waste management containers, together with an accessory business office and maintenance garage, but such shall not include the disposal or storage of waste, other than the enclosed storage of waste generated by employees while working within the M1-34 Zone, or the washing of containers.

- ii. Minimum Landscaped Open Space Requirement 35 percent
- iii. Maximum Outside Storage 50 percent

4.18.9.35 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 35 ((H) M1-35) ZONE

(B/L Nos. 2003-064 2003-106 2012-067 2014-041) a. No person shall within the Holding Rural Industrial Exception No. 35 ((H) M1-35) Zone located in Part of Lots 14 and 15, Concession 1, in the Township of Uxbridge, use any building or structure or make any other use of the land other than for agriculture until the Holding (H) Symbol is removed by amendment to this By-law.

b. Upon removal of the Holding (H) Symbol within the Rural Industrial Exception No. 35 ((H) M1-35) Zone located in Part of Lots 14 and 15, Concession 1, in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

i. PERMITTED NON-RESIDENTIAL USES

- the uses permitted in the M1-27 Zone;
- business, professional or administrative offices;
- a workshop;
- an agricultural produce warehouse;
- a motor vehicle supply establishment;
- a farm implement sales and supply establishment;
- accessory uses
- a septic tank and tile bed and septic reserve bed on Lot 14, Plan 40M-2336, 49 Anderson Boulevard to service uses on Lots 14, 15 and 16, Plan 40M-2336, 49, 51 and 53 Anderson Boulevard and such septic tank and tile field and septic reserve bed shall be permitted to be located on Lot 14, Plan 40M-2336 without removal of the Holding (H) Symbol;

ii. PROHIBITED NON-RESIDENTIAL USES

4:

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ZONE PROVISIONS

RURAL INDUSTRIAL (M1) ZONE

Notwithstanding any other provision of this By-law to the contrary the following uses shall be expressly prohibited:

- bulk plants for flammable liquids;
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries;
- dry cleaning plants;
- feed and flour mills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plants

iii.

REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8000 square metres
- Minimum Lot Frontage Requirement 40 metres
- Minimum Yard Requirements In accordance with
Section 4.18.2 c and d.
- Maximum Lot Coverage of all 40%
Buildings
- Maximum Floor Space Index 0.40

For the purposes of this subsection, a Floor Space Index shall mean the ratio of the total Floor areas above ground measured to the exterior walls of all buildings to the lot area.

- Minimum Setback from Street In accordance with
Centreline Section 4.18.2 f
- Minimum Landscaped Open Space
Requirement 20%
- Maximum Height of Buildings 12 metres
- Outside Storage shall be permitted in accordance with the provisions of Section 4.18.3, with the exception that outside storage of goods or materials shall only be permitted where there is a building on the lot, and shall not cover more than 30 per cent of the lot area, or cover an area which is in excess of three times the ground floor area of the main or principle building on the lot, whichever is the lesser.
- Parking

In accordance with Section 5.15.
- Use of Front and Exterior Side Yards

Notwithstanding the provisions of Sections 4.18.6 and 5.15 e.iii. front and exterior yards may be used for visitor and employee parking provided that a landscaped open space are with a minimum width of 6 metres is maintained between the parking area and the street line.

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4.18 RURAL INDUSTRIAL (M1) ZONE

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Rural Industrial Exception No. 35 ((H) M1-35) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. that a subdivision agreement respecting the lands has been fully executed by the Owner and the Township of Uxbridge or the Region of Durham, whichever is applicable, and that a site plan agreement has been executed by the Owner; and,
 - ii. that it has been determined that the proposed use complies with the applicable policies of the Region of Durham Official Plan regarding water usage.

4.18.9.35.1 RURAL INDUSTRIAL EXCEPTION NO. 35 (M1-35)
(B/L No.
2010-194)

- a. Within the rural Industrial Exception No. 35 Zone (M1-35) on lands located in Part of Lots 14 and 15, concession 1, and being comprised of Lots 26 and 31 on Plan 40M-2336, in the Township of Uxbridge, as shown on Schedule "A3" of Zoning by-law 81-19, as amended, notwithstanding any other provisions of the rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

i. PERMITTED NON-RESIDENTIAL USES

- the uses permitted in the M1-27 Zone;
- business, professional or administrative offices;
- a workshop;
- an agricultural produce warehouse;
- a motor vehicle supply establishment;
- a farm implement sales and supply establishment;
- accessory uses

ii. PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary, the following uses shall be expressly prohibited:

- bulk plants for flammable liquids;
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries
- dry cleaning plants;
- feed and flourmills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plant

iii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8000 sq. metres
- Minimum Lot Frontage Requirement 40 metres
- Minimum Yard Requirements in accordance with Sections 4.18.2 c and d
- Maximum Lot Coverage of all Buildings 40%

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4.18 RURAL INDUSTRIAL (M1) ZONE

- Maximum Floor Space Index 0.40

For the purposes of this subsection, Floor Space Index shall mean the ratio of the total Floor Areas above ground measured to the exterior walls of all buildings to the lot area.

- Minimum Setback from Street Centreline In accordance with Section 4.18.2.f

- Minimum Landscaped Open Space Requirement 20%

- Maximum Height of Buildings 12 metres

- Outside Storage shall be permitted in accordance with the provisions of Section 4.18.3, with the exception that outside storage of goods or materials shall only be permitted where there is a building on the lot, and shall not cover more than 30 per cent of the lot area, or cover an area which is in excess of three times the ground floor area of the main or principle building on the lot, whichever is the lesser.

- Parking

In accordance with Section 5.15.

- Use of Front and Exterior Side Yards

Notwithstanding the provisions of Sections 4.18.6 and 5.15.e.iii., front and exterior yards may be used for visitor and employee parking provided that a landscaped opens pace area with a minimum width of 6 metres is maintained between the parking area and the street line.

4.18.9.36 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 36 ((H) M1-36) ZONE

(B/L No. 2003-064) a. No person shall within the Holding Rural Industrial Exception No. 36 ((H) M1-36) Zone located in Part of Lots 14 and 15, Concession 1, in the Township of Uxbridge, shall use any building or structure or make any other use of the land other than for agriculture until the Holding (H) Symbol is removed by amendment to this By-law.

b. Upon removal of the Holding (H) Symbol within the Holding Rural Industrial Exception No. 36 ((H)M1-36) Zone located in Part of Lots 14 and 15, Concession 1, in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

i. PERMITTED NON-RESIDENTIAL USES

- the uses permitted in the M1-27 Zone;
- business, professional or administrative offices;
- a workshop;
- accessory uses

ii. PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary the following uses shall be expressly prohibited:

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- bulk plants for flammable liquids;
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries;
- dry cleaning plants;
- feed and flour mills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plants.

iii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8000 square metres
 - Minimum Lot Frontage Requirement 40 metres
 - Minimum Yard Requirements In accordance with Section 4.18.2 c i, ii, and iii and d. and a minimum rear yard of 20 metres
 - Maximum Lot Coverage of all Buildings 40%
 - Maximum Floor Space Index 0.40
- For the purposes of this subsection, a Floor Space Index shall mean the ratio of the total Floor areas above ground measured to the exterior walls of all buildings to the lot area.
- Minimum Setback from Street Centreline In accordance with Section 4.18.2 f.
 - Minimum Landscaped Open Space Requirement 30%, including the rear yard and the required front yard
 - Maximum Height of Buildings 12 metres
 - Outside Storage shall only be permitted subject to the following:
 - maximum coverage of 10% of the lot area, excluding visitor parking areas;
 - prohibited in rear yard and any yard abutting Regional Road No. 47;
 - shall be screened by buildings or a vegetated berm, vegetated berm/closed fence or closed wooden, plastic and/or metal fence with a minimum height of 3 metres from finished grade; and,
 - Parking
 - In accordance with Section 5.15
 - Required Screening
 - Lands in the M1-36 Zone shall be effectively screened to the east where the lot abuts a Rural (RU) Zone by a vegetated berm or vegetated berm/closed wooden fence with a combined minimum height of 4 metres above the

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4.18 RURAL INDUSTRIAL (M1) ZONE

highest elevation within 20 m of the property line of the landowner to the east or a minimum elevation of 360 metres whichever is greater.

- Use of Front and Exterior Side Yards

-Notwithstanding the provisions of Sections 4.18.6 and 5.15 e.iii. and the landscaped open space requirement, the front and exterior yards may be used for visitor and employee parking provided that a landscaped open space area with a minimum width of 6 metres is maintained between the parking area and the street line.

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Rural Industrial Exception No. 36 ((H) M1-36) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
- i. that a subdivision agreement respecting the lands has been fully executed by the Owner and the Township of Uxbridge or the Region of Durham, whichever is applicable, and that a site plan agreement has been executed by the Owner. The Township shall give consideration, as part of the site plan control process, to locating outside storage in the front yard;
 - ii. approval by the Township of a dust management plan, including long-term dust control measures;
 - iii. approval by the Township of a detailed noise report which identifies required noise mitigation measures to mitigate impacts on adjacent residents;
 - iv. approval by the Township of an outdoor illumination plan which is designed to mitigate impacts on adjacent residents;
 - v. approval by the Township of an odour management plan designed to mitigate impacts on adjacent residents; and,
 - vi. that it has been determined that the proposed use complies with the applicable policies of the Region of Durham Official Plan regarding water usage.

4.18.9.36.1 RURAL INDUSTRIAL EXCEPTION NO. 36 (M1-36) ZONE

(B/L No. 2018-024) Within the Rural Industrial Exception No. 36 (M1-36) Zone located in Part of Lots 14 and 15, Concession 1 in the Township of Uxbridge, and shown on Schedule "A3" of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 4.18.9.36 b. i., ii., and iii.

4.18.9.37 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 37 ((H) M1-37) ZONE

- (B/L No. 2003-064)
- a. No person shall within the Holding Rural Industrial Exception No. 37 ((H) M1-37) Zone located in Part of Lots 14 and 15, Concession 1, in the Township of Uxbridge, use any building or structure or make any other use of the land other than for agriculture until the Holding (H) Symbol is removed by amendment to this By-law.
 - b. Upon removal of the Holding (H) Symbol within the Holding Rural Industrial

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4.18 RURAL INDUSTRIAL (M1) ZONE

Exception No. 37 ((H)M1-37) Zone located in Part of Lots 14 and 15, Concession 1 in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the follow provisions:

i. PERMITTED NON-RESIDENTIAL USES

- the uses permitted in the M1-27 Zone;
- business, professional or administrative offices;
- workshop;
- accessory uses

ii. PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary the following uses shall be expressly prohibited:

- bulk plants for flammable liquids;
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries;
- dry cleaning plants;
- feed and flour mills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plants.

iii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8000 square metres
- Minimum Lot Frontage Requirement 40 metres
- Minimum Yard Requirements In accordance with Section 4.18.2 c and d.
- Maximum Lot Coverage of all Buildings 40%
- Maximum Floor Space Index 0.40

For the purposes of this subsection, a Floor Space Index shall mean the ratio of the total Floor areas above ground measured to the exterior walls of all buildings to the lot area.

- Minimum Setback from Street Centreline In accordance with Section 4.18.2 f.
- Minimum Landscaped Open Space 30%, including the required rear yard and front yards and any yard abutting Regional Road No. 47
- Maximum Height of Buildings 12 metres
- Outside Storage shall only be permitted subject to the following:
 - maximum coverage of 10% of the lot area, excluding visitor parking areas;

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- prohibited in any yard abutting Regional Road No. 47;
 - shall be screened by buildings or a vegetated berm, vegetated berm/closed fence or closed wooden, plastic and/or metal fence with a minimum height of 3 metres from finished grade.
- Parking In accordance with Section 5.15
 - Use of Front and Exterior Side Yards

Notwithstanding the provisions of Sections 4.18.6 and 5.15 e.iii. and the landscaped open space requirement, the front and exterior yards may be used for visitor and employee parking provided that a landscaped open space area with a minimum width of 6 metres is maintained between the parking area and the street line.

- c. That the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol form the Holding Rural Industrial Exception No. 37 ((H) M1-37) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
- i. that a subdivision agreement respecting the lands has been fully executed by the Owner and the Township of Uxbridge or the Region of Durham, whichever is applicable, and that a site plan agreement has been executed by the Owner; and,
 - ii. that it has been determined that the proposed use complies with the applicable policies of the Region of Durham Official Plan regarding water usage.

4.18.9.37.1 RURAL INDUSTRIAL EXCEPTION NO. 37 (M1-37) ZONE

(B/L No. 2016-112) Within the Rural Industrial Exception No. 37 (M1-37) Zone located in Part of Lots 14 and 15, Concession 1 in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the follow provisions:

- i. PERMITTED NON-RESIDENTIAL USES
 - the uses permitted in the M1-27 Zone;
 - business, professional or administrative offices;
 - workshop;
 - accessory uses
- ii. PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary the following uses shall be expressly prohibited:

- bulk plants for flammable liquids;
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries;
- dry cleaning plants;
- feed and flour mills;
- paint, varnish, lacquer and pyroxylin product factories;

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- rubber processing plants.

iii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8000 square metres
- Minimum Lot Frontage Requirement 40 metres
- Minimum Yard Requirements In accordance with Section 4.18.2 c and d.
- Maximum Lot Coverage of all Buildings 40%
- Maximum Floor Space Index 0.40

For the purposes of this subsection, a Floor Space Index shall mean the ratio of the total Floor areas above ground measured to the exterior walls of all buildings to the lot area.

- Minimum Setback from Street Centreline In accordance with Section 4.18.2.f
- Minimum Landscaped Open Space 30%, including the required rear yard and front yards and any yard abutting Regional Road No. 47
- Maximum Height of Buildings 12 metres
- Outside Storage shall only be permitted subject to the following:
 - maximum coverage of 10% of the lot area, excluding visitor parking areas;
 - prohibited in any yard abutting Regional Road No. 47;
 - shall be screened by buildings or a vegetated berm, vegetated berm/closed fence or closed wooden, plastic and/or metal fence with a minimum height of 3 metres from finished grade.
- Parking In accordance with Section 5.15
- Use of Front and Exterior Side Yards

Notwithstanding the provisions of Sections 4.18.6 and 5.15 e.iii. and the landscaped open space requirement, the front and exterior yards may be used for visitor and employee parking provided that a landscaped open space area with a minimum width of 6 metres is maintained between the parking area and the street line.

4.18.9.38 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 38 ((H) M1-38) ZONE

- (B/L Nos. 2003-064 2008-091)
- a. No person shall within the holding Rural Industrial Exception No. 38 ((H) M1-38) Zone located in Part of Lot 15, Concession 1, in the Township of Uxbridge, use any building or structure or make any other use of the land other than for agriculture until the Holding (H) Symbol is removed by amendment to this By-law.

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4.18 RURAL INDUSTRIAL (M1) ZONE

b. Upon removal of the Holding (H) Symbol within the Holding Rural Industrial Exception No. 38 ((H)M1-38) Zone located in Part of Lot 15, Concession 1, in the Township of Uxbridge, as shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

i. PERMITTED NON-RESIDENTIAL USES

- the uses permitted in the M1-27 Zone;
- business, professional or administrative offices;
- a building supply or lumber outlet;
- a workshop;
- an agricultural produce warehouse;
- a motor vehicle body shop;
- a motor vehicle supply establishment;
- a cartage, express or transport terminal or yard;
- a farm implement sales and supply establishment;
- a machine or welding shop;
- a general contractor’s yard and related workshop facilities, provided that such use includes a building with a minimum gross floor area of 465 square metres;
- accessory uses.

ii. PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary, the following uses shall be expressly prohibited:

- bulk plants for flammable liquids,
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries;
- dry cleaning plants;
- feed and flour mills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plants.

iii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8000 square metres
- Minimum Lot Frontage Requirement 40 metres
- Minimum Yard Requirements In accordance with Sections 4.18.2 c and d.
- Maximum Lot Coverage of all Buildings 40%
- Maximum Floor Space Index 0.40

For the purposes of this subsection, Floor Space Index shall mean the ratio of the total Floor Areas above ground measured to the exterior walls of all buildings to the lot area.

- Minimum Setback from Street In accordance with Section

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4.18 RURAL INDUSTRIAL (M1) ZONE

Centreline 4.18.2 f.

- Minimum Landscaped Open Space Requirement 20%
- Maximum Height of Buildings 12 metres
- Outside Storage shall be permitted in accordance with the provisions of Section 4.18.3 with the exception that outside storage of goods or materials shall only be permitted where there is a building on the lot, and shall not cover more than 30 per cent of the lot area, or cover an area which is in excess of three times the ground floor area of the main or principle building on the lot, whichever is the lesser.
- Parking In accordance with Section 5.15
- Use of Front and Exterior Side Yards

Notwithstanding the provisions of Sections 4.18.6 and 5.15 e.iii., front and exterior yards may be used for visitor and employee parking provided that a landscaped open space area with a minimum width of 6 metres is maintained between the parking area and the street line.

- c. That the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Rural Industrial Exception No. 38 ((H) M1-38) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. that a subdivision agreement respecting the lands has been fully executed by the Owner and the Township of Uxbridge or the Region of Durham, whichever is applicable, and that a site plan agreement has been executed by the Owner; and,
 - ii. that it has been determined that the proposed use complies with the applicable policies of the Region of Durham Official Plan regarding water usage.

4.18.9.38.1 RURAL INDUSTRIAL EXCEPTION NO. 38 (M1-38)

- (B/L No. 2008-091 2009-107)
- a) Within the Rural Industrial Exception No. 38 Zone (M1-38) on lands located in Part of Lot 15, Concession 1, and being comprised of Lot 19, 20 and 21 on Plan 40M-2336, in the Township of Uxbridge, as shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
 - i. PERMITTED NON-RESIDENTIAL USES
 - the uses permitted in the M1-27 Zone;
 - business, professional or administrative offices;
 - a building supply or lumber outlet;
 - a workshop;
 - an agricultural produce warehouse;
 - a motor vehicle body shop;
 - a motor vehicle supply establishment;
 - a cartage, express or transport terminal or yard;

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- a farm implement sales and supply establishment;
- a machine or welding shop;
- a general contractor’s yard and related workshop facilities, provided that such use includes a building with a minimum gross floor area of 465 square metres;
- accessory uses.

ii. PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary, the following uses shall be expressly prohibited:

- bulk plants for flammable liquids,
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries;
- dry cleaning plants;
- feed and flour mills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plant

iii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8,000 sq metres
- Minimum Lot Frontage Requirement 40 metres
- Minimum Yard Requirements In accordance with Sections 4.18.2c. and d.
- Maximum Lot Coverage of all Buildings 40%
- Maximum Floor Space Index 0.40

For the purpose of this subsection, Floor Space Index shall mean the ration of the total Floor Areas above ground measured to the exterior walls of all buildings to the lot area.

- Minimum Setback from Street Centreline In accordance with Section 4.18.2f
- Minimum Landscaped Open Space Requirement 20%
- Maximum Height of Buildings 12 metres
- Outside Storage shall be permitted in accordance with the provisions of Section 4.18.3 with the exception that outside storage of goods or materials shall only be permitted where there is a building on the lot, and shall not cover more than 30 per cent of the lot area, or cover an area which is in excess of three times the ground floor area of the main or principle building on the lot, whichever is the lesser.
- Parking In accordance with Section 5.15.
- Use of Front and Exterior Side Yards

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4.18 RURAL INDUSTRIAL (M1) ZONE

Notwithstanding the provisions of Sections 4.18.6 and 5.15e.iii., front and exterior yards may be used for visitor and employee parking provided that a landscaped open space area with a minimum width of 6 metres is maintained between the parking area and the street line.

4.18.9.39 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 39 ((H) M1-39) ZONE

(B/L No. 2003-064) a. No person shall within the Holding Rural Industrial Exception No. 39 ((H) M1-39) Zone located in Part of Lot 15, Concession 1, in the Township of Uxbridge, use any building or structure or make any other use of the land other than for agriculture until the Holding (H) Symbol is removed by amendment to this By-law.

b. Upon removal of the Holding (H) Symbol within the Holding Rural Industrial Exception No. 39 ((H)M1-39) Zone located in Part of Lot 15, Concession 1, in the Township of Uxbridge, as shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:

i. PERMITTED NON-RESIDENTIAL USES

- the uses permitted in the M1-27 Zone;
- business, professional or administrative offices;
- a workshop;
- accessory uses.

ii. PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary, the following uses shall be expressly prohibited:

- bulk plants for flammable liquids,
- the bulk storage of toxic chemicals and hazardous substances;
- chemical manufacturing plants;
- distilleries;
- dry cleaning plants;
- feed and flour mills;
- paint, varnish, lacquer and pyroxylin product factories;
- rubber processing plants.

iii. REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- Minimum Lot Area Requirement 8000 square metres
- Minimum Lot Frontage Requirement 40 metres
- Minimum Front Yard Depth and 15 metres
yard abutting the north lot line
- Minimum Yard Depth abutting the south 6 metres
and west lot lines
- Minimum Yard Depth abutting the 20 metres
east lot line

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4.18 RURAL INDUSTRIAL (M1) ZONE

- Maximum Lot Coverage of all Buildings 40%
- Maximum Floor Space Index 0.40
For the purposes of this subsection, Floor Space Index shall mean the ratio of the total Floor Areas above ground measured to the exterior walls of all buildings to the lot area.
- Minimum Setback from Street Centreline In accordance with Section 4.18.2 f.
- Minimum Landscaped Open Space 30%, including the yards along the Requirement north and east lot lines, and the required front yard.
- Maximum Height of Buildings 12 metres
- Outside Storage shall only be permitted subject to the following:
 - maximum coverage of 10% of the lot area, excluding visitor parking areas;
 - prohibited in the yard abutting the east lot line;
 - shall be screened by buildings or a vegetated berm, vegetated berm/closed fence or closed wooden, plastic and/or metal fence with a minimum combined height of 3 metres from finished grade;
- Parking In accordance with Section 5.15
- Required Screening

Lands in the M1-39 Zone shall be screened to the east and north where the lot abuts a Rural (RU) Zone by a vegetated berm or vegetated berm/closed wooden fence with a minimum combined height of 4 metres above the highest elevation within 20 m of the property line of the landowner to the east, or a minimum geodetic elevation of 360 metres, whichever is greater.
- Use of Front and Exterior Side Yards

Notwithstanding the provisions of Sections 4.18.6 and 5.15 e.iii. and the landscaped open space requirement, the front and exterior yards may be used for visitor and employee parking provided that a landscaped open space area with a minimum width of 6 metres is maintained between the parking area and the street line.

- c. That the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Rural Industrial Exception No. 39 ((H) M1-39) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
 - i. that a subdivision agreement respecting the lands has been fully executed by the Owner and the Township of Uxbridge or the Region of Durham, whichever is applicable, and that a site plan agreement has been executed by the Owner. The Township shall give consideration, as part of the site plan control process, to locating outside storage in the front yard;

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- ii. approval by the Township of a dust management plan, including long-term dust control measures;
- iii. approval by the Township of a detailed noise report which identifies required noise mitigation measures to mitigate impacts on adjacent residents;
- iv. approval by the Township of an outdoor illumination plan which is designed to mitigate impacts on adjacent residents;
- v. approval by the Township of an odour management plan designed to mitigate impacts on adjacent residents; and,
- vi. that it has been determined that the proposed use complies with the applicable policies of the Region of Durham Official Plan regarding water usage.

4.18.9.40 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 40 ((H) M1-40) ZONE

(B/L No. 2004-106) a. No person shall within a Holding Rural Industrial Exception No. 40 ((H) M1-40) Zone land or erect, alter or use any building or structure except for only those uses which are in existence on the date of passing of this By-law until the Holding (H) Symbol is removed by amendment to this By-law pursuant to section 36 of the Planning Act, R.S.O. 1990.

b. Upon removal of the Holding (H) Symbol, within the Rural Industrial Exception No. 40 (M1-40) Zone, located on lands legally described as comprising Lot 26, Plan 40M-1679, in the Township of Uxbridge (former Township of Uxbridge portion), the provisions of the Rural Exception No. 27 (M1-27) Zone of the Zoning By-law No. 81-18, as amended, shall apply and be complied with save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Additional Permitted Uses
 - business, professional or administrative office;
 - contractors yard.

For the purposes of the M1-40 Zone, a “contractors yard” shall mean a yard together with the building, of any general contractor in the business of constructing buildings, which shall include the accessory outside storage of equipment, machinery, vehicles, and construction trailers only on the lot, in accordance with the outside storage requirements of the M1-40 Zone.

- ii. Minimum Landscaped Open Space Requirement 30 percent
- iii. Maximum Outside storage of equipment, machinery, vehicles and trailers associated with the contractors yard 20 percent
- iv. Minimum Number of Parking Spaces 19.

c. That the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Industrial Exception No. 40 ((H) M1-40) Zone until the following conditions have been complied with:

- i. The owner has entered into a Site Plan Agreement pursuant to Section 41 of the Planning Act for the respective use, which Agreement shall ensure, among other matters, that any requirements of the Region of Durham regarding Well Head Protection are addressed.

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

- ii. All approvals respecting the development of the lands from all applicable Regional and Provincial agencies and Ministries have been received.

4.18.9.41 RURAL INDUSTRIAL EXCEPTION NO. 41 (M1-41) ZONE
(B/L Nos.
2008-170
2012-060
2012-076)

4.18.9.41.1 Within the Rural Industrial Exception No. 41 (M1-41) Zone on lands in the Township of Uxbridge known municipally as 34 and 36 Anderson Blvd., as well as Lots 32 and 33, Plan 40M-2336, and Part of Lots 14 and 15, Concession 1, and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, the following provisions shall apply and be complied with respect to the lands in the Township of Uxbridge known municipally as 34 and 36 Anderson Blvd., as well as Lots 32 and 33, Plan 40M-2336, and Part of Lots 14 and 15, Concession 1:

PERMITTED USES

The permitted non-residential uses in the M1-35 Zone as set out in subsection 4.18.9.35 b. i. of this By-law, and a foundation equipment sales and rental office/workshop.

PROHIBITED USES

The prohibited uses in the M1-35 Zone as set out in subsection 4.18.9.35 b. ii.

REGULATIONS FOR PERMITTED USES

The lands within the Rural Industrial Exception 41 (M1-41) Zone known municipally as 34 and 36 Anderson Blvd., as well as Lots 32 and 33, Plan 40M-2336, and Part of Lots 14 and 15, Concession 1, in the Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of these regulations.

The regulations of Section 4.18.9.35 b. iii. shall apply save and except the following:

- a. Outside Storage shall be permitted in accordance with the provisions of Section 4.18.3 a., b. and d., and outside storage of goods and materials shall only be permitted where there is a building with a minimum gross floor area of 1,300 square metres on the lot, and the open storage shall not cover more than 32% of the lot area.
- b. Exterior Side Yard Width 13.5 metres minimum

4.18.9.42 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 42 ((H)M1-42) ZONE
(B/L. No.
2010-112)

4.18.9.42.1 No person shall within the Holding Rural Industrial Exception No. 42 ((H)M1-42 Zone on lands in the Township of Uxbridge legally described as Lot 17, Plan 40M-2336, located in Part of Lots 14 and 15, Concession 1 and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law, except for uses existing as of July 12, 2010.

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

- 4.18.9.42.2 Upon removal of the Holding (H) Symbol within the Holding Rural Industrial Exception No. 42 ((H)M1-42) Zone on lands in the Township of Uxbridge legally described as Lot 17, Plan 40M-2336, located in Part of Lots 14 and 15, Concession 1, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, the following provisions shall apply and be complied with respect to the lands in the Township of Uxbridge legally described as Lot 17, Plan 40M-2336, located in Part of Lots 14 and 15, Concession 1, Township of Uxbridge:

PERMITTED USES

The permitted non-residential uses in the M1-38 Zone as set out in subsection 4.18.9.38 b. i. of this By-law, and a transfer station for the sorting and separating of construction waste materials for delivery to both recycling and disposal facilities.

PROHIBITED USES

The prohibited uses in the M1-38 Zone as set out in subsection 4.18.9.38 b. ii.

REGULATIONS FOR PERMITTED USES

The regulations of Section 4.18.9.38 b. iii. shall apply save and except that the minimum number of parking spaces shall be 23.

- 4.18.9.42.3 THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Industrial Exception No. 42 ((H) M1- 42) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:

- a. A Site Plan and other required documentation has been completed by the proponent and submitted to, and approved by, the Township of Uxbridge;
- b. The Owner has entered into a Site Plan Development Agreement with the Township of Uxbridge, to be registered on the title of the lands which addresses among other matters site design and blowing garbage;
- c. All necessary approvals have been received from the Regional Municipality of Durham including all requirements with respect to sewage and water services and as part of the Wellhead Protection Area Program, and the Toronto Region Conservation Authority, and any conditions of the Region and the Authority have been appropriately incorporated into the Site Plan Development Agreement and financially secured, all to the satisfaction of the Region and Authority and so confirmed in writing to the Township of Uxbridge.

4.18.9.43 HOLDING RURAL INDUSTRIAL EXCEPTION NO. 43 ((H) M1-43) ZONE

- (B/L No. 2012-067)
- a. No person shall within a Holding Rural Industrial Exception No. 43 ((H) M1-43) Zone located in Lots 15 and 16, Plan 40M-2336, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, use any building or structure or make any other use of the land other than for agriculture until the Holding (H) Symbol is removed by amendment to this By-law.
 - b. Upon removal of the Holding (H) Symbol, within the Rural Industrial Exception No. 43 (M1-43) Zone, located in Lots 15 and 16, Plan 40M-2336, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, the provisions of the M1-35 Zone shall apply and be complied with respect to the lands within the Rural Industrial Exception No. 43 (M1-43) located in Lots 15 and 16, Plan 40M-2336, Township of Uxbridge, and shown on Schedule 'A3' of

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

Zoning By-law 81-19, as amended, save and except the following:

ADDITIONAL PERMITTED USE

In addition to the uses permitted in the M1-35 Zone in accordance with Section 4.18.8.35.i. of Zoning By-law No. 81-19 the following additional use shall also be permitted:

“contractor’s yard on Lots 15 and 16, Plan 40M-2336, 51 and 53 Anderson Boulevard which lots will be regarded as one lot for the purposes of this By-law”

REGULATIONS FOR PERMITTED USES

Notwithstanding the regulations for Outside Storage in Section 4.18.9.35.1 iii. of Zoning By-law No. 81-19, open storage for a contractor’s yard on Lots 15 and 16, Plan 40M-2336, 51 and 53 Anderson Boulevard shall be permitted provided that it does not cover an area which is in excess of three (3) times the total ground floor area of the main building or principle building and any secondary or accessory building on the lot.

- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) Symbol from the Holding Rural Industrial Exception No. 43 ((H)M1-43) Zone on the lands which are subject of this by-law until the following conditions have been complied with:
 - i A Site Plan and other required documentation has been completed by the proponent and submitted to, and approved by, the Township of Uxbridge which ensures, among other matters, that appropriate landscaping is provided along the front of the property, defines the outside storage area within the wellhead protection area by fencing or berming, and the extent of outside storage that is phased and related to the construction of the proposed buildings.
 - ii The owner has entered into a Site Plan Agreement pursuant to Section 41 of the Planning Act to be registered on title, financially secured and which Agreement shall ensure, among other matters, that any requirements of the Region of Durham regarding Well Head Protection are addressed and which ensures that open storage may not be located within the Wellhead Protection Area;
 - iii All necessary approvals have been received from Toronto Region Conservation Authority, and any conditions of the Authority have been appropriately incorporated into the site plan agreement, all to the satisfaction of the Authority and confirmed in writing to the Township; and,
 - iv All necessary approvals have been received from the Region of Durham and the owner has entered any required Development Agreement with the Region of Durham, to be registered on title of the lands and shall satisfy the Region’s requirements with respect to a Reliance letter and Proof of Insurance form with regarding the ESA.

4.18.9.44 RURAL INDUSTRIAL EXCEPTION NO. 44 (M1-44) ZONE

(B/L No. 2013-077 Within the Rural Industrial Exception No. 44 (M1-44) Zone, located in Lot 27, Plan 40M-2336, Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81-

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

2014-041 19, as amended, the provisions and of the M1-35 Zone shall apply and be complied with
2017-074) respect to the lands within the Rural Industrial Exception No. 44 (M1-44) located in Lot 27, Plan 40M-2336, Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, save and except for the following:

ADDITIONAL PERMITTED USE

In addition to the uses permitted in the M1-35 Zone in accordance with Section 4.18.9.35. b.i of Zoning By-law No. 81-19 the following additional uses shall also be permitted:

Offices, manufacturing and outside storage

REGULATIONS FOR PERMITTED USES

Notwithstanding the regulations for Outside Storage in Section 4.18.9.35.b iii. of Zoning By-law No. 81-19, outside storage for a manufacturing use on Lot 27, Plan 40M-2336 shall be permitted provided that it does not cover an area of more than 70% of the lot and a building with a minimum floor area of 929 square metres is constructed on the lot.

4.18.9.45 RURAL INDUSTRIAL EXCEPTION NO. 45 (M1-45) ZONE

(B/L Nos. Within the Rural Industrial Exception No. 45 (M1-45) Zone, located in Lots 5-8, Plan
2013-103 40M-2336, Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81
2014-048) 19, as amended, the provisions of the M1-36 Zone shall apply and be complied with respect to the lands within the Rural Industrial Exception No. 45 (M1-45) located in Lots 5-8, Plan 40M-2336, Township of Uxbridge, and shown on Schedule ‘A3’ of Zoning By-law 81-19, as amended, save and except for the following:

REGULATIONS FOR PERMITTED USES

Notwithstanding the regulations for Outside Storage in Section 4.18.9.36 b iii. of Zoning By-law No. 81-19 for outside storage in the M1-54 Zone Outside Storage shall only be permitted subject to the following:

- maximum coverage of 35% of the lot area, excluding visitor parking areas;
- prohibited in any front yard; and,
- shall be screened by buildings or a vegetated berm/closed fence with a minimum height of 3 metres from finished grade.

For the purposes of determining the extent of permitted outside storage, the definition of “Lot” shall include all of Lots 5, 6, 7 and 8 on Plan 40M-2336.

4.18.9.46 RURAL INDUSTRIAL EXCEPTION NO. 46 (M1-46) ZONE

B/L Nos. Notwithstanding the provisions of the Rural Industrial (M1) Zone, the uses permitted in
(2013-129 the Rural Industrial Exception No. 38 (M1-38) Zone, as well as the regulations of the
2016-050) M1-38 Zone shall apply to the lands in the Rural industrial Exception No. 46 (M1-46) Zone. In addition, a recreational gym club or similar use shall be permitted in the M1-46 Zone.

4.18.9.47 RURAL INDUSTRIAL EXCEPTION NO. 47 (M1-47) ZONE

B/L No. Notwithstanding the provisions of the Rural Industrial (M1) Zone, the uses permitted in

4: ZONE PROVISIONS

4.18 RURAL INDUSTRIAL (M1) ZONE

(2018-010 the Rural Industrial Exception No. 37 (M1-37) Zone, as well as the regulations of the
2019-117) M1-37 Zone, shall apply to the lands in the Rural Industrial Exception No. 47 (M1-47)
Zone. In addition, notwithstanding the provisions of Section 4.18.9.37, a contractor's yard
use shall be permitted in the M1-47 Zone provided that, Outside Storage may be
permitted in any yard except the front visitor parking areas, and shall be screened by
buildings or a vegetated berm, vegetated berm/closed fence or closed wooden, plastic
and/or metal fence of other similar material with a minimum height of 3 metres from
finished grade. In addition, the minimum coverage of all buildings shall be 12% of the lot
area.

4.18.9.48 RURAL INDUSTRIAL EXCEPTION NO. 48 (M1-48) ZONE

B/L No. Notwithstanding the provisions of the Rural Industrial (M1) Zone, the uses permitted in
(2018-109 the Rural Industrial Exception No. 37 (M1-37) Zone, as well as regulations
2018-138) of the M1-37 Zone with the exception of the holding regulations of the ((H)M1-37) Zone
shall apply to the lands in the Rural Industrial Exception No. 48 (M1-48) Zone. In
addition, notwithstanding the provisions of Section 4.18.9.37, a contractor's yard use
shall be permitted in the M1-48 Zone provided that, Outside Storage may be permitted in
any yard except the front yard, shall have a maximum coverage of 35% of the lot area
excluding visitor parking areas, and shall be screened by buildings or a vegetated berm,
vegetated berm/closed fence or closed wooden, plastic and/or metal fence or fence of
other similar material with a minimum height of 3 metres from finished grade. In
addition, the minimum coverage of all buildings shall be 11% of the lot area.

4: ZONE PROVISIONS

4.19 URBAN INDUSTRIAL (M2) ZONE

4.19.1 PERMITTED USES

No person shall within an Urban Industrial (M2) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
 - Prohibited
- b. Non-Residential Uses
 - i. a builder's supply and lumber outlet, including the outside storage and display of goods and materials;
 - ii. a business or professional office provided such use is accessory and incidental to a permitted non-residential use otherwise specified herein;
 - iii. a cartage or transport depot and yard facilities;
 - iv. a custom workshop;
 - v. a dry cleaning plant;
 - vi. a farm implement and equipment sales and service establishment;
 - vii. a light equipment sales and rental establishment;
 - viii. a machine shop;
 - ix. a manufacturing, processing, assembly or fabrication plant;
 - x. a motor vehicle body shop;
 - xi. a motor vehicle repair garage;
 - xii. a plumbing, heating and air conditioning supply establishment;
 - xiii. a printing or publishing establishment;
 - xiv. a public use in accordance with the provisions of Section 5.18 hereof;
 - xv. a warehouse;
 - xvi. a wholesale establishment; and
 - xvii. a workshop.
- c. Accessory Uses
 - Uses, buildings and structures accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 5.1 hereof.

4.19.2 REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

| | | | |
|-----------------|------|---|---------------------|
| | a. | Minimum Lot Area Requirement | |
| (B/L No. 82-27) | i. | With Public Piped Water and Sanitary Sewage System | 550 square metres |
| | ii. | With Public Piped Water and Private Effluent Disposal | 2,050 square metres |
| | iii. | With Private Drilled Well and Private Effluent Disposal | 3,000 square metres |
| | b. | Minimum Lot Frontage Requirement | |
| (B/L No. 82-27) | i. | With Public Piped Water and Sanitary Sewage System | 30 metres |
| | ii. | With Public Piped Water and Private Effluent Disposal | 45 metres |
| | iii. | With Private Drilled Well and Private Effluent Disposal | 45 metres |

4: ZONE PROVISIONS

4.19 URBAN INDUSTRIAL (M2) ZONE

- c. Minimum Yard Requirements
 - i. Front Yard Depth 12 metres
 - ii. Exterior Side Yard Width 12 metres
 - iii. Interior Side Yard Width 6 metres
 - iv. Rear Yard Depth 15 metres
- d. Special Yard Provisions

Notwithstanding the yard requirements set forth under Section 4.19.2 c. hereof, to the contrary, where the interior side lot line or rear lot line abuts a lot in a Residential Zone the minimum yard requirement for the yard so abutting shall be 20 metres.
- e. Maximum Lot Coverage of All Buildings 50 per cent
- f. Minimum Setback from Street Centreline
 - i. Provincial Highway 30 metres
 - ii. Regional Road - Type "A" 30 metres
 - iii. Regional Road - Type "B" 25 metres
 - iv. Township Road 22 metres
- g. Minimum Landscaped Open Space Requirement 10 per cent
- h. Maximum Height of Buildings 12 metres

4.19.3 REGULATIONS FOR OUTSIDE STORAGE

Within the Urban Industrial (M2) Zone, no portion of any lot may be used for the outside storage of goods or materials except in accordance with the following provisions:

- a. such outside storage of goods or materials is accessory to the permitted use of the main or principal building on the lot;
- b. such outside storage of goods or materials is located behind the front wall of the main or principal building facing any street in compliance with all the yard and setback requirements.
- c. such outside storage of goods or materials does not cover more than 30 per cent of the lot area, or cover an area which is in excess of twice the ground floor area of the main or principal building on the lot, whichever is the lesser; and
- d. any portion of a lot used for the outside storage of goods or material shall be effectively screened from permitted uses on adjoining residential uses and public streets adjoining the lot by buildings, or is enclosed by a planting strip in accordance with the provisions of this By-law, or is enclosed with a closed wooden, plastic and/or metal fence extending at least 2 metres in height from the ground.

4.19.4 PERFORMANCE STANDARDS

(B/L No. 87-72) Notwithstanding any provisions of this By-law, to the contrary, no use shall be permitted from its nature or operation creates a nuisance or is offensive by reason of the emission of gas fumes, dust or objectionable odour; or which creates a nuisance or is offensive by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials. Without limiting the generality of the foregoing, no use shall be permitted which from its nature or the materials used therein is declared to be an

4: ZONE PROVISIONS

4.19 URBAN INDUSTRIAL (M2) ZONE

offensive or noxious trade, business or manufacture under The Public Health Act, R.S.O., 1980, c. 409, as amended or the Regulations promulgated thereunder.

4.19.5 DRY INDUSTRIES

Only those industrial uses which use water only for the personal use of their employees, and not in conjunction with any manufacturing, processing, assembly or fabricating process shall be permitted, where not serviced by both a municipal water supply system and a municipal sanitary sewage system.

4.19.6 RESTRICTIONS ON USE OF FRONT AND EXTERIOR SIDE YARDS

Required front and exterior side yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles except that such yards may be used for the purpose of visitor parking in accordance with the provisions of Section 5.15 hereof.

4.19.7 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot within the Urban Industrial (M2) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.17 hereof.

4.19.8 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Urban Industrial (M2) Zone shall apply and be complied with.

4.19.9 SPECIAL ZONE CATEGORIES - URBAN INDUSTRIAL (M2) ZONE

4.19.9.1 URBAN INDUSTRIAL EXCEPTION No. 1 (M2-1) ZONE

(B/L No. 89-93) *Deleted in its entirety*

4.19.9.2 URBAN INDUSTRIAL EXCEPTION NO. 2 (M2-2) ZONE

Notwithstanding the uses permitted in the Urban Industrial (M2) Zone of this By-law, to the contrary, within the Urban Industrial Exception No. 2 (M2-2) Zone, located on the north side of Maple Street, on those lands legally described as being part of Lot 41, and part of the west half of Lot 42, of Block H, on Municipal Plan No. 83, south of the Canadian National Railway line, and shown on Schedule "A1" hereof, only the light manufacturing, processing and assembling of products, including wood products shall be permitted. No outside storage of goods, products or articles are permitted.

4.19.9.3 URBAN INDUSTRIAL EXCEPTION NO. 3 (M2-3) ZONE

- (B/L Nos. 95-082 96-085)
- a. Within the Urban Industrial Exception No. 3 (M2-3) Zone, located in Part of Lot 26, Concession 6, in the Township of Uxbridge, the applicable provisions of the Urban Industrial (M2) Zone shall apply save and except as specifically noted below in which case the following provisions shall apply and be complied with:
 - i. Only Permitted Non-Residential Uses

4: ZONE PROVISIONS

4.19 URBAN INDUSTRIAL (M2) ZONE

- a builder's supply and lumber outlet including the outside storage and display of goods and materials; and
 - a public use in accordance with the provisions of Section 5.18 of Zoning By-law No. 81-19, as amended.
- ii. Minimum Lot Area Requirement one (1) hectare
- iii. Region of Durham sewer and water services shall be provided to the lands.
- iv. Maximum Lot Coverage of all Buildings and Structures 25 percent
- v. Maximum Lot Coverage of all pavement and hard surfaced areas 15 percent
- vi. Maximum Lot Coverage of all Outside Storage and Display Areas 35 percent.

4.19.9.4 URBAN INDUSTRIAL EXCEPTION NO. 4 (M2-4) ZONE

(B/L Nos. 2004-136 2008-162) Notwithstanding the provisions of Section 4.19.1 b. and any other provisions of Zoning By-law No.81-19, as amended, to the contrary, within the Urban Industrial Exception No. 4 (M2-4) Zone, located at 141 Reach Street, on lands legally described as comprising Parts 3, 4, 5, 6 and 7, Plan 40R-983, save and except Parts 1 and 2, Plan 40R-14992, in the Township of Uxbridge (former Town of Uxbridge portion), the provisions of the Urban Industrial (M2) Zone, of Zoning By-law No. 81-19, as amended, shall apply and be complied with save and except as specifically noted below in which case the following provisions shall apply and be complied with:

- i. Additional Permitted Uses
 - a place of worship;
 - a commercial recreational facility which shall be limited to a fitness centre, karate, dance, yoga, hockey training facility, live theatre and bowling.

For the purposes of the M2-4 Zone, the maximum combined gross floor area of all of the uses listed in paragraph (i) of this Section 4.19.9.4 shall be 4300 square metres.

- ii. Other Permitted Uses
 - a. business, professional or administrative office
 - b. day nursery
 - c. research and development uses

For the purposes of the M2-4 Zone, a day nursery shall be defined as a day nursery operated for pre-school and school age children within the meaning of The Day Nurseries Act, R.S.O, 1990, c. D.2, as amended.

- iii. Gross Leasable Floor Area
 - a. business, professional or administrative office 95 m²
 - b. day nursery 710 m²

4.19.9.5 URBAN INDUSTRIAL EXCEPTION NO. 5 (M2-5) ZONE

(B/L Nos. 2012-085 2012-138) Within the Urban Industrial Exception No. 5 (M2-5) Zone located in Part of Lot 27, Concession 6 (Uxbridge Urban Area), Lot 9, Plan 40M-1181, Township of Uxbridge, and shown on Schedule ‘A1’ and ‘A2’ of Zoning By-law 81-19, as amended, the following

4: Z O N E P R O V I S I O N S

4.19 U R B A N I N D U S T R I A L (M 2) Z O N E

- 2012-187) additional uses shall be permitted subject to the applicable provisions of the Urban Industrial (M2) Zone
- i. Commercial recreation facility;
 - ii. Research and development uses;
 - iii. Conference, education and training uses;
 - iv. Data processing uses; and,
 - v. Service industrial uses.
 - vi. Business, professional or Administrative Office

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

4.20.1 PERMITTED USES

- (B/L No.
99-030)

No person shall within an Rural Resource Extraction (M3) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:
- a.

Residential Uses

Prohibited
- b.

Non-Residential Uses

i.

an aggregate storage area;

ii.

conservation, forestry and reforestation;

iii.

a farm;

iv.

a pit;

v.

a portable processing plant; and

vi.

a public use in accordance with the provisions of Section 5.18 hereof.
- (B/L. Nos.
2010-079
2011-036)

c.

Accessory Uses

Uses, buildings and structures accessory to any of the foregoing listed permitted uses provided such are in accordance with the provisions of Section 5.1 hereof including a home occupation on a farm in accordance with the provisions of Section 5.10 hereof, and a home industry on a farm in accordance with section 5.30 hereof.

4.20.2 REGULATORY PROVISIONS FOR PERMITTED USES

- a.

Minimum Yard Requirements

i.

Front Yard Depth

30 metres

ii.

Exterior Side Yard Width

30 metres

iii.

Interior Side Yard Width

15 metres

iv.

Rear Yard Depth

15 metres
- (B/L No.
99-030)

b.

Special Yard Provisions

i.

Notwithstanding the minimum yard requirements of Section 4.20.2 a. hereof, to the contrary, within the Rural Resource Extraction (M3) Zone no building or portable processing plant or aggregate storage area shall be located on the pit property within 90 metres of the boundary of any abutting property zoned within a Residential Zone or of a dwelling house on adjacent lands held under distinct and separate ownership, which dwelling house existed at the date of passing of this By-law.

ii.

Where an interior side yard or rear yard of a property in an Rural Resource Extraction (M3) Zone abuts an interior side yard or rear yard of lands held under distinct and separate ownership which are also zoned within an Rural Resource Extraction (M3) Zone or Aggregate Processing (M5) Zone, no interior side or rear yard shall be required where the interior side or rear lot lines or portions thereof so abut provided the adjoining owners agree to dispense therewith.
- c.

Minimum Setback from Street Centreline

i.

Provincial Highway

48 metres
- (B/L No.

i.

Provincial Highway

48 metres

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

- 82-27)
- ii.

Regional Road - Type "A"

48 metres

iii.

Regional Road - Type "B"

43 metres

iv.

Township Road

40 metres
- d.

Maximum Height of Portable Processing Plants

21.5 metres
- e.

Maximum Height of Buildings

12 metres

4.20.3 PLANTING STRIP AND FENCING REQUIREMENTS

(B/L No.
87-72)

Planting strips, berms and fences shall be provided in accordance with the provisions of The Pits and Quarries Control Act, R.S.O., 1980, c. 378, as amended, or replaced, and the Regulations promulgated thereunder.

4.20.4 GENERAL ZONE PROVISIONS

(B/L No.
99-030)

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Rural Resource Extraction (M3) Zone shall apply and be complied with.

4.20.5 SPECIAL ZONE CATEGORIES - RURAL RESOURCE EXTRACTION (M3) ZONE

(B/L No.
99-030)

4.20.5.1 RURAL RESOURCE EXTRACTION EXCEPTION NO. 1 (M3-1) ZONE

(B/L No.
99-030)

In addition to all the uses permitted in the Rural Resource Extraction (M3) Zone of this By-law, within the Rural Resource Extraction Exception No. 1 (M3-1) Zone, located in part of Lot 16, Concession V, and part of Lots 18 and 19, Concession VII, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, a contractor's yard, including outside storage, shall also be permitted, in accordance with the zone provisions of the M3 Zone.

4.20.5.2 RURAL RESOURCE EXTRACTION EXCEPTION NO. 2 (M3-2) ZONE

(B/L No.
99-030)

Notwithstanding the provisions of Sections 4.20.1, 4.20.2, 4.20.3 and 5.14 of this By-law, to the contrary, within the Rural Resource Extraction Exception No. 2 (M3-2) Zone, located in part of Lot 20, Concession IV, in the former Township of Uxbridge, as shown on Schedule "A3" hereof, all provisions of the Rural Resource Extraction (M3) Zone shall apply save and except the following provisions which shall apply:

- a.

Only Uses Permitted

All uses permitted within the M3 Zone save and except a portable processing plant.
- b.

Special Yard Provisions

i.

No edge or rim of a pit nor any stockpiling operation associated therewith, shall be located within 90 metres of a dwelling house or dwelling unit on another lot.
- c.

Planting Strips

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

Where a portion of the M3-2 Zone abuts a public street or highway (save and except roads within the pit property), a buffer screen shall be provided and maintained in the M3-2 Zone property within 15 metres of the boundary thereof which abuts said public street or highway, in accordance with the following provisions:

i. Planting Strip

A planting strip shall consist of at least 4 staggered rows of trees, having a minimum height at planting of 2 metres, with 2 metre centres within each row, with each tree of a type which will attain a normal height of at least 6 metres; or

ii. Embankment

An embankment may be substituted in lieu of the planting strip and the top of such embankment shall not be less than 2 metres in height and not more than 3 metres in height, above the undisturbed surface of the adjoining public street or highway allowance, with maximum side slopes of 2 ½ to 1. The embankment shall be graded, properly drained and seeded with perennial grass; or

iii. Planting Strip and Embankment Combination

A combination of both a planting strip and an embankment may be utilized, in accordance with the standards as set out in Clauses i. and ii. above, provided such combination thereof has a minimum height of at least 2 metres at the time of preparation.

iv. Fencing

In addition to the above, every owner or operator of an M3-2 Zone property, shall erect and maintain a fence, which is in accordance with all other relevant Municipal By-laws, which follows the contours of the surface of the ground on the perimeter of the area to be used for the pit operation.

d. Access Road

No access to or egress from the lands on the north side of the lands within the M3-2 Zone onto the Twentieth Side Road shall be permitted. All vehicular traffic shall enter into and exit from the lands within the M3-2 Zone through the property located immediately to the east onto old Provincial Highway No. 47.

4.20.5.3 RURAL RESOURCE EXTRACTION EXCEPTION NO. 3 (M3-3) ZONE

(B/L No.
99-030)

Notwithstanding the provisions of Sections 4.20.2 and 4.20.3 of this By-Law to the contrary, within the Rural Resource Extraction Exception No. 3 (M3-3) Zone, located in part of Lot 14, Concession V, in the former Township of Uxbridge, and shown on Schedule "A4" hereof, all of the provisions of the Rural Resource Extraction (M3) Zone shall apply save and except the following provisions which shall apply:

a. Special Yard Provisions

- i. No edge or rim of a pit nor any stockpiling operation associated therewith, shall be located within 90 metres of a dwelling house or dwelling unit or another lot; and

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

- ii. No portable processing plant shall be located within 105 metres of a front, exterior side or side lot line or within 75 metres of a rear lot line, of the lot on which it is located, and, in any event, not within 215 metres of a dwelling house or dwelling unit on an adjacent lot.
- iii. The intersection of any driveway and Regional Road No. 1 shall be a minimum of 60 metres from the area marked "X" on Schedule "A4" hereof.
- iv. The minimum setback provisions of Section 4.20.2.c. hereof shall not apply to those lands within the M3-4 Zone.

(B/L No. 81-60)

b. Yard Adjacent Area "X"

No person shall, within 45 metres of the area marked "X" on Schedule "A4" hereof, use land for any purpose except in accordance with the provisions of Section 4.20.5.2 c. hereof.

c. Planting Strips

In accordance with the provisions of Section 4.20.5.2 c. hereof.

4.20.5.4 RURAL RESOURCE EXTRACTION EXCEPTION NO. 4 (M3-4) ZONE

(B/L No. 99-030) Notwithstanding the provisions of Section 4.20.2, 4.20.3 and 5.14 of this By-law, to the contrary within the Rural Resource Extraction Exception No. 4 (M3-4) Zone, located in part of Lots 11 and 12, and all of Lot 13, all in Concession VI, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, all provisions of the Rural Resource Extraction (M3) Zone shall apply save and except the following provisions which shall apply:

a. Special Yard Provisions

In accordance with Section 4.20.5.3 a.i and ii. hereof.

b. Yard Adjacent Area "Y"

(B/L No. 82-39)

No person shall, within 46 metres of the areas marked "Y" on Schedule "A3" hereof, use land for any purpose except in accordance with the provisions of Section 4.20.5.2 c. hereof, save and except for one internal road between the M3-4 Zone in Lot 11 and the M3-4 Zone in Lot 12, Concession VI.

c. Planting Strips

In accordance with the provisions of Section 4.20.5.2 c. hereof.

d. Access Driveway

(B/L No. 82-39)

Within the M3-4 Zone there shall not be more than one driveway which driveway only provide access east from the lands to the Township Road Allowance between Concessions VI and VII, and such shall be located north of the line between Lots 12 and 13, Concession VI and the intersection of such driveway with the Township Road will not be closer than 60 metres to the line between Lots 12 and 13, Concession VI.

(B/L No. 81-60)

e. Setback

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

The minimum setback provisions of Section 4.20.2.c. hereof shall not apply to those lands within the M3-4 Zone.

f. RURAL RESOURCE EXTRACTION EXCEPTION NO. 4 (M3-4) ZONE

(B/L Nos. 2001-051 2002-014 2011-036) a) Within the Rural Resource Extraction Exception No. 4 (M3-4) Zone, located in part of Lot 12, Concession 6, in the Township of Uxbridge, and shown on Schedule “A3”\ of Zoning By-law No. 81-19, as amended the applicable Zone Provisions of the Rural Resource Extraction (M3) Zone and the Rural Resource Exception No. 4 (M3-4) Zone shall apply and be complied with.

4.20.5.5 RURAL RESOURCE EXTRACTION EXCEPTION NO. 5 (M3-5) ZONE

(B/L Nos. 83-35 99-030) Notwithstanding the provisions of Section 4.20.2 of Restricted Area By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Resource Extraction Exception No. 5 (M3-5) Zone, located in part of Lots 7 and 8, Concession IV, in the former Township of Uxbridge, all of the provisions of the Rural Resource Extraction (M3) Zone shall apply save and except for the following provisions which shall apply:

- a. Special Yard Provisions
- No edge or rim of a pit nor any stockpiling operation associated therewith shall be permitted within a minimum of a 90 metre radius of the south-east and north-east corners of the M3-5 Zone. Such lands shall only be used for tree planting, berms and required fencing.
- b. No portable processing plant shall be located within 105 metres of a front, side or rear lot line within the M3-5 Zone, and, in any event, not within 215 metres of a dwelling house located on an adjacent lot.
- c. Maximum Height of Stockpile 8 metres
- d. Maximum Height of Processing Equipment 9 metres

4.20.5.6 RURAL RESOURCE EXTRACTION EXCEPTION NO. 6 (M3-6) ZONE

(B/L Nos. 87-09 99-030) Notwithstanding the provisions of Section 5.11 and 5.15, or any other provision of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Rural Resource Extraction Exception No. 6 (M3-6) Zone, located in part of Lot 11, Concession IV, in the former Township of Uxbridge, all provisions of the Rural Resource Extraction (M3) Zone shall apply save and except that no motor vehicle access to and from the Rural Resource Extraction Exception No. 6 (M3-6) Zone shall be allowed from the Township Road Allowances between Concessions III and IV or between Lots 10 and 11.

4.20.5.7 [Deleted by By-law 2007-131]

4.20.5.8. [Empty]

4.20.5.9. RURAL RESOURCE EXTRACTION EXCEPTION NO. 9 (M3-9) ZONE

(B/L Nos. 97-013 99-030 2011-036) Notwithstanding the provisions of Section 4.20.2 i. and iii., 5.11 and 5.15 of Zoning By-law 81-19, as otherwise amended, to the contrary, within the Rural Resource Extraction Exception No. 7 (M3-9) Zone, located in part of Lot 13, Concession 4, in the Township of Uxbridge (former Township of Uxbridge portion) all provisions of the Rural Resource Extraction (M3) Zone shall apply and be complied with in the By-law save and except as

4:

4.20

ZONE PROVISIONS

RURAL RESOURCE EXTRACTION (M3 ZONE)

specifically noted below in which case the following provisions shall apply and be complied with:

- i.
- Minimum Excavation setback or yard width from:

•

Fourth Concession Road Allowance in north half of

Lot 13, Concession 4

175 metres

•

Lot line of adjacent lot in Rural (RU) Zone in north half of Lot 13, Concession 4

50 metres

•

Lot line of adjacent lot in Rural (RU) Zone in Lot 12, Concession 4

35 metres
- ii.
- Motor Vehicle Access

Motor vehicle access to and from the Rural Resource Extraction Exception No. 9 (M3-9) Zone shall not be permitted from the Road Allowance between Concessions 3 and 4.

4.20.5.10

(B/L No. 2004-211)

RURAL RESOURCE EXTRACTION EXCEPTION NO. 10 (M3-10) ZONE

No person shall, within the Rural Resource Extraction Exception No. 10 (M3-10) Zone located in Part of Lot 22, Concession III, in the township of Uxbridge, use any land or erect, alter or use any building or structure except those uses, buildings or structures permitted in accordance with the zone provisions of the rural Resource Extraction 'M3' zone, save and except the following special provisions which shall also apply and be complied with:

- i.
- Minimum setback of the edge or rim of a pit from the East lot line:

15 metres
- ii.
- Minimum setback of the edge or rim of a pit from the South lot line

30 metres
- iii.
- A landscaped berm shall be provided as follows:

- the southern edge of the berm shall be set back a minimum of 30 metres from the southern property boundary;

- the eastern edge of the berm shall be set back a minimum of 15 metres from the eastern property boundary;

- the southern portion of the berm shall extend to the west boundary of the M3-10 Zone; and,

- the eastern portion of the berm shall be setback a maximum of 130 metres from the north property boundary.
- iv.
- Motor Vehicle Access:

No direct motor vehicle access from Concession Road 3 to and from the lands zoned 'M3-10' shall be permitted within any portion of Lot 22, Concession III.
- v.
- The Special Yard provisions of Section 4.20.2.b.i. shall be applicable in the M3-10 Zone with the exception that the setback shall be a minimum of 60 metres.

4.20.5.11

(B/L No.

RURAL RESOURCE EXCEPTION NO. 11 (M3-11) ZONE

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

- 2010-051)
2010-158)
- a. Within the Rural Resource Exception No. 11 (M3-11) Zone located in Part of Lot 15, Concession 5, (Uxbridge) in the Township of Uxbridge, the uses permitted and the regulations the uses are subject to are identified in subsection b. of Section 4.20.5.11.
 - b. Notwithstanding the provisions of Sections 4.20.1 to 4.20.3 inclusive of Zoning By-law 81-19, as otherwise amended to the contrary, the following provisions shall apply and be complied with, with respect to the lands in the M3-11 Zone.

PERMITTED USES

The following uses are permitted, in addition to the uses in Section 4.20.1.

- i. a concrete batching plant accessory to a licensed operating pit;

REGULATIONS FOR PERMITTED USES

- i. The regulations of Section 4.20.2 a., b., c., and d. and 4.20.3 shall apply to the lands within the Rural Resource Extraction No. 11 (M3-11) Zone provided that the lands in the M3-11 Zone and the Rural Resource Extraction (M3) Zone in the same lot located in Part of Lot 19, Concession 5, in the Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, shall be treated as one lot for the purpose of applying the regulations to the M3-11 and M3 Zones.
- ii. The maximum height for buildings in the M3-11 Zone - 15 metres
- iii. The regulations of Section 5, General Zone Provisions, shall also apply to the lands in the M3-11 Zone.

4.20.5.12 RURAL RESOURCE EXCEPTION NO. 12 (M3-12) ZONE

(B/L Nos.
2013-166
2015-086)

Within the Rural Resource Exception No. 12 (M3-12) Zone located in Part of Lots 10 and 11 and part of the Road Allowance between Lots 10 and 11, Concession 4, Township of Uxbridge, and shown on Schedule 'A3' of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.20.1 and 4.20.3 of the Zoning By-law 81-19, as otherwise amended to the contrary, the following provisions shall apply and be complied with respect to the lands in the Rural Resource Extraction Exception No. 12 (M3-12) Zone;

ONLY PERMITTED USES

- i. a pit licensed under the Aggregate Resources Act;
- ii. Conservation, forestry and reforestation or similar passive uses that provide for the preservation and management of the natural environment;
- iii. A farm;
- iv. A public use in accordance with the provisions of Section 5.18 hereof; and,
- v. Accessory uses to the pit use and other permitted uses including a portable screening plant, and aggregate storage areas.

ACCESS RESTRICTIONS

Notwithstanding any other provisions of this By-law, no motor vehicle access to a pit in the M3-12 Zone shall be permitted from the 4th Concession Road or the Road Allowance between Lots 10 and 11, Concession 4.

OTHER REGULATIONS

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

The regulations of Section 4.20.2 shall apply. The regulations of Section 4.20.3 are not applicable.

4.20.5.13 RURAL RESOURCE EXCEPTION NO. 13 (M3-13) ZONE

B/L No 2016-061 2017-191) Within the Rural Resource Extraction Exception No. 13 (M3-13) Zone located in Part of Lot 20, Concession 4, Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.20.1 and 4.20.3 of Zoning By-law 81-19, as otherwise amended to the contrary, the following provisions shall apply and be complied with respect to the lands in the Holding Rural Resource Extraction Exception No. 13 ((H) M3-13) Zone:

ONLY PERMITTED USES

- i. A pit licensed under the Aggregate Resources Act;
- ii. Conservation, forestry and reforestation or similar passive uses that provide for the preservation and management of the natural environment including environmental monitoring;
- iii. A farm;
- iv. A public use in accordance with the provisions of Section 5.18 hereof; and,
- v. Accessory uses to the pit use and the other permitted uses including recycling limited to recycling of clean concrete free of any other material including soil, portable processing plant and aggregate storage areas.

ACCESS RESTRICTIONS

Notwithstanding any other provisions of this By-law, no motor vehicle access to a pit in the M3-13 Zone shall be permitted from the 4th Concession Road other than an access for 911 emergencies only. All motor vehicle access shall be through the lands to the east zoned “M3” and “M3-2” as of June 27, 2016 from Old Highway 47.

OTHER REGULATIONS

The regulations of Section 4.20.2 and 4.20.3 shall apply with the exception that no rear yard shall be required.

4.20.5.14 RURAL RESOURCE EXTRACTION EXCEPTION NO. 14 (M3-14) ZONE

(B/L No. 2020-142 2021-096) Within the Rural Resource Extraction Exception No. 14 (M3-14) Zone located in Part of Lot 15, Concessions 7 and 8, Part of Road Allowance between Concessions 7 and 8, and Part of Road Allowance between Lots 15 and 16, Concessions 7 and 8, Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding the provisions of Sections 4.20.1 and 4.20.3 of Zoning By-law 81-19, as otherwise amended to the contrary, the following provisions shall apply and be complied with respect to the lands in the Rural Resource Extraction Exception No. 14 (M3-14) Zone:

ONLY PERMITTED USES

- i. A pit licensed under the Aggregate Resources Act;
- ii. Conservation, forestry and reforestation or similar passive uses that provide for the preservation and management of the natural environment including environmental monitoring;
- iii. A farm;
- iv. A public use in accordance with the provisions of Section 5.18 hereof; and,
- v. Accessory uses to the pit use and the other permitted uses including recycling limited to recycling of clean concrete free of any other material including soil and pre-crushed, reused aggregate material for blending purposes, portable processing plant and aggregate storage areas.

4: ZONE PROVISIONS

4.20 RURAL RESOURCE EXTRACTION (M3 ZONE)

OTHER REGULATIONS

The regulations of Section 4.20.2 and 4.20.3 shall apply with the exception that yard shall be required along the north property line.

4: ZONE PROVISIONS

4.21 WASTE DISPOSAL INDUSTRIAL (M4) ZONE

4.21.1 PERMITTED USES

No person shall within the Waste Disposal Industrial (M4) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
Prohibited
- b. Non-Residential Uses
 - i. a public use in accordance with the provisions of Section 5.18 hereof;
 - ii. a sanitary landfill operation; and
 - iii. sewage treatment facilities or a sewage treatment plant.

c. General Prohibition

Notwithstanding any other provision of this By-law, to the contrary, no lands, plants or facilities in the Waste Disposal Industrial (M4) Zone shall be used for the disposal or treatment of liquid industrial wastes, save and except a sewage treatment plant which treats liquid industrial wastes originating from industrial operations directly connected to the sewage system.

d. Accessory Uses

Uses, building and structures accessory to any of the foregoing listed permitted uses provided such are in accordance with the provisions of Section 5.1 hereof.

4.21.2 REGULATIONS FOR PERMITTED USES

- a. Minimum Yard Requirements
 - i. All Yards 50 metres
- b. Minimum Setback From Street Centreline
 - i. Provincial Highway 68 metres
 - ii. Regional Road - Type "A" 68 metres
 - iii. Regional Road - Type "B" 63 metres
 - iv. Township Road 60 metres
- c. Maximum Height of Buildings 12 metres

4.21.3 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Waste Disposal Industrial (M4) Zone shall apply and be complied with.

4.21.4 SPECIAL ZONE CATEGORIES - WASTE DISPOSAL INDUSTRIAL (M4) ZONE

4.21.4.1 WASTE DISPOSAL INDUSTRIAL EXCEPTION NO. 1 (M4-1) ZONE

Notwithstanding the uses permitted in the Waste Disposal Industrial (M4) Zone of this By-law, to the contrary, within the Waste Disposal Industrial Exception No. 1 (M4-1) Zone, located in part of Lot 34, Concession VIII, in the former Township of Uxbridge,

4: ZONE PROVISIONS

4.21 WASTE DISPOSAL INDUSTRIAL (M4) ZONE

and shown on Schedule "A2" hereof, only a building, for the storage of equipment and vehicles, accessory and incidental to the waste disposal operation located in part of Lot 34, Concession VIII, in the Township of Uxbridge, shall be permitted.

4.21.4.2 WASTE DISPOSAL INDUSTRIAL EXCEPTION NO. 2 (M4-2) ZONE

(B/L No. 89-134) Notwithstanding the provisions of Sections 4.21.1, 4.21.2, and 4.21.3 of the Zoning By-law 81-19 as amended, to the contrary, within the M4-2 Zone, only buildings or structures lawfully in existence as of the 13th day of November, 1989 shall be permitted, and that no new structures or buildings shall be permitted except a carport, porch or shed, for which the Lake Simcoe Region Conservation Authority has issued a permit.

4:

ZONE PROVISIONS

4.22

AGGREGATE PROCESSING (M5) ZONE

4.22.1

PERMITTED USES

No person shall within an Aggregate Processing (M5) Zone use any land or erect, alter or use any building or structure except for one or more of the following uses:

- a. Residential Uses
- Prohibited
- b. Non-Residential Uses
- i. an aggregate crushing and screening plant;

ii. an aggregate storage area;

iii. a concrete batching plant;

iv. conservation, forestry and reforestation;

v. a crushing plant;

vi. a farm;

vii. a pit;

viii. a permanent processing plant;

ix. a portable processing plant; and

x. a public use in accordance with the provisions of Section 5.18 hereof.
- c. Accessory Uses

(B/L Nos.
2010-079
2011-036)

Uses, buildings and structures accessory to any of the foregoing listed permitted uses in accordance with the provisions of Section 5.1 hereof including a home occupation on a farm in accordance with the provisions of Section 5.10 hereof, and a home industry on a farm in accordance with Section 5.30 hereof.

4.22.2

REGULATIONS FOR PERMITTED USES

- a. Minimum Yard Requirements
- i. Front Yard Depth

30 metres

ii. Exterior Side Yard Width

30 metres

iii. Interior Side Yard Width

15 metres

iv. Rear Yard Depth

15 metres

- (B/L No.
99-030)
- b. Yard Exception
- i. Where an interior side yard or rear yard of a property in an Aggregate Processing (M5) Zone abuts an interior side yard or rear yard of lands held under distinct and separate ownership which are also zoned within an Rural Resource Extraction (M3) Zone, or Aggregate Processing (M5) Zone, no interior side or rear yard shall be required where the interior side or rear lot lines or portions thereof so abut, provided that the adjoining owners agree to dispense therewith.

ii. Notwithstanding the minimum yard requirements of Section 4.22.2 a. hereof, within the Aggregate Processing (M5) Zone, no building, plant or aggregate storage area shall be located within 90 metres of lands zoned within a Residential Zone or of a dwelling house located on adjacent lands held under distinct and separate ownership, which dwelling house existed at the date of passing of this By-law.
- c. Minimum Setback from Street Centreline
- i. Provincial Highway

48 metres

ii. Regional Road - Type "A"

48 metres

4: ZONE PROVISIONS

4.22 AGGREGATE PROCESSING (M5) ZONE

- iii. Regional Road - Type "B" 43 metres
- iv. Township Road 40 metres
- d. Maximum Height of Portable Processing Plants 21.5 metres
- e. Maximum Height of Other Permitted Plants 30.5 metres
- f. Maximum Height of Permitted Buildings 12 metres

4.22.3 PLANTING STRIP AND FENCING REQUIREMENTS

Planting strips, berms and fences shall be provided in accordance with the provisions of The Pits and Quarries Control Act, 1971, S.O. 1971, as amended, and the Regulations promulgated thereunder.

4.22.4 GENERAL ZONE PROVISIONS

All provisions of Section 5 of this By-law where applicable to the use of any land, building or structure permitted within the Aggregate Processing (M5) Zone shall apply and be complied with.

4.22.5 SPECIAL ZONE CATEGORIES - AGGREGATE PROCESSING (M5) ZONE

4.22.5.1 AGGREGATE PROCESSING EXCEPTION NO. 1 (M5-1) ZONE

In addition to the uses permitted in the Aggregate Processing (M5) Zone, of this By-law, other than a concrete batching plant, which shall not be permitted, within the Aggregate Processing Exception No. 1 (M5-1) Zone, located in part of Lots 18 and 19, Concession VII, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, an asphalt plant shall also be permitted provided all applicable zone provisions of the M5 Zone are complied with.

4.22.5.2 AGGREGATE PROCESSING EXCEPTION NO. 2 (M5-2) ZONE

Notwithstanding the uses permitted in the Aggregate Processing (M5) Zone of this By-law, to the contrary, within the Aggregate Processing Exception No. 2 (M5-2) Zone, located in part of Lot 26, Concession V, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only a concrete batching plant is permitted.

4.22.5.3 AGGREGATE PROCESSING EXCEPTION NO. 3 (M5-3) ZONE

Notwithstanding the uses permitted in the Aggregate Processing (M5) Zone of this By-law, to the contrary, within the Aggregate Processing Exception No. 3 (M5-3) Zone, located in part of Lot 13, Concession IV, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only the following uses shall be permitted:

- a. an aggregate crushing and screening plant;
- b. an aggregate storage area;
- c. conservation, forestry and reforestation;
- d. a crushing plant;
- e. a farm;
- f. a permanent processing plant;
- g. a pit;
- h. a portable processing plant;
- i. an accessory office;
- j. a weigh scale; and
- k. an enclosed accessory repair shop and fuel pumps.

4: ZONE PROVISIONS

4.22 AGGREGATE PROCESSING (M5) ZONE

4.22.5.4 AGGREGATE PROCESSING EXCEPTION NO. 4 (M5-4) ZONE

Notwithstanding the uses permitted in the Aggregate Processing (M5) Zone of this By-law, to the contrary, within the Aggregate Processing Exception No. 4 (M5-4) Zone, located in part of Lot 19, Concession II, in the former Township of Uxbridge, and shown on Schedule "A3" hereof, only the following uses shall be permitted:

- (B/L No.
81-35)

a.

an aggregate crushing and screening plant;

b.

an aggregate storage area;

c.

conservation, forestry and reforestation;

d.

a crushing plant;

e.

farm;

f.

a permanent processing plant;

g.

a pit;

h.

a portable processing plant;

i.

an accessory office;

j.

an accessory weigh scale;

k.

accessory fuel pumps; and

l.

a radio tower together with a radio transmitter building.
- (B/L No.
81-61)

m.

one (1) asphalt plant and buildings, structures and uses accessory to and directly related to the operation of the said plant shall also be permitted within the M5-4 Zone, but only within the area labelled "Area 'A'" on Schedule "A3" to Restricted Area By-law No. 81-19, as amended by Restricted Area By-law No. 81-61, and provided such plant complies with all provisions of the Aggregate Processing (M5) Zone, save and except as specifically noted below:

i. Minimum Yard Dimensions

Notwithstanding the provisions of Sections 4.22.2 a. and b., of Restricted Area By-law No. 81-19, to the contrary, the following minimum yard dimensions shall apply to the permitted asphalt plant:

- no portion of the asphalt plant shall be located within 150 metres of any dwelling house or dwelling unit.

ii. Visual Buffering

In addition to the requirements of Section 4.22.3 entitled "PLANTING STRIP AND FENCE REQUIREMENTS", of Restricted Area By-law No. 81-19, a visual disruption of the asphalt plant structure from adjoining properties shall be created through the use of topography, berming or planting, or a combination thereof.

(B/L No.
81-35)

In addition, accessory buildings, structures and uses normally considered to be incidental and subordinate to a permitted use within the M5-4 Zone shall be permitted.

4.22.5.5 AGGREGATE PROCESSING EXCEPTION NO. 5 (M5-5) ZONE

(B/L No.
84-59)

Notwithstanding the provisions of Sections 4.22.1 b. and 4.22.2 a. of Zoning By-law No. 81-19, as otherwise amended, to the contrary, within the Aggregate Processing Exception No. 5 (M5-5)Zone, located in part of Lot 13, Concession IV, in the former Township of Uxbridge, all applicable provisions of Zoning By-law No. 81-19 shall apply, save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

a. Only Non-Residential Uses Permitted

- i.

an aggregate storage area; and

4: ZONE PROVISIONS

4.22 AGGREGATE PROCESSING (M5) ZONE

- ii. a public use in accordance with Section 5.18 of Zoning By-law No. 81-19.
- b. Minimum Yard Requirement

No aggregate storage shall be permitted within 15.24 metres of the north and west limits of the M5-5 Zone. No yard requirements shall apply to the south and east limits of the M5-5 Zone.

4.22.5.6 AGGREGATE PROCESSING EXCEPTION NO. 6 (M5-6) ZONE

(B/L No. 87-22) In addition to those uses allowed by Section 4.22.1 of Zoning By-law No. 81-19, as otherwise amended, within the Aggregate Processing Exception No. 6 (M5-6) Zone, located in part of Lot 13, Concession VI, in the former Township of Uxbridge, the following uses shall also be permitted:

- a. an asphalt plant;
- b. a concrete block manufacturing plant;
- c. a concrete pipe manufacturing plant; and
- d. buildings, structures and uses accessory to the foregoing.

4.22.5.7 HOLDING AGGREGATE PROCESSING EXCEPTION NO. 7 ((H)M5-7) ZONE

(B/L Nos. 90-109, 91-86, 99-030) a. No person shall within a Holding Aggregate Processing Exception No. 7 ((H)M5-7) Zone use any land or erect, alter or use any building or structure except for only those uses permitted in accordance with the Rural Resource Extraction(M3) Zone, Section 4.20 of Zoning By-law 81-19, and one gas fuelled concrete precast plant until the Holding (H) Symbol is removed by amendment to this By-law pursuant to Section 35 of the Planning Act, 1983.

- b. In addition to those uses allowed by Section 4.22.1 of Zoning By-law No. 81-19, as otherwise amended, upon the removal of the Holding (H) Symbol, within the Aggregated Processing Exception No. 7 (M5-7) Zone, located in part of Lot 16, Concession 1, in the former Township of Uxbridge, the following shall also be permitted:
 - i. one gas fuelled asphalt plant;
 - ii. one gas fuelled concrete batch plant;
 - iii. one aggregate transfer station
- c. Regulations for Permitted Uses

(B/L No. 99-030) Notwithstanding the provisions os Sections 4.22.2a and 4.22.2b of Zoning By-law No. 81-19, as otherwise amended, upon the removal of the Holding (H) Symbol, within the Aggregate Processing Exception No. 7 (M5-7) Zone, located in part of Lot 16, Concession I, in the former Township of Uxbridge, the applicable provisions of the Rural Resource Extraction (M3) Zone and the Aggregate Processing (M5) Zone shall apply save and except as specifically noted below, in which case the following provisions shall apply and be complied with:

Minimum Yard Dimensions

- | | | |
|------|--------------------------|------------|
| i. | Front Yard Depth | 40 metres |
| ii. | Exterior Side Yard Depth | 100 metres |
| iii. | Rear Yard Depth | 25 metres |

4: ZONE PROVISIONS

4.22 AGGREGATE PROCESSING (M5) ZONE

4.22.5.8 HOLDING AGGREGATE PROCESSING EXCEPTION NO. 8 ((H) M5-8) ZONE

- (B/L No. 2004-124)
- a. No person shall within the Holding Aggregate Processing Exception No. 8 ((H) M5-8) Zone located on the east side of Durham Regional Road No. 30, north of Prouse Road, comprising Part of Lot 17, Concession 1 in the Township of Uxbridge, use any building or structure or make any other use of the land until the Holding (H) Symbol is removed by amendment to this By-law.
- b. Upon removal of the Holding (H) Symbol within the Holding Aggregate Processing Exception No. 8 ((H)M5-8) Zone located on the east side of Durham Regional Road No. 30, north of Prouse Road, comprising Part of Lot 17, Concession 1 in the Township of Uxbridge, and shown on Schedule “A3” of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Aggregate Processing (M5) Zone or of Section 5, General Zone Provisions, of this By-law to the contrary, no person shall use any land or erect, alter or use any building or structure except in accordance with the following provisions:
- i. PERMITTED USES
- one concrete precast plant; and,
 - a public use in accordance with the provisions of Section 5.18 hereof.
- ii. ACCESSORY USES
- Uses, buildings and structures accessory to any of the foregoing permitted uses, as well as the permitted concrete precast plant in the M5-7 Zone are permitted subject to the following provisions:
- Such accessory uses may include open storage;
 - Total lot coverage of accessory buildings and structures shall not exceed 10%; and,
 - Height of accessory buildings and structures shall not exceed that for the main permitted buildings and structures.
- iii. REGULATIONS FOR PERMITTED USES
- Minimum Lot Frontage Requirement 0 metres
 - Minimum Yard Depth Requirements 0 metres
 - Maximum Coverage 25%
 - Maximum Height of Buildings 30.5 metres
 - Minimum Parking Requirement 20 spaces
- c. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Aggregate Processing Exception No. 8 ((H) M5-8) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
- i. The Owner has entered into a Site Plan Development Agreement with the Township of Uxbridge, to be registered on the title of the lands.

4: ZONE PROVISIONS

4.23 OAK RIDGES MORaine COUNTRYSIDE (ORMCO) ZONE

4.23.1 PERMITTED USES

(B/L No. No person shall within an Oak Ridges Moraine Countryside (ORMCO) Zone use any
2004-192) land, erect, alter or use any building or structure except for one or more of the following
uses:

Uses existing as of November 15, 2001

4.23.2 REGULATIONS FOR PERMITTED USES

(B/L No. No person shall within an “ORMCO” Zone use any land or lot, or erect, alter or use any
2004-192) building or structure except in accordance with the provisions of the Rural (RU) Zone in
Sections 4.4.2 and 4.4.3 of this By-law.

4.23.3 GENERAL ZONE PROVISIONS

(B/L No. All provisions of Section 5 of this By-law where applicable to the use of any land,
2004-192) building or structure permitted within the Oak Ridges Moraine Countryside (ORMCO)
Zone shall apply and be complied with.