

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW 03-56

A BY-LAW TO REZONE THOSE LANDS SUBJECT TO THE PROVISIONS OF THE OAK RIDGES MORAINÉ CONSERVATION PLAN AND TO IMPLEMENT THE PROVISIONS OF THAT PLAN FOR LANDS WITHIN THE TOWNSHIP OF ADJALA-TOSORONTIO

Oak Ridges Moraine Zoning By-law

WHEREAS the Oak Ridges Moraine Conservation Act 2001 received royal assent and was deemed to have come into force on November 16, 2001 and municipal planning decisions are required to conform to the Oak Ridges Moraine Conservation Plan;

AND WHEREAS the Council of the Township of Adjala-Tosorontio deems it appropriate to implement the requirements of the Plan with a Zoning by-law for lands within the Oak Ridges Moraine Conservation Plan Area;

AND WHEREAS authority is granted pursuant to section 34 of the Planning Act, RSO 1990, Chapter P.13, as amended;

NOW THEREFORE be it enacted that the attached Text constitutes By-law 03-56, the Oak Ridges Moraine Zoning By-law, of the Corporation of the Township of Adjala-Tosorontio;

THAT, notwithstanding anything contrary to the rules of procedure, this By-law be introduced and read a first and second time and be considered read a third time and finally passed this 20th day of October 2003.



Mayor Tom Walsh



Clerk Brenda Colquhoun

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW 03-55

A BY-LAW TO ADOPT AMENDMENT NO. 3 TO THE OFFICIAL PLAN

Oak Ridges Moraine Conservation Plan

Pursuant to the Planning Act, R.S.O. 1990, section 17(22), the Council of the Corporation of the Township of Adjala-Tosorontio enacts as follows:

Amendment No. 3 to the Official Plan of the Township of Adjala-Tosorontio, consisting of the attached text and Schedule is hereby adopted.

The Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. 3 to the Official Plan of the Township of Adjala-Tosorontio.

This By-law shall come into force and effect as of the date of final passing thereof.

Notwithstanding anything contrary to the rules of procedure, this By-law be introduced and read a first and second time and be considered read a third time and finally passed this 20th day of October 2003.



Mayor Tom Walsh



Clerk Brenda Colquhoun

TOWNSHIP OF ADJALA-TOSORONTIO

**OAK RIDGES MORaine
CONSERVATION PLAN**

ZONING BY-LAW NO. 03-56

Adopted by Council on October 20, 2003

**Approved with modifications by Minister of Municipal
Affairs and Housing on August 30, 2007**

**Prepared By:
RUDY & Associates Ltd.**

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THE CORPORATION OF
THE TOWNSHIP OF ADJALA-TOSORONTIO
BY-LAW NO. 2003-56

Being a Zoning By-law to rezone those lands subject to the Provisions of the Oak Ridges Moraine Conservation Plan and to implement the Provisions of that plan for lands within the Township of Adjala-Tosorontio

WHEREAS the Oak Ridges Moraine Conservation Act, 2001 received royal assent and was deemed to have come into force on November 16, 2001, and Municipal planning decisions are required to conform with the Oak Ridges Moraine Conservation Plan;

AND WHEREAS the Council of the Township of Adjala-Tosorontio deems it appropriate to implement the requirements of the plan with a Zoning By-law for lands within the Oak Ridges Moraine Conservation Plan Area;

AND WHEREAS authority is granted pursuant to Section 34 of the Planning Act, RSO 1990 c.P.13, as amended;

NOW THEREFORE be it enacted as a By-law of the Corporation of the Township of Adjala-Tosorontio the following:

SECTION 1 – TITLE, INTREPRETATION AND ADMINISTRATION

1.1 Title

This By-law shall be cited as “The Zoning By-law for the lands within the Township of Adjala-Tosorontio subject to the provisions of the Oak Ridges Moraine Conservation Plan”.

1.2 Scope

No building, structure or land shall be used, and no building or structure shall be hereafter erected or altered within the portions of the Township of Adjala-Tosorontio to which this By-law applies, except in conformity with the provisions of this By-law and the Oak Ridges Moraine Conservation Plan and Amendment No. 03 to the Township of Adjala-Tosorontio Official Plan.

1.3 Administration

The administration of this By-law shall be the responsibility of the Zoning Administrator or such other person as Council shall designate. Furthermore no permit for the use of land or for the erection of any building or structure or approval of any municipal license shall be issued where a proposed use, building or structure would be in violation of any provisions of this By-law.

1.4 Enforcement

The enforcement of this By-law shall be the responsibility of the Municipal By-Law Enforcement Officer, or such other person as Council shall designate, and whose duties are, but are not limited to, ensuring compliance with the provisions and regulations of this By-law.

1.5 Inspection

The Municipal By-Law Enforcement Officer, or any officer designated by Council to enforce the provisions of the Zoning By-law shall have all of the powers authorized by Section 49 of the Planning Act RSO 1990, c.P.13, as amended.

1.6 Violation and Penalties

The conviction of an offender upon the breach of any of the provisions of this By-law shall not operate as a bar to a prosecution against the same offender upon any continued or subsequent breach of any such provision and any court of competent jurisdiction may convict any offender repeatedly for repeated breaches of the By-law.

Any person who contravenes any provision of the By-law, is guilty of an offence and is subject to a penalty pursuant to Section 67 of the Planning Act, RSO 1990, cP.13, as amended.

1.7 Restraint

In case any building or structure is or is proposed to be erected, altered, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any requirements of this By-law, such contravention may be restrained by action at the insistence of any ratepayer, or of the Corporation of the Township of Adjala-Tosorontio, pursuant to the provisions of the Planning Act, RSO 1990, c.P13, as amended, in that behalf.

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1.8 Validity

Should any section, paragraph, clause or provision of this By-law be held by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remainder of the By-law.

1.9 Statute References

Whenever any reference is made in this By-law to a statute of the Legislature of the Province of Ontario, such reference shall be deemed to include all subsequent amendments to such statute and all successor legislation to such statute.

1.10 Fees

Fees, as may be established by Council, may be charged to any person to offset the costs associated with the administration and enforcement of this By-law.

1.11 Obligation

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or regulations thereunder as amended, or any other provincial or federal statutes or regulations or other such By-laws of the Township or the County of Simcoe, where the obligation to obtain any permit, license, authority or approval is otherwise lawfully required.

1.12 Measurements

The measurements contained within this By-law are in the metric system. Imperial measurements contained within brackets and which follow the metric measurement are provided for information purposes only and do not form part of this By-law.

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SECTION 2 – DEFINITIONS

In this By-law:

- 2.1 ACCESSORY BUILDING or STRUCTURE:** means a building that is secondary or incidental to and is exclusively devoted to the Principal Buildings, and/or structure and/or use and is located on the same lot therewith.
- 2.2 ACCESSORY USE:** means a use of lands, buildings, or structures which is normally incidental or subordinate to the principal use of lands, buildings or structures located on the same lot.
- 2.3 ADVERSE EFFECT:** means any impairment, disruption, destruction or harmful alteration.
- 2.4 AGRICULTURAL USE:** means,
- a) Growing crops, including nursery and horticultural crops,
 - b) Raising livestock and other animals, including poultry and fish, for food and fur,
 - c) Aquaculture, and
 - d) Agro-forestry and maple syrup production.
- 2.5 AGRICULTURE-RELATED USES:** means commercial and industrial uses that are,
- a) Small-scale,
 - b) Directly related to a farm operation, and
 - c) Required in close proximity to the farm operation.
- 2.6 ALTER:** when used in reference to a building or structure means any change in a bearing wall or partition column, beam, girder or other supporting member of a building or structure or any increase in the area or volume of a building or structure.
- 2.7 APARTMENT BUILDING:** means a separate building containing 4 or more dwelling units, and which units have a common entrance from the street level and common corridors, stairs or elevators, but does not include a boarding or rooming house.
- 2.8 AQUIFER VULNERABILITY:** means an aquifer's intrinsic susceptibility, as a function of the thickness and permeability of overlying layers, to contamination from both human and natural impact on water quality.
- 2.9 AREA OF NATURAL AND SCIENTIFIC INTEREST (EARTH SCIENCE):** means an area that has been,
- a) identified as having earth science values related to protection, scientific study or education, and
 - b) further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.
- 2.10 AREA OF NATURAL AND SCIENTIFIC INTEREST (LIFE SCIENCE):** means an area that has been,
- a) Identified as having life science values related to protection, scientific study or education, and
 - b) Further identified by the Ministry of Natural Resources using evaluation procedures established by that Ministry, as amended from time to time.
- 2.11 ASSEMBLY HALL:** means a building or part of a building in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social purposes and shall include a banquet hall, private club or community centre.

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- 2.12 BASEMENT:** means that portion of a building located below grade but 50% of the floor to ceiling height is above established grade. (Diagram – See Appendix 1)
- 2.13 BED AND BREAKFAST:** shall mean a dwelling or part thereof in which a maximum of three bedrooms are used or maintained for accommodation of travelling and vacationing public in which the owner supplies lodging with or without meals for the person(s) so accommodated and where meals are served only to overnight guests.
- 2.14 BOARDING OR ROOMING HOUSE:** means a dwelling in which lodging of more than three habitable rooms are used as guest rooms for the accommodation of the public, in which the owner supplies for gain, lodgings with or without meals, but shall not include a motel, hotel, hospital, children's home, nursing home, home for the aged or other similar establishments.
- 2.15 BUILDING LINE:** means a line drawn in the interior of a lot, parallel to a lot line, for the purpose of establishing the minimum distance that must exist between a building or structure erected upon the land and lot line.
- 2.16 BUILDING, PRINCIPAL:** means a building and/or residential dwelling in the case of an agricultural use in which the main use on the lot is conducted.
- 2.17 CAMP, SPORTS OR RECREATIONAL:** means the use of lands, buildings and structures for sport and recreational training and educational purposes and may include accommodation and food service facilities for camp staff and patrons.
- 2.18 CARPORT:** means a covered structure used for the storage of vehicles. The roof of the said structure shall be supported by piers or columns so that not more than 50% of the structure is enclosed by walls.
- 2.19 CELLAR:** means that portion of a building located below grade but less than 50% of the floor to ceiling height is above established grade. (Diagram – See Appendix 1)
- 2.20 CEMETERY:** means land that is set apart or used as a place for the interment of the deceased or in which human bodies have been buried and may include a crematorium, mausoleum and a columbarium.
- 2.21 CHURCH:** means a building, including synagogues, mosques and rectories, used by a religion permanently established both as to the continuity of its existence and as to its religious beliefs and practices and dedicated exclusively to public worship as well as related religious, social and charitable activities, with or without a church hall, church auditorium, office of a clergyman, cemetery, church school but not a school as defined in subsection 2.112, parish hall, day care or a parsonage as uses accessory thereto.
- 2.22 CLINIC:** means a public or private building used for the medical, dental, surgical, physiotherapeutic, chiropractic or other human health treatment of persons by one or more practitioners provided no part of any such building is used for residential use.
- 2.23 CLUB:** means an association of bondable persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality. Club shall also mean, where the context requires, premises owned or occupied by members of such association within which the activities of the club are conducted.
- 2.24 COMMERCIAL USE:** means the use of land, buildings or structures for the purpose of buying and selling commodities, and supplying of services, as distinguished from such uses

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as manufacturing or assembling of goods, warehousing, transport terminals, construction, and other similar uses.

- 2.25 COMMERCIAL VEHICLE:** means a motor vehicle used for commercial purposes with or without an attached or permanently attached delivery body and includes vehicles such as catering or canteen trucks, buses, cube vans, tow trucks, tilt and load dump trucks, tractor trailers, semi-trailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials, or supplies for commercial purposes.
- 2.26 COMMUNITY CENTRE:** means any tract of land and the buildings thereon use for recreational or institutional community activities and not used for commercial purposes, and the control of which is vested in the municipality, a non-profit organization, a local board or agent thereof.
- 2.27 CONNECTIVITY:** means the degree to which key natural heritage features are connected to one another by links such as plant and animal movement corridors, hydrogeological and nutrient cycling, genetic transfer, and energy flows through food webs.
- 2.28 COUNCIL:** shall mean the Municipal Council of the Corporation of the Township of Adjala-Tosorontio.
- 2.29 COUNTY:** shall mean the Municipal Corporation of the County of Simcoe
- 2.30 DAY CARE CENTRE:** means a premises that receives more than 5 children who are not of common parentage for temporary care or guidance for a continuous period not exceeding 24 hours and as may be further defined by The Day Nurseries Act as amended.
- 2.31 DECK:** means a structure attached to or located abutting a permitted use and which is unenclosed and uncovered and may have access stairs to grade.
- 2.32 DEVELOPMENT:** means the creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the Planning Act, the Environmental Assessment Act, or the Drainage Act, but does not include,
- a) the construction of facilities for transportation, infrastructure and utilities as described in Section 41 of the Oak Ridges Moraine Conservation Plan, by a public body or;
 - b) for greater certainty,
 - (i) the reconstruction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001, or
 - (ii) the carrying out of agricultural practices on land that was being used for agricultural uses on November 15, 2001.
- 2.33 DOMESTIC ANIMAL:** means a dog, cat or similar pet which is generally understood to be domesticated and is typically kept indoors at a residence.
- 2.34 DRIVEWAY:** means vehicle access provided between a street and a parking space, parking area or loading area, or between two parking areas.
- 2.35 DWELLING, DUPLEX:** means a building that is divided horizontally into two separate dwelling units each of which has separate entrances at street level. (Diagram – See Appendix 1)
- 2.36 DWELLING, SEMI-DETACHED:** means a building that contains two dwelling units separated by a vertical common wall, and with separate entrances. (Diagram – See Appendix 1)

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- 2.37 DWELLING, SINGLE DETACHED:** means a separate residential building containing only one dwelling unit. (Diagram – See Appendix 1)
- 2.38 DWELLING, UNIT:** means one or more habitable rooms occupied as a single and independent residence in which sanitary facilities and a kitchen are provided with a private entrance from outside the building or from a common hallway or stairway inside the building, but does not include a trailer or mobile home.
- 2.39 EARTH SCIENCE VALUES:** means values that relate to the geological, soil and landform features of the environment.
- 2.40 ECOLOGICAL FUNCTIONS:** means the natural processes, products or services that living and non-living environments provide or perform within or between species ecosystems and landscapes, including hydrological functions and biological, physical, chemical and socio-economic interactions.
- 2.41 ECOLOGICAL INTEGRITY:** means the condition of ecosystems in which:
- (a) the structure, composition and function of the ecosystems are unimpaired by stresses from human activity,
 - (b) natural ecological processes are intact and self-sustaining, and
 - (c) the ecosystems evolve naturally.
- 2.42 ENDANGERED SPECIES:** means any native species, as listed in the regulations under the Endangered Species Act, that is at risk of extinction throughout all or part of its Ontario range if the limiting factors are not reversed.
- 2.43 ERECT:** includes built, construct or reconstruct, alter, enlarge, and relocate and without limiting the generality of the foregoing, shall be taken to include any associated physical operation such as excavating, grading, berming, piling, cribbing, filling, or draining, and structurally altering any existing building or structure by an addition, demolition, enlargement or extension.
- 2.44 EXISTING:** means in reference to a use, building or structure, which was lawfully used for that purpose on November 15, 2001 and continues to be used for that purpose; or the erection or use for a purpose for which a permit has been issued under the Building Code Act, 1992 on or before November 15, 2001 if the permit has not been revoked under the Building Code Act, and the building or structure when erected is used and continues to be used for the purpose for which it was erected.
- 2.45 FARM HELP ACCOMMODATION:** means a separate building or trailer that is temporary, mobile or portable and is used or intended to be used by workers employed by the owner or operator of a farm provided such employees perform their duties on such farm, and in which lodging with or without meals is supplied, or intended to be supplied, to such employees.
- 2.46 FARM VACATION HOME:** means an establishment that provides sleeping accommodation (including participation in farm activities, meals, services, facilities and amenities for the exclusive use of guests) for the travelling or vacationing public in up to three guest rooms within a single dwelling that is located on a farm is the principal residence of the proprietor of the establishment.
- 2.47 FISH HABITAT:** means the spawning grounds and nursery, rearing, food supply and migration area on which fish depend directly or indirectly in order to carry out the life processes, as further identified by the Department of Fisheries and Oceans (Canada):.

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- 2.48 FLOOR AREA, GROSS:** means the total gross floor area of all storeys, or half storeys contained within the exterior faces of the exterior walls of a building, but excluding parts of the dwelling that are not habitable in all seasons.
- 2.49 FOREST MANAGEMENT:** means the management of woodlands, including accessory uses such as the construction and maintenance of forest access roads and maple syrup production facilities,
- a) For the production of wood and wood products, including maple syrup,
 - b) To provide outdoor recreation opportunities,
 - c) To maintain, and where possible improve or restore, conditions for wildlife, and
 - d) To protect water supplies.
- 2.50 FORESTRY USE:** shall mean the environmentally responsible management and use of trees, forests, and their associated resources for products such as fuel wood, pulp wood, lumber and Christmas trees, and for conservation and habitat protection measures.
- 2.51 GARAGE, PRIVATE:** means a detached accessory building or a portion of a main building designed or used for parking or storage of the motor vehicles of the occupants of the dwelling or principal building and in which there are no facilities for repairing or servicing such vehicles for gain or profit.
- 2.52 GARAGE, PUBLIC:** means a building or place which is used for the care, repair or equipping of motor vehicles, or where such vehicles are parked or stored for remuneration, hire or sale, but does not include an automatic car washing establishment, a motor vehicle sales lot, or an automobile service station.
- 2.53 GARDEN SUITE:** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.
- 2.54 GOLF COURSE:** is a major recreational use that means a public or private area designed, landscaped and operated for the purpose of playing golf and includes a driving range, but does not include a miniature course or similar uses operated for commercial purposes.
- 2.55 GRADE ESTABLISHED:** shall mean the average elevation of the finished surface of the ground abutting the external walls of the building or structure, exclusive of any artificial embankment or entrenchment and, when used with reference to a street or road, means the elevation of the street, as established by the Municipality or other designated authority.
- 2.56 GROUND GROSS FLOOR AREA:** means the gross floor area of the lowest storey of a building or structure measured to the outside walls at, or first above established grade, excluding any cellar, unfinished basement, enclosed parking areas or any parts of the building which are not habitable in all seasons.
- 2.57 GROUNDWATER RECHARGE:** means the replenishment of subsurface water:
- a) resulting from natural processes, such as the infiltration of rainfall and snowmelt and the seepage of surface water from lakes, streams and wetlands, and
 - b) resulting from human intervention, such as the use of stormwater management systems.
- 2.58 HABITAT OF ENDANGERED, RARE AND THREATENED SPECIES:** means land that:
- a) is an area where individuals of an endangered species, a rare species or a threatened species live or have the potential to live and find adequate amounts of food, water, shelter, and space needed to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species, and

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- b) has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

2.59 HEIGHT: means when used with reference to a building, the vertical distance measured from the established grade level at the front elevation of such building to:

- a) a flat roof - the highest point of the roof surface, or the parapet, whichever is the greater;
- b) a mansard roof - the roof deck line; and
- c) a gable, hip or gambrel roof - the mean height between the eaves and ridge.

In calculating the height of a building, any construction used as ornament or for the mechanical operation of the building such as a mechanical penthouse, or a chimney, tower, cupola or steeple is not to be included. (Diagram – See Appendix 1)

2.60 HOME BUSINESS: means an occupation that,

- a) Involves providing personal or professional services or producing custom or artisanal products,
- b) Is carried on as a small-scale accessory use within a single dwelling by one or more of its residents, and
- c) Does not include uses such as an auto repair or paint shop or furniture stripping.

2.61 HOME INDUSTRY: means a business that,

- a) is carried on as a small-scale use that is accessory to a single dwelling or agricultural operation,
- b) provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community,
- c) may be carried on in whole or in part in an accessory building, and
- d) does not include uses such as an auto repair or paint shop or furniture stripping.

2.62 HYDROLOGICAL FEATURES: means permanent and intermittent streams, wetlands, kettle lakes and their surface catchment areas, seepage areas and springs, and aquifers and recharge areas.

2.63 IMPERVIOUS SURFACE: means a surface that does not permit the infiltration of water, such as a rooftop, sidewalk, paved roadway, driveway or parking lot.

2.64 KENNEL: means any lot, building or structure, on or within which three or more domesticated dogs are housed, bred, boarded, trained or sold and which does not include a veterinary clinic.

2.65 KETTLE LAKE: means a depression formed by glacial action and permanently filled with water.

2.66 KEY NATURAL HERITAGE FEATURE: means any feature identified as:

- a) Wetlands
- b) Significant portions of the habitat of endangered, rare and threatened species
- c) Fish habitat
- d) Area of natural and scientific interest (life science)
- e) Significant valleylands
- f) Significant woodlands
- g) Significant wildlife habitat
- h) Sand barrens, savannahs and tallgrass prairies

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- 2.67 LANDFORM FEATURES:** means distinctive physical attributes of land such as slope, shape, elevation and relief.
- 2.68 LANDSCAPED BUFFER:** means an area separating and screening residential uses from institutional, commercial or industrial land uses that is to be used solely for plants and trees and lawn. (Diagram – See Appendix 1)
- 2.69 LANE:** shall mean a public thoroughfare which affords only a secondary means of vehicular access to abutting lots, and which is not intended for general traffic circulation.
- 2.70 LIFE SCIENCE VALUES:** means values that relate to the living component of the environment.
- 2.71 LIVESTOCK :** means chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, fur bearing animals, ratites or any other domestic or game animal raised for the purpose of human consumption for food, fur and/or leather.
- 2.72 LIVESTOCK HOUSING CAPACITY:** means the total maximum number of livestock that can be accommodated.
- 2.73 LIVESTOCK FACILITIES:** means barns, buildings or structures where animals are housed and shall also include beef feedlots and the associated manure storage facilities and shall include walk-in livestock shelters.
- 2.74 LIVESTOCK UNIT:** means the equivalent values for various types of animals and poultry based on manure production and production cycles as outlined in Appendix 2 Minimum Distance Separation.
- 2.75 LOT:** means a parcel of land that is,
a) Described in a deed or other document legally capable of conveying an interest in the land, or
b) Shown as lot or block on a registered plan of subdivision.
- 2.76 LOT AREA:** means the total horizontal area within the lot lines of a lot
- 2.77 LOT, CORNER:** means a lot situated at the intersection of, and abutting on two or more streets. (Diagram – See Appendix 1)
- 2.78 LOT COVERAGE:** means that percentage of the lot area covered by all buildings.
- 2.79 LOT FRONTAGE:** means the horizontal distance between the side lot lines measured at the depth of the minimum front yard requirement back from and parallel to the front lot line. (Diagram – See Appendix 1)
- 2.80 LOT LINE:** means a boundary of a lot and the vertical projection thereof. (Diagram – See Appendix 1)
- 2.81 LOT LINE, FRONT:** means in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a corner lot abutting a 300 mm (1 foot) reserve or an un-assumed R.O.W. or road allowance, the lot line abutting the reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line. In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line. (Diagram – See Appendix 1)

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- 2.82 LOT LINE, REAR:** means in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line or, in the case of a triangular lot, shall be that point formed by the intersection of the side lot lines. (Diagram – See Appendix 1)
- 2.83 LOT LINE, SIDE:** means any lot line other than the front lot line and the rear lot line. (Diagram – See Appendix 1)
- 2.84 LOT, THROUGH:** means a lot bounded on two opposite sides by streets. (Diagram – See Appendix 1)
- 2.85 MAJOR DEVELOPMENT:** means development consisting of,
- a) the creation of four or more lots,
 - b) the construction of a building or buildings with a ground floor area of 500 m² or more for all zones except the Oak Ridges Moraine Agricultural Zone, or
 - c) the establishment of a major recreational use requiring large-scale modification of terrain, vegetation or both, including but not limited to a golf course, serviced playing field, serviced campground, and ski hills.
- 2.86 MICROBREWERY:** means a brewery that produces less than 15,000 barrels (17,600 hectolitres) of beer per year. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carryouts and/or on-site tap-room or restaurant sales.
- 2.87 MINERAL AGGREGATE:** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act, but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, talc, wollastonite, or other material prescribed under that Act.
- 2.88 MINERAL AGGREGATE OPERATION:** means,
- a) an operation, other than a wayside pit, conducted under a licence or permit under the Aggregate Resources Act, and
 - b) associated facilities used in the extraction, transportation, beneficiation, processing or recycling of mineral aggregate or the production of related by-products.
- 2.89 MINIMUM DISTANCE SEPARATION (MDS):** means formulae developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) in conjunction with the Ministry of the Environment (MOE) which are used to calculate the minimum distance between livestock facilities and another land use(s) required to limit land use conflicts and minimize complaints of nuisance effects.
- 2.90 MOBILE HOME:** shall mean any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a recreational trailer or trailer otherwise designed.
- 2.91 MUNICIPAL WATER SUPPLY:** means a distribution system of underground piping and related storage, including pumping and purification appurtenances owned and operated by the Municipality or other public authority.
- 2.92 MUNICIPALITY:** shall mean the Corporation of the Township of Adjala-Tosorontio.
- 2.93 NET DEVELOPABLE AREA:** means the area of a lot or site, less any area that is within a key natural heritage feature or hydrologically sensitive feature.

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- 2.94 NON-COMPLYING:** means a legally existing building, structure or lot which existed prior to November 15, 2001, which does not comply with a provision of this By-law for the zones in which such building, structure or lot is located.
- 2.95 NON-CONFORMING:** means a legally existing use which existed prior to November 15, 2001, which is not permitted in the zone in which such use is located, as of the date of the passing of this By-law.
- 2.96 NURSERY:** shall mean the use of land, buildings or structures, or part thereof, where trees, shrubs, or plants are grown or stored for the purpose of transplanting, for use as stocks, for building or grafting, or for the purpose of retail or wholesale off site.
- 2.97 NURSING HOME:** means a building in which the proprietor supplies for hire or gain, lodging, meals, nursing, medical or similar care and treatment, as defined under the Nursing Homes Act RSO 1990, as amended, and includes a rest home or convalescent home.
- 2.98 OAK RIDGES MORaine CONSERVATION PLAN AREA:** means the area as designated on Schedules A-1, A-2, A-3, and A-4, to this Zoning By-law.
- 2.99 OAK RIDGES MORaine LOW INTENSITY RECREATIONAL:** means recreational uses which 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 the following: non-motorized trails, natural heritage appreciation, unserviced camping on public lands, and accessory uses including trails, boardwalks, footbridges, fences, docks and picnic facilities.
- 2.100 OAK RIDGES MORaine TRAIL:** is a recreational trail system along the Oak Ridges Moraine, and includes the following uses; non motorized trail uses; parking, signage, washrooms and interpretive facilities to support access to the trail system; fencing to define and protect the trails, works to improve access to the trail system and remove barriers to its use, for the benefit of all including persons with disabilities including the use of motorized wheel chairs; works to protect ecologically sensitive portions of the trail system; conservation and erosion control to protect or restore key natural heritage features and hydrologically sensitive features and related ecological functions along the trail system.
- 2.101 OAK RIDGES MORaine UNSERVICED PARK** means a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities.
- 2.102 PARK:** means an area, consisting largely of open space, which may include a recreational area, playground, playfield, or similar use, but shall not include a mobile home park, a seasonal recreational trailer campground or an industrial park.
- 2.103 PARKING AREA:** means an area which is provided for the parking of permitted licensed, motor vehicles and may include driveways, manoeuvring areas, aisles, parking spaces and related ingress and egress lanes or a private garage, but shall not include any part of the public street.
- 2.104 PATIO:** means an area located at the established grade of the lot and is an accessory to a permitted use which is constructed of wood, stone, brick, concrete or pavement and which is not part of any driveway or parking space.
- 2.105 PERSON:** means an individual, association, firm, partnership, corporation, trust, organization, trustee or agent, and the heirs, executors or legal representatives of the person to whom the context can apply according to law.

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- 2.106 PERSONAL SERVICE SHOP:** means a building or part of a building whether used in conjunction with a retail store or not, for the performance of personal services such as a barber shop, beauty parlour or shoe repair shop.
- 2.107 PORTABLE ASPHALT PLANT:** means a temporary facility, to be dismantled at the completion of a construction project, where:
- equipment is used to heat and dry mineral aggregate and to mix it with bituminous asphalt to produce asphalt paving material, and
 - bulk materials used in the process described in clause a) are kept.
- 2.108 PRIME AGRICULTURAL AREA:** means an area that is,
- Designated as prime agricultural land in the relevant official plan, or
 - Identified through an alternative agricultural land evaluation system approved by the Government of Ontario.
- 2.109 PRIME AGRICULTURAL LAND:** means,
- Land where fruit and vegetable crops and greenhouse crops are grown,
 - Agriculturally developed organic soil land or,
 - Land with Class 1,2 or 3 soils according to the Canada Land Inventory.
- 2.110 PUBLIC USE:** means a building, structure or lot used for public services by a public authority, any natural gas, hydro, electric transmission or distribution company, telecommunication company, or any railway company authorized under the Railway Act, as amended.
- 2.111 PUBLIC AUTHORITY:** means The Township of Adjala-Tosorontio, the County of Simcoe, any local board, any Crown Corporation and any agency or department of the Governments of Ontario or Canada.
- 2.112 RAPID INFILTRATION BASIN:** means a basin or system of basins at or below surface grade that is constructed in porous soil and punctuates through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from impervious surfaces.
- 2.113 RAPID INFILTRATION COLUMN:** means a column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of connection, surface runoff collected from impervious surfaces.
- 2.114 RARE SPECIES:** means a native species that is not currently at risk of becoming threatened but, because of its limited distribution, small population or specialized habitat needs could be put at risk of becoming threatened through all or part of its Ontario range by changes in land use or increases in certain types of human activity.
- 2.115 RECREATIONAL ESTABLISHMENT:** means a gathering place for recreational purposes and may include uses such as a health club, athletic club, bowling establishment or billiard parlour but shall not include a rod and gun club and any form of shooting range.
- 2.116 SCHOOL:** means a school under the jurisdiction of a Board of Education or Separate School Board, a college or university or any other school establishment and maintained either wholly or partially at public expense and meets applicable Provincial standards, whether or not the same is also a boarding school, and includes any dormitory building

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accessory to such school and without limiting the generality of the foregoing, does not include a private school or commercial school.

- 2.117 SEASONAL ACCOMMODATION:** means any temporary and easily transportable shelter used by travellers and vacationers including tents, trailers and truck caps.
- 2.118 SEASONAL:** means when used in conjunction with recreation uses or properties, the use of a lot, or portion thereof, occupied by the user(s) on an intermittent non permanent basis as a resort for recreation, rest or relaxation but not occupied continuously or as a sole principal residence.
- 2.119 SERVICE REPAIR SHOP:** means for the servicing or repairing of articles, goods or materials, and in which no product is manufactured, not including an automobile service station.
- 2.120 SETBACK:** means the shortest horizontal distance between a point, line or structure specified by a provision of this By-law and the nearest part or any specified part of any building, structure, excavation or open storage on a lot.
- 2.121 SIGHT TRIANGLE:** shall mean an area free of buildings or structures and which area is to be determined by measuring, from the point of intersection of street lines on a corner lot, the distance required by this By-law along each such street line and joining such points with a straight line. The triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the "Sight Triangle." (Diagram – See Appendix 1)
- 2.122 SIGNIFICANT:** means identified as significant by the Ministry of Natural Resources, using evaluation procedures established by that Ministry, as amended from time to time.
- 2.123 SITE:** means the land subject to an application.
- 2.124 SITE ALTERATION:** means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include,
- a) The construction of facilities for transportation, infrastructure and utilities uses, by a public body as defined in section 2.131, or
 - b) For greater certainty,
 - (i) The reconstruction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001, or
 - (ii) The carrying out of agricultural practices on land that was being used for agricultural uses on November 15, 2001.
- 2.125 STORE, RETAIL:** means a building or part of a building where goods, wares, merchandise, substances, and articles are offered or kept for sale at a retail value.
- 2.126 STOREY:** means the portion of the building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it other than the basement or attic.
- 2.127 STOREY, ONE HALF:** means the portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.28 metres (7.5 feet) over a gross floor area equal to at least 50 percent of the area of the floor next below.
- 2.128 STREET:** means a publicly owned and/or a publicly maintained highway or road under the jurisdiction of a Public Authority, which affords the principal means of access to abutting lots and does not include a lane or private right-of-way, or unopened road allowance.

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- 2.129 STRUCTURE**: means anything constructed or erected, the use of which requires location on the ground, or attached to something having location on the ground, but not including a fence, septic system, or wells.
- 2.130 SUBWATERSHED**: means an area that is drained by a tributary or some defined portion of a stream.
- 2.131 SUSTAINABLE**: when used with respect to a natural resource, means that the natural resource is able to support a particular use or activity without being adversely affected.
- 2.132 TEMPORARY USE**: means a use that is authorized under the provisions of section 38 of the Planning Act, R.S.O. 1990, c. P.1.
- 2.133 THREATENED SPECIES**: means any native species that is at risk of becoming endangered throughout all or part of its Ontario range if the limiting factors are not reversed.
- 2.134 TILLABLE LAND BASE**: means farmland dedicated to the production of cereals, oilseeds, fruits, vegetables or forage.
- 2.135 TIME OF TRAVEL**: means the time that is needed for groundwater to travel a specified horizontal distance in the saturated zone.
- 2.136 TRAILER PARK**: means areas intended to house the travelling public in trailers on a seasonal basis for commercial gain.
- 2.137 TRAILER**: means any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, and capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked-up or that its running gear is removed.
- 2.138 TRANSPORTATION, INFRASTRUCTURE AND UTILITIES**: includes public highways, transit lines, railways and related facilities, gas and oil pipelines, sewage and water service systems and lines and stormwater management facilities, power transmission and telecommunication lines; bridges, interchanges, stations, and other structures, above or below ground, that are required for the facilities listed above, and associated rights-of-ways.
- 2.139 USE**: shall mean the purpose for which any land, building, or structure is arranged, designed, or intended to be used, occupied, or maintained.
- 2.140 VALLEYLAND**: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.
- 2.141 WATERCOURSE**: means the natural channel for a stream of water.
- 2.142 WATERSHED**: means an area that is drained by a river and its tributaries.
- 2.143 WAYSIDE PIT**: means a temporary pit opened or used by or for a public body solely for the purpose of a particular project or road construction and not located on the road right of way.
- 2.144 WELLHEAD PROTECTION AREA**: means the surface and subsurface area surrounding a water well or well field that supplies a public water system and through which contaminants are reasonably likely to move so as eventually to reach the water well or well field.

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2.145 WETLAND: means land such as a swamp, marsh, bog or fen, not including land that is being used for agricultural purposes and no longer exhibits wetland characteristics, that,

- a) Is seasonally or permanently covered by shallow water or has the water table close to or at the surface,
- b) Has hydric soils and vegetation dominated by hydrophytic or water-tolerant plants, and
- c) Has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

2.146 WILDLIFE HABITAT: means land that,

- a) Is an area where plants, animals and other organisms live or have the potential to live and find adequate amounts of food, water, shelter and space to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species, and
- b) Has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.

2.147 WOODLAND: means a treed area, woodlot or forested area, other than a cultivated fruit or nut orchard or a plantation established for the purpose of producing Christmas trees.

2.148 YARD: means an open, uncovered and unoccupied space adjacent to a building or structure. (Diagram – See Appendix 1)

2.149 YARD, FRONT: means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot. “Minimum Front Yard” means the shortest horizontal dimension between the front lot line of the lot and the nearest part of any building or structure on the lot. (Diagram – See Appendix 1)

2.150 YARD, REAR: means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest open storage use on the lot. “Minimum Rear Yard” means the shortest horizontal dimension between the rear lot line of the lot and the nearest part of any building or structure on the lot. (Diagram – See Appendix 1)

2.151 YARD, SIDE: means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any building or structure on the lot, or the nearest open storage use on the lot.

- a) “Minimum Side Yard” means the shortest horizontal dimension between the side lot line on the lot and the nearest part of any building or structure on the lot.
- b) “Minimum Exterior Side Yard” means the shortest horizontal dimension between a side lot line of the lot which is a public road line or adjoining a 300 mm (1 foot) reserve or adjoining un-assumed road allowance, and the nearest part of any building or structure on the lot.
- c) “Minimum Interior Side Yard” means the shortest horizontal dimensions between a side lot line of the lot which is not a public road line or adjoining a 300 mm (1 foot) reserve, or adjoining un-assumed road allowance, and the nearest part of any building or structure on the lot. (Diagram – See Appendix 1)

2.152 ZONE: shall mean a designated area of land use shown on a Schedule or Schedules of this By-law.

SECTION 3 - GENERAL PROVISIONS

3.1 Application of the By-law

No person shall erect or use any building or structure or use any land, or cause or permit any building or structure to be erected or used in any zone within the Township of Adjala-Tosorontio for lands affected by this By-law except in conformity with the regulations specified by Section 3 General Provisions as set out in this By-law.

3.2 Zones

For the purpose of this By-law, the following zones are established and are shown on the various schedules to this By-law. The following letter symbols are used to identify the type of land use that shall apply to each zone shown on Schedule A-1, A-2, A-3, and A-4 inclusive, which are attached hereto and form part of this By-law.

Zone	Zone Symbol
Oak Ridges Moraine Agricultural (ORMA) Zone	ORMA
Oak Ridges Moraine General Commercial (ORMC1) Zone	ORMC1
Oak Ridges Moraine Institutional (ORMI) Zone	ORMI
Oak Ridges Moraine Extractive Industrial (ORMM2) Zone	ORMM2
Oak Ridges Moraine Protected Aggregate Resources (ORMM3) Zone	ORMM3
Oak Ridges Moraine Conservation (ORMC) Zone	ORMC
Oak Ridges Moraine Natural Core (ORMN) Zone	ORMN
Oak Ridges Moraine Linkage (ORML) Zone	ORML
Oak Ridges Moraine Rural Settlement (ORMRS) Zone	ORMRS
Oak Ridges Moraine Countryside (ORMCS) Zone	ORMCS

3.3 Accessory Dwelling Unit

Where in this By-law an accessory dwelling unit is a permitted use, such accessory dwelling unit shall comply with the following regulations:

Accessory Dwelling Unit in a Non- Residential Zone

- a) The approval of the appropriate agency for water supply and sewage disposal must be obtained.
- b) The dwelling unit shall have a minimum gross floor area of 60 square metres (646 square feet) but shall not exceed a maximum of 50 percent of the non-residential gross floor area.
- c) The dwelling unit shall have separate sanitary, kitchen, and living facilities from those of the non-residential use.

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- d) The dwelling unit shall have a separate entrance from the outside of the building or from a common hallway or stairway inside the building to that provided for the non-residential use.
- e) The dwelling unit shall be provided with parking spaces in accordance with the requirements of this By-law.
- f) No dwelling unit shall be located in a non-residential building that is used for an Automobile Service Station or a Public Garage.

3.4 Accessory Uses

a) General

Where this By-law permits a lot to be used, or a building or structure to be erected or used for a purpose on or before November 15, 2001.

b) Commencement

Notwithstanding any other provisions of this By-law to the contrary, use of an accessory non-residential building or structure being a maximum floor area of 100 square metres for purposes other than storage of materials relating to the construction of the principal building or structure is prohibited until the building or structure intended for the principal use is suitable for occupancy.

c) Building Permit

Under the applicable legislation, there may be a requirement for a building permit for various types and sizes of accessory buildings or structures. All accessory buildings and structures shall comply with the provisions of this By-law, whether a building permit is required or not.

d) Height

Within non-residential zones, the maximum height of any accessory building or structure is 11 metres (36.3 feet). This height restriction shall not prevent the erection of a roof top air conditioner duct or other necessary mechanical structures, a farm building or structure, a belfry, a chimney, a church spire, a clock, a flagpole, a grain elevator, communication tower(s), a silo, solar collectors, a tower, a water tank, or windmill.

Within zones that permit residential uses, the height of an accessory building shall not exceed the height of the principal building.

e) Location

- (i) In any zone that permits residential uses, an accessory building or structure which is not part of a principal building shall be erected in the rear yard or side yard.
- (ii) In all other zones no accessory building or structure shall be permitted within the front yard or exterior side yard.

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f) Separation From Principal Building

Unless otherwise required, in any zone that permits residential uses no detached accessory building shall be located within 1.5 metres (4.9 ft.) of the principal building. In all other zones no detached accessory building shall be located within 3.0 metres (9.8 ft.) of the principal building.

g) Minimum Setbacks

Unless otherwise required, in any Non Residential Zone no accessory building shall be located within 1.5 metres (4.9 ft.) of an interior side or rear lot line or within 3 metres (9.8 ft.) of the boundary of any zone that permits a residential use or a residential use.

Notwithstanding the above, in the Oak Ridges Moraine Agricultural (ORMA) Zone, walk-in livestock shelters shall be set back a minimum of 1 metre (3.3 feet) from any lot line but shall be subject to the provisions of section 3.28, Sight Triangles.

h) Minimum Setbacks in the Non Residential Zones

Unless otherwise required, in any Non Residential Zone no accessory building shall be located within 1.5 metres (4.9 ft) of an interior side or rear lot line or within 3 metres (9.8 ft) of the boundary of any Residential Zone or residential use.

i) Maximum Gross floor area

(i) In any zone that permits residential uses, no building or structure which is accessory to a dwelling shall exceed the gross floor area of 58 square metres (624 square feet).

(ii) In all other zones, no building or structure which is accessory to the principal use shall exceed a gross floor area of 100 square metres (1076.4 square feet).

j) Automobile Service Station or Public Garage

Notwithstanding the provisions of this By-law, a pump island may be located within any *front yard* or exterior sideyard of an automobile service station or public garage but is prohibited within Wellhead Protection Areas as per the provisions of section 3.26 c) of this By-law, provided that:

(i) the minimum distance between any portion of the pump island and any lot line or existing or planned width of road allowance shall be 5.0 metres (16.4 feet); and

(ii) where the lot is a corner lot, no portion of any pump island shall be located closer than 5.0 metres (16.4 feet) to a straight line between a point in the front lot line and a point on the exterior side lot line, each being 15 metres (49.2 feet) distant from the projected intersection of such lines.

3.5 Bed and Breakfast

No person shall engage in a permitted bed and breakfast except in accordance with the following provisions:

a) The bed and breakfast shall be permitted only in the zones indicated in this By-law and shall be clearly accessory to the main residential use and shall not change the residential character of the lot and dwelling.

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- b) No person other than a person residing in the dwelling containing the bed and breakfast shall be employed except as is necessary for housekeeping purposes.
- c) The bed and breakfast shall not have more than three (3) rooms for overnight guest purposes.
- d) The guest rooms shall not contain kitchen facilities.
- e) Only one plate or sign, attached to the dwelling or located in the front yard shall be permitted and no flashing or illuminated sign shall be used.
- f) The bed and breakfast shall not create or become a nuisance, in particular, in regard to noise, traffic or parking.
- g) Section 3.12 and 3.23 of this By-law regarding parking requirements shall apply to the bed and breakfast.

3.6 Building in Accordance With an Established Building Line

Notwithstanding anything in this By-law to the contrary, where a single detached dwelling or accessory use thereto is to be erected in a built-up area where there is an established building line, such dwelling or accessory use may be erected closer to the street line than required by this By-law provided it is no closer than the established building line on the date of passing of this By-law.

For the purposes of the above paragraph "the established building line" means the average setback of the existing buildings. A building line is considered to be established when:

- a) at least 3 buildings have been erected on any one side of a continuous 300 metres (984.3 feet) of land with street frontage; or
- b) in the Oak Ridges Moraine Rural Settlement (ORMRS) Zone and the Oak Ridges Moraine Countryside (ORMCS) Zone where more than one half of the frontage on any side of any block has been developed.

3.7 Distance to Watercourses, Steep Slopes and Wetlands

- a) No site alteration, buildings or structures, save and except buildings or structures used for the control of erosion or flooding, shall be permitted within 30 metres (98.4 feet) of the high water mark of a watercourse without the written permission of the Conservation Authority having jurisdiction.
- b) No building or structure shall be permitted within a flood plain unless such permission has been granted by the Conservation Authority having jurisdiction or the appropriate agency.
- c) No building or structure, save and except for structures used for the control of erosion, shall be permitted on or within 30 metres (98.4 ft.) of the top or toe of a slope of 33 percent or greater without the written permission of the Conservation Authority having jurisdiction.
- d) No building or structure shall be permitted within 30 metres (98.4 feet) of a wetland without the written approval of the Conservation Authority having jurisdiction.

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- e) For the purposes of the paragraphs (a) to (d) above, "site alteration, buildings or structures" means those used for conservation and flood or erosion control projects, but only if they are determined to be necessary in the public interest

3.8 Dwellings Per Lot

Not more than one (1) dwelling shall be permitted on any lot in any zone unless otherwise specifically permitted.

3.9 Fill Areas

- a) Within the areas identified as Fill Areas by the Conservation Authority, a lot may be used for any use permitted in the underlying zones provided there is compliance with the following provisions in addition to all other applicable provisions of this By-law:
- b) Within the area of the former Township of Adjala, a Fill Permit shall be obtained from the Conservation Authority having jurisdiction.
- c) Due to the configuration of watercourses, slopes or wetlands on a lot, in some instances it may not be possible to obtain the required permit or approval from the Conservation Authority having jurisdiction in the applicable Fill Area.

3.10 Frontage on a Street

No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon, and has direct access to a street.

3.11 General Parking and Loading Provisions

- a) All off-street parking shall be located on the same lot as the use it is intended to serve.
- b) Off street parking areas in all zones the permit residential uses in this By-law shall be used for no other purpose than the parking of operative private passenger vehicles and commercial vehicles owned and operated by a resident of the dwelling on the lot, and as permitted by the provisions of this By-law concerning home occupations or home industries, where applicable. The provisions of subsection 3.25 shall apply with regard to the parking of large commercial and large recreational vehicles in the Oak Ridges Moraine Rural Settlement (ORMRS) Zone and the Oak Ridges Moraine Countryside (ORMCS) Zone. All vehicles shall bear valid licence plates.
- c) No person in the Oak Ridges Moraine Rural Settlement (ORMRS) Zone shall use off-street parking areas to park more than one (1) commercial vehicle per lot. No washing or repairing of commercial vehicles is permitted in the Oak Ridges Moraine Rural Settlement (ORMRS) Zone.
- d) Except in the case of single detached or semi-detached dwellings, each parking space shall be readily accessible at all times and arranged in such a manner to provide access and manoeuvring space for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle.
- e) Ingress and egress to and from the required parking spaces and areas for any land use shall be provided by means of an unobstructed driveway.

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- f) The width of any access driveway, measured along the street line, shall be governed by the Township Engineering Standards, the Entrance Permit By-law, or through County or Provincial regulations as may be applicable.
- g) The light(s) used for illumination of a parking area as required, shall be so arranged as to divert the light away from adjacent lots.
- h) Where the calculation of the required number of parking spaces results in a fraction, one (1) full parking space shall be provided to represent the fraction.
- i) The surface of all off-street parking areas shall provide for drainage facilities and be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- j) When a building, structure or lot accommodates more than one type of use, the parking space requirement for the whole building or lot shall be the sum of the requirements for the separate parts of the building or lot occupied by the separate types of use(s).
- k) When a lot is legally non-complying in terms of the provision of parking and/or loading spaces on the date of the passing of the By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition may be built and no change of use may occur, however, the effect of which would be to cause an increase in that deficiency.
- l) In a Commercial, Industrial or Institutional zone the owner of any lot, building or structure used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide loading spaces with access by means of a driveway contained within the lot on which the loading spaces are located and leading to a street or lane.
- m) All Commercial, Industrial, and Institutional uses shall provide handicap parking spaces in accordance with the requirements of the applicable legislation.

3.12 Home Industry

Where in this By-law a home industry is a permitted use, such use shall comply with the following provisions:

- a) Outside storage and display of goods and materials is permitted subject to the following:
 - (i) Outside storage shall be located to the rear of the dwelling and shall comply with the setback provisions for accessory buildings, uses and structures. No outside storage use shall be permitted within 15 metres (49.2 feet) of an abutting residential, open space, industrial use or adjacent residential use.
 - (ii) Outside storage shall not be more than 50 percent of the gross floor area above grade of the home industry accessory building used in connection with the home industry and such storage of goods or material shall not exceed 1.5 metres (4.9 feet) in height above grade and shall be screened from view by either a *landscape buffer* having a minimum width of 2.0 metres (6.6 feet) or a 2.0 metre (6.6 feet) high tight board fence.

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- b) The Home Industry shall be secondary to the principal use. It shall not change the residential character of the dwelling nor interfere with television or radio reception or create noise, dust, vibration or fumes which are apparent or audible from adjacent properties.
- c) The maximum gross floor area of the Home Industry shall be 50 percent of the gross floor area of the accessory structure.

Notwithstanding Section 2.60, in the case of an agricultural use a home industry is permitted in a principal building other than the dwelling. In such circumstances, the provisions of part (c) above shall apply with regard to the building in which the home industry is located whether it is an accessory or a principal building.

- d) Not more than two (2) persons excluding the owner and members of the family residing in the dwelling shall be employed in the Home Industry.
- e) There shall be no external display or advertising other than a sign in accordance with the By-laws of the Municipality regulating signage.
- f) One (1) off-street parking space shall be provided for each 30 square metre (322.9 square feet) of gross floor area devoted to the home industry in addition to that required for the dwelling.

3.13 Home Business

Where in this By-law a home business is a permitted use, such use shall comply with the following provisions:

- a) There shall be no external display or advertising other than a sign in accordance with the By-laws of the Municipality regulating signage.
- b) The home business shall be conducted entirely within the dwelling and shall not occupy greater than 25 percent of the gross floor area of the dwelling.
- c) In all residential zones, the sale and exchange of retail merchandise is permitted only as an accessory use to the principal home business use.
- d) No more than one (1) person other than the owner of the dwelling shall work in the home business.
- e) One (1) off-street parking space shall be provided for each 30 square metre (322.9 square feet) of gross floor area devoted to the home business in addition to that required for the dwelling or principal use.
- f) There shall be no outside storage or display of materials, containers, finished products or mechanical equipment used in conjunction with the home business.
- g) The home business shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling including landscaping.
- h) The home business shall not interfere with radio or television reception or create noise, dust, vibration or fumes which are apparent or audible from adjacent properties.
- i) In the residential zones, no machinery or mechanical equipment is permitted to be used other than normal household, hobby or office equipment.

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3.14 Illumination

All lighting fixtures designed for exterior illumination shall be so arranged that no part of any fixture shall be more than 9.0 metres (29.5 feet) above the adjacent *established* grade of the building or structure and shall be designed and installed so that the light is directed downward and deflected away from adjacent *lots* and roads.

3.15 Landscaping

- a) Any part of a lot which is not occupied by buildings, structures, parking area, loading spaces, driveways, excavations, agricultural uses or permitted outdoor storage shall be maintained as landscaped space.
- b) Plant materials used in landscaping shall be native, non-invasive species. Landscaping may consist of grass, trees and/or shrubs, berming or landforms, decorative paving (sidewalks, patios), features planting, fencing and other similar materials.
- c) All commercial, institutional, and industrial land uses shall provide visual screening from adjacent and/or abutting residential or other uses as per the requirements of that zone, or these general provisions.

3.16 Legal Non-Complying Buildings and Structures

- a) All buildings or structures legally erected in any zone prior to November 15, 2001 shall be deemed to comply with the provisions of the applicable zone provided that said building or structure was constructed legally in accordance with the applicable requirements in force and effect at the time of construction.
- b) Nothing in this By-law shall prevent an extension or an expansion to a legal non-complying building or structure on the same lot, provided that such extension or expansion does not represent a change in use, and the extension or expansion will not contravene any provision of this By-law or further increase the non-compliance.

3.17 Legal Non-Conforming Uses

- a) The provisions of this By-law shall not apply to prevent the use of any lot, building or *structure* for any purpose prohibited by this By-law if such lot, building or *structure* was lawfully used for such purpose on November 15, 2001, and continues to be used for that purpose.
- b) Nothing in this By-law shall prevent the repair or reconstruction of any existing legally used, non-conforming building or structure, or part thereof, to a safe condition provided that such repair or reconstruction does not represent an intensification of the existing use, and does not increase the legal non-conforming footprint of the building or structure and that the building or structure continues to be used for the same use.
- c) The provisions of this By-law shall not apply to prevent the erection or use of a building or structure for a purpose prohibited by this By-law for which a building permit has been legally issued on or before November 15, 2001 so long as such building or structure, when erected, is used for the purpose for which it was erected, and provided that the erection of such building or structure is commenced within the time requirements as set out in the Building Permit or Building Code Act and such

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building or structure is completed within a reasonable time after the erection thereof is commenced.

- d) The provisions of this By-law shall not apply to prevent the conversion of an existing use to a similar use, if the applicant demonstrates that the conversion:
 - 1) Will bring the use into closer conformity with this by-law;
 - 2) Will not adversely affect the ecological integrity of the Oak Ridges Moraine Conservation Plan Area.

3.18 Lots With Less Area and/or Frontage Than Required

Where a conveyable lot existing on or before November 15, 2001 had less than the minimum lot area and/or lot frontage required by this By-law, or where a lot was or is created as a result of an expropriation, highway widening or other land acquisition by the Queen in right of Ontario or Canada, provided that the use, building or structure is permitted in the zone and all other requirements of this By-law are met, such lot shall be deemed to conform with this By-law.

3.19 Lots With More Than One Zone

Where a lot is included within two (2) or more zones, each portion of the lot shall be used in accordance with the provisions of the applicable zone.

3.20 Minimum Distance Separation

Notwithstanding any other yard or setback provisions of this By-law to the contrary, all farm and non-farm development for livestock facilities will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development. All non-farm development on lots of record existing as of the date of this By-law shall be exempt from Minimum Distance Separation Formulae 1 requirements. New lots created after the date of this By-law shall be required to comply with the Minimum Distance Separation Formulae.

3.21 Minimum Lot Area

The minimum lot area shall be as contained in the appropriate section of this By-law for the zone in which the lot is located. However, larger area(s) may be required by the appropriate authority pursuant to the provisions of the Ontario Building Code, the Environmental Protection Act or similar legislation having jurisdiction.

3.22 Off-Street Parking and Loading Space Requirements

For every building or structure to be erected or enlarged in any zone, off-street parking and loading spaces shall be provided and maintained in accordance with the following requirements:

OFF STREET PARKING REQUIREMENTS	
(all requirements are minimum standards unless otherwise noted in this By-law)	
Parking Space Size	3.0 metres (9.8 feet) by 6.0 metres (19.7 feet) minimum
Parking Area Aisle Width	7.0 metres (22.9 feet) minimum width 9.0 metres (29.5 feet) maximum width

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Distance Between Driveway and Lot Line	Minimum 1.5 metres (4.9 feet) from side lot line
MINIMUM NUMBER OF REQUIRED PARKING SPACES	
Single Detached Dwelling, Semi Detached Dwelling, Duplex Dwelling, Townhouse, Apartment Building	2 spaces per dwelling unit
Accessory Dwelling Unit	1space
Boarding or Rooming Houses	1 space per lodging room or suite in addition to the 2 spaces required for the dwelling unit
Bed and Breakfast	1 space per each designated guest room in addition to the required parking for the residential use.
Medical or Dental Office/Clinic	5 spaces per practitioner
Church, Funeral Home, Theatre, Auditorium	1 space per 10 square metres (107.6 square feet) of <i>gross floor area</i> devoted to public use.
Restaurants, Halls, Arenas, Taverns, Recreational Establishments Private Clubs, Assembly Halls	1 space per 4 persons accommodated according to maximum permitted capacity
Golf Course	25 spaces per 9 holes of golf.
Hospitals and Institutions	1 space per 40 square metres (430.6 square feet) of gross floor area PLUS 1 space per employee working on-site at peak periods
Hotel and Motel	1 space per suite and 1 space per 10 square metres (107.6 square feet) of <i>gross floor area</i> devoted to public use.
Office (including home business and home industry)	1 per 30 square metres (269 square feet) of <i>gross floor area</i> .
Retail including convenience and grocery stores	1 space per 30 square metres (322.9 square feet) of gross floor area with a minimum of 2 spaces
Schools - Elementary	1 space per 4.6 square metres (50 square feet) of gymnasium floor area.
Schools - Secondary and Colleges	1 space per 4.6 square metres (50 square feet) of gymnasium floor area.
Kennels	1 space per 20 square metres (215 square feet) of gross floor area.
Libraries and Museums	1 space per 40 square metres (430.6 square feet) of <i>gross floor area</i>
Light Industrial Uses including manufacturing	1 space per 100 square metres (1076.4 square feet) up to 2000 square metres (21528.5 square feet) of gross floor area
Other Commercial, Industrial or Institutional Uses, Unless Specified	1 space per 35 square metres (377 square feet) of total gross floor area with a minimum of 2 spaces.
LOADING SPACE REQUIREMENTS	
Loading Space Size	3.5 metres (11.5 feet) by 12.0 metres (39.4 feet) minimum with a vertical clearance of at least 4.5 metres (14.8 feet)

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Loading access/egress	Minimum 6.0 metres (19.7 feet) width of which no part is to be used for temporary parking or storage of any kind.
Number of spaces Required	1 space per 1000 square metres (10764.3 square feet), with space for queuing.
Surface of Loading Space and Access Driveway	Maintained in a stable surface to prevent the raising of dust or loose particles with provisions for adequate drainage.
Location of Loading Spaces	Rear or side yards only and screened from view by 2.0 metre (6.6 feet) high board fencing or a landscaped buffer.

3.23 Open Storage

In addition to complying with the applicable zone provisions, open storage shall only occur in accordance with the following general provisions:

- a) No open storage shall be permitted in any front yard or exterior side yard except as otherwise specifically permitted in this By-law;
- b) Except for an open storage area in conjunction with a permitted agricultural use, all open storage shall be screened from view from any street or zone that permits a residential use or a residential use with landscaping or 2 metre (6.6 feet) high board fencing or wall, or combination thereof;
- c) No parking spaces or loading spaces, as required by this By-law, shall be used for purposes of open storage and/or refuse containers.
- d) Where permitted, open storage may be subject to site plan control under The Planning Act, as amended, and without limiting the generality of the foregoing, may include requirements in regard to the buffering and screening of the use from adjacent uses.
- e) Open storage shall not exceed a height of 4.5 metres (14.8 feet) above adjacent established grade.

3.24 Parking of Large Commercial or Recreational Vehicles in Oak Ridges Moraine Rural Settlement (ORMRS) Zone

The following provisions shall apply with regard to the parking of large commercial vehicles or large recreational vehicles in the Oak Ridges Moraine Rural Settlement (ORMRS) Zone.

- a) No more than one large commercial vehicle or large recreational vehicle shall be parked on any lot.
- b) For the purposes of this By-law, a large commercial vehicle or large recreational vehicle shall be defined as one having a gross vehicle weight in excess of 4500 kilograms.
- c) Any such commercial vehicle or recreational vehicle shall be owned or operated by a resident of the dwelling on the lot.
- d) Only the tractor portion of a tractor trailer truck shall be permitted to be parked on any lot.
- e) A parking space for a large commercial vehicle or recreational vehicle shall be located behind the front or exterior side lot line. If a commercial or recreational

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vehicle parking space is located within 5 metres (16.4 feet) of the lot line of an abutting residential lot, either a 2 metre (6.6 feet) wide landscaped buffer or a 2 metre (6.6 feet) high tight board fence shall be provided solely on the subject property to screen the vehicle from the abutting lot. Such fence or landscaped buffer shall extend the length of the vehicle's parking space plus 2 metres (6.6 feet) beyond such length at each end of the parking space.

- f) In a front or exterior side yard, a parking space for a large commercial or recreational vehicle shall comply with all the applicable provisions of this By-law for front or exterior side yard driveways and parking areas. Notwithstanding the provisions of the Township's Fence By-law, By-law No. 99-23, the fence and landscaping provisions of part (e) above shall apply in the case of any front or exterior side yard large commercial or recreational vehicle parking space.
- g) No maintenance or repairing of a commercial vehicle is permitted.

3.25 Prohibited Uses

- a) Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:
 - Obnoxious uses under applicable legislation
 - Automotive wrecking or salvage yard
 - Pulp and paper mill
 - Manufacturing gas except for personal utilization involving a permitted agricultural use
 - Tannery
 - Tourist/trailer camp
 - Glue Manufacturing
 - Bulk storage of industrial chemicals or waste
 - Manufacturing and/or storage of fertilizers from dead animals or animal waste
 - Adult entertainment
 - A track or area for the racing of motor vehicles, snowmobiles, go carts, or motorcycles
 - Any use involving the organized discharge of firearms such as a rod and gun club but said prohibition shall not apply to occasional special events such as "turkey shoots"
 - The dumping or disposing of garbage, refuse or domestic waste
 - The storing or processing of any motor vehicle which is inoperative.
- b) Notwithstanding any provision of this By-law, with the exception of those uses legally existing on November 15, 2001, which may continue until the use(s) ceases, the following uses are prohibited within an **Area of High Aquifer Vulnerability**:
 - Generation or storage of hazardous or liquid industrial waste
 - Waste disposal sites and facilities, conditioning organic soil sites, and snow storage from off-site sources, and disposal facilities
 - Underground and above-ground storage tanks that are not equipped with an approved secondary containment device;
 - Storage of a contaminant listed in Schedule 3 (Severely toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
- c) Notwithstanding any provision of this By-law, with the exception of those uses legally existing on November 15, 2001, which may continue until the use(s) ceases, the following uses are prohibited within **Wellhead Protection Areas**:

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- Storage, except by an individual for personal or family use of:
 - petroleum fuels
 - petroleum solvents and chlorinated solvents
 - pesticides, herbicides, and fungicides
 - construction equipment
 - inorganic fertilizers, and,
 - road salt.
 - Use, creation, handling or storage of contaminants listed in Schedule 3 (Severely toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
 - Generation or storage of hazardous or liquid industrial waste; and,
 - Waste disposal sites and facilities, organic soil conditioning sites, and snow storage from off-site sources, and disposal facilities.
- d) Notwithstanding any provision of this By-law, with the exception of those uses legally existing on November 15, 2001, which may continue until the use(s) ceases, the following uses are prohibited within **Wellhead Protection Areas - Zero to Two Year Time of Travel Zone**:
- All uses prohibited in Wellhead Protection Areas in accordance with subsection c) above,
 - Storage of animal manure, except by an individual for personal or family use,
 - Animal agriculture, except for an individual for personal or family use, and,
 - Storage of agricultural equipment, except by an individual for personal or family use.
- e) Notwithstanding any provision of this By-law, with the exception of those uses existing on November 15, 2001, which may continue until the use(s) ceases, new rapid infiltration basins and new rapid infiltration columns are prohibited on lands within the Oak Ridges Moraine Plan Area, as shown on Schedules A-1 to A-3 to this By-law.

3.26 Public Uses

Nothing in this By-law shall prevent the use of any land as a public street or public park or the use of any land, building or structure for the purpose of a public use, provided that:

- a) All requirements of the Oak Ridges Moraine Conservation Plan and this By-law shall be complied with for the Oak Ridges Moraine;
- b) No goods, material or equipment shall be stored in the open, except as permitted in this By-law;
- c) The lot coverage and yard requirement provisions of this By-law shall be complied with;
- d) Any parking and loading regulations prescribed for these uses are complied with;

3.27 Sight Triangles

- a) Except as otherwise specified in this By-law, in the case of any residential use except for an apartment building, on a corner lot within the triangular space formed by the street lines for a distance of 7.5 metres (24.6 feet) from their point of intersection, no building or structure including a hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected which would obstruct the vision of vehicular traffic.

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- b) Except as otherwise specified in this By-law, in the case of an apartment building and all non-residential uses, on a corner lot within the triangular space formed by the street lines for a distance of 15.0 metres (49.2 feet) from their point of intersection, no building or structure including a hedge, shrub, tree, fence, sign or other such structures shall be planted, maintained or erected which would obstruct the vision of vehicular traffic

Notwithstanding the requirements of this By-law, the sight triangle provisions of the Province of Ontario and County of Simcoe shall apply to all roads within their jurisdiction.

3.28 Signs

Signs shall be permitted in all zones and shall comply with By-laws of the Municipality regulating signage and the by-laws and requirements of all other agencies having jurisdiction, including the County of Simcoe and the Province of Ontario.

3.29 Swimming Pools

A swimming pool is permitted as an accessory use to a residential or agricultural use and shall be permitted in the rear or interior side yard. See the Swimming Pool Fencing By-law.

A swimming pool and any building or structure required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, shall comply with the requirements of the specific zone and the general provisions regarding accessory uses.

3.30 Temporary Construction Uses

The following temporary construction structures shall be permitted in all zones; construction trailers or other such temporary work camp, tool sheds, scaffolds or other temporary structures incidental to and necessary for ongoing construction work, for only as long as such structures are necessary, and such construction work has not been finished nor abandoned. No construction use, however, shall be located within the sight triangle of any lot.

“Abandoned” in this Section shall mean the failure to proceed expeditiously with the construction of a work, specifically abeyance of construction for six (6) months or the expiration or revocation of the building permit for the work, whichever is lesser.

3.31 Use of Trailers

No trailer shall be used, and no owner or lessee of any trailer shall permit the use of any trailer, for the temporary living, sleeping or eating accommodation of persons within the Municipality unless:

- a) The owner or lessee of such trailer has received and is holding an unexpired building permit issued by the Municipality for the construction of a dwelling on the lot where the trailer is located. Such trailer must be removed at the time of occupancy of the dwelling.
- b) The trailer is being used as a temporary residence by a person whose principal occupation is that of an agricultural labourer and the trailer is situated on a farm owned by that person's employer.

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- c) The trailer is sited within a trailer park which was legally existing on November 15, 2001.

3.32 Yard Encroachments

- a) Ornamental Structures and Minor Accessory Structures and Buildings

Sills, bay windows, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, children's play structures, other ornamental structures or an accessory structure which does not require a building permit may project into any required yard a maximum distance of 1 metre (3.3 feet).

- b) Unenclosed Porch, Balcony, Patio, Deck or Steps

An unenclosed porch, balcony, patio, deck or steps may project into any required yard a maximum distance of 1.5 metres (4.9 feet) provided that in the case of a porch or steps such uses are not more than 1.8 metres (5.9 feet) above grade.

- c) Fire Escape

A fire escape and the structural members necessary to its support, and exterior staircases may project into any required yard or setback a maximum distance of 1.5 metres (4.9 feet).

- d) Gate House

In an Industrial Zone or use, a gate (guard) house no larger than 10 square metres (107.6 square feet) shall be permitted in a front or side yard with a minimum setback of 1 metre (3.3 feet) from the nearest lot line.

- e) Bus Shelters, and Entrance Features

Bus shelters no larger than 2 square metres (21.5 square feet), shall be permitted in a front or side yard.

3.33 Zone Boundaries

Where the boundary of a zone does not coincide with a street or railway right-of-way, lot line, or boundaries of registered plans, the location of the boundary line shall be scaled from the map schedules attached hereto and forming part of this By-law.

3.34 Transportation, Infrastructure and Utilities

New publicly initiated transportation, infrastructure and utilities uses may be permitted to cross an Oak Ridges Moraine Conservation (ORMC) Zone, as shown on Schedule A-1 to A-3 of this By-law.

3.35 Existing Uses

Notwithstanding any other provision in this By-law to the contrary, uses that existed legally as of November 15, 2001 may continue until the use(s) ceases.

SECTION 4 - OAK RIDGES MORAINÉ AGRICULTURAL (ORMA) ZONE

The Oak Ridges Moraine Agricultural (ORMA) Zone represents lands located on the Moraine that are prime agricultural lands identified as Class 1 to 3 soils in the Canada Land Inventory and may include speciality crops.

4.1 Uses Permitted

Within the Oak Ridges Moraine Agricultural (ORMA) Zone no *person* shall, use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except one or more of the following uses:

- uses, buildings and accessory structures legally existing as of November 15, 2001;
- an *agricultural use* including, sod farms, tree farms, and *nurseries*;
- forestry including reforestation plots and forest management;
- a *single detached dwelling* that was permitted as of November 15, 2001;
- an agriculture-related use;
- a livestock facility;
- an animal hospital, veterinary office or kennel;
- a *home business*;
- a *home industry*;
- a *bed and breakfast establishment*;
- a *farm vacation home*;
- an accessory dwelling unit in accordance with the provisions of Section 3.3 and any other applicable provisions of this By-law;
- riding arenas
- walk-in livestock shelters; and,
- uses of land, buildings or *structures accessory to agricultural uses* including but not limited to:
 - a) roadside sale of produce of the farm operation,
 - b) the manufacture of value-added products from produce of the farm operation,
 - c) one (1) additional dwelling that is a temporary, mobile or portable unit for *farm help accommodation* and in accordance with the provisions of Section 3.3 and any other applicable provisions of this By-law,
 - d) open storage for farm vehicles and equipment,

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4.2 Zone Requirements

Within the Oak Ridges Moraine Agricultural (ORMA) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMA) Zone and in accordance with the provisions of any applicable section of this By-law.

4.3 Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation (MDS) Formulae.

SECTION 5 - OAK RIDGES MORAINÉ GENERAL COMMERCIAL (ORMC1) ZONE

The Oak Ridges Moraine General Commercial (ORMC1) Zone represents commercial land uses on the Moraine.

5.1 Uses Permitted

Within the Oak Ridges Moraine General Commercial (ORMC1) Zone no *person* shall, use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except one or more of the following uses:

a) General Commercial Uses

- uses, buildings and accessory structures legally existing as of November 15, 2001;
- a retail store;
- a personal service shop;
- a business or professional office;
- a Canadian Legion Hall;
- a restaurant;
- a bed and breakfast establishment;
- a clinic;
- a boarding house;
- a farm implement store;
- a feed store;
- a home business;
- a home industry
- a veterinary office; and,
- a country market.

b) Residential Uses

- an accessory *dwelling unit* in accordance with the provisions of Section 3.3 and any other applicable provisions of this By-law.

5.2 Zone Requirements

Within the Oak Ridges Moraine General Commercial (ORMC1) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or structure except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMC1) Zone and in accordance with the provisions of any applicable section of this By-law.

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Landscape Buffer or Privacy Fencing

Where the Oak Ridges Moraine General Commercial (ORMC1) Zone abuts a zone that permits residential uses or use, either a continuous *landscape buffer* having a minimum width of 2.0 metres (6.6 feet) shall be provided abutting all common lot lines or a continuous 2.0 metres (6.6 feet) high tight board fence shall be provided along said lot lines.

Use of Front Yard

No more than 80 percent of the *front yard* shall be used for parking or display purposes and the remainder of the yard shall be landscaped.

SECTION 6 - OAK RIDGES MORaine INSTITUTIONAL (ORMI) ZONE

The Oak Ridges Moraine Institutional (ORMI) Zone represents institutional land uses that are located on the Moraine.

6.1 Uses Permitted

Within the Oak Ridges Moraine Institutional (ORMI) Zone no *person* shall, use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except one or more of the following uses:

- uses, buildings and accessory structures legally existing as of November 15, 2001;
- a community centre;
- a library;
- a school;
- a day care centre;
- a place of worship;
- a retirement or nursing home;
- a home business;
- a home industry;
- a cemetery; and,
- a public use.

6.2 Zone Requirements

Within the Oak Ridges Moraine Institutional (ORMI) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMI) Zone and in accordance with the provisions of any applicable section of this By-law

Landscape Buffer or Privacy Fencing

Where the Oak Ridges Moraine Institutional (ORMI) Zone abuts a zone that permits residential uses, either a continuous *landscape buffer* having a minimum width of 2.0 metres (6.6 feet) shall be provided abutting all common lot lines or a continuous 2.0 metre (6.6 feet) high tight board fence shall be provided along said lot lines.

SECTION 7– OAK RIDGES MORAINÉ EXTRACTIVE INDUSTRIAL (ORMM2) ZONE

The Oak Ridges Moraine Extractive Industrial (ORMM2) Zone represents aggregate operations that are located on the Moraine and conducted under a licence or permit under the *Aggregate Resources Act*.

7.1 Uses Permitted

Within the Oak Ridges Moraine Extractive Industrial (ORMM2) Zone no *person* shall, use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except one or more of the following uses:

- uses, buildings and accessory structures legally existing as of November 15, 2001;
- Quarrying and extraction of gravel, sand and other aggregate material as defined in Section 2.87 of this By-law;
- processing of aggregate material by crushing, screening and washing, as an accessory use to a quarry or extraction operation;
- storage of processed aggregate material;
- wayside pits;
- *agricultural uses* as defined in Section 2.5 of this By-law;
- *agricultural-related uses* as defined in Section 2.6 of this By-law;
- fish, wildlife and forest management;
- conservation projects and flood and erosion control projects; and,
- uses accessory to the above.

7.2 Zone Requirements

Within the Oak Ridges Moraine Extractive Industrial (ORMM2) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMM2) Zone and in accordance with the provisions of any applicable section of this By-law.

Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation (MDS) Formulae.

Landscaped Buffer

A *landscaped buffer* having a minimum width of 15 metres (49.5 feet) shall be established and maintained abutting all lot and street lines. Vehicular and pedestrian accesses are permitted across such a *landscaped buffer*. Within a *sight triangle* no landscaping features, fence or other structure shall differ from a *height* of 1 metre (3.3 feet). Where the requirements under the Aggregate Resources Act differ from this requirement, then the provisions of said Act shall prevail.

SECTION 8– OAK RIDGES MORaine PROTECTED AGGREGATE RESOURCES (ORMM3) ZONE

The Oak Ridges Moraine Protected Aggregate Resources (ORMM3) Zone represents lands on the Moraine that have been identified for protection for future aggregate extraction.

8.1 Uses Permitted

Within the Oak Ridges Moraine Protected Aggregate Resources (ORMM3) Zone no person shall, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- uses, buildings and accessory structures legally existing as of November 15, 2001;
- wayside pits;
- *agricultural uses* as defined in Section 2.5 of this By-law;
- *agricultural-related uses* as defined in Section 2.6 of this By-law;
- fish, wildlife and forest management; and
- conservation projects and flood and erosion control projects; and,
- uses accessory to the above.

8.2 Zone Requirements

Within the Oak Ridges Moraine Protected Aggregate Resources (ORMM3) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMM3) Zone and in accordance with the provisions of any applicable section of this By-law.

Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation (MDS) Formulae.

SECTION 9– OAK RIDGES MORaine CONSERVATION (ORMC) ZONE

The Oak Ridges Moraine Conservation (ORMC) Zone represents lands on the Moraine that are located in a Key Natural Heritage Feature, or a Hydrologically Sensitive Feature and/or the feature's associated minimum vegetative protection zone. The definitions for Key Natural Heritage Features, and Hydrologically Sensitive Features, are found in Section 2 of this By-law.

9.1 Uses Permitted

Within the Oak Ridges Moraine Conservation (ORMC) Zone no person shall, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- conservation projects and flood and erosion control projects;
- fish, wildlife and forest management;
- new publicly initiated transportation, infrastructure, and utilities with the exception of stormwater management ponds as defined in Section 3.34 of this By-law;
- Oak Ridges Moraine low-intensity recreational uses as defined in Section 2.99 of this By-law;
- A single detached dwelling on a vacant lot that was zoned as of November 15, 2001 and accessory uses thereto.

9.2 Zone Requirements

Within the Oak Ridges Moraine Conservation (ORMC) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMC) Zone and in accordance with the provisions of any applicable section of this By-law.

Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation (MDS) Formulae.

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SECTION 10 - OAK RIDGES MORaine NATURAL CORE (ORMN) ZONE

The Oak Ridges Moraine Natural Core (ORMN) Zone represents lands on the Moraine that are areas with high concentrations of Key Natural Heritage Features, Hydrologically Sensitive Features or Landform Conservation Areas. The definitions for key natural heritage features, hydrologically sensitive features, and landform conservation areas are found in Section 2 of this By-law.

10.1 Uses Permitted

Within the Oak Ridges Moraine Natural Core (ORMN) Zone no person shall, use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- *agricultural uses* as defined in Section 2.4 of this By-law;
- conservation projects and flood and erosion control projects;
- fish, wildlife and forest management;
- new publicly initiated transportation, infrastructure, and utilities as defined in Section 3.34 of this By-law;
- Oak Ridges Moraine low-intensity recreational uses as defined in Section 2.99 of this By-law;
- Oak Ridges Moraine trails as defined in Section 2.100 of this By-law; and,
- unserviced parks; and

The following uses are permitted subject to demonstrating, to the extent possible, that the use, erection and location of the structure(s) and/or building(s) will not adversely affect the ecological integrity of the Key Natural Heritage Feature, Hydrologically Sensitive Feature and/or the feature's associated minimum vegetative protection zone;

- a single detached dwelling on a vacant lot that was zoned as of November 15, 2001;
- a home business ancillary to the single detached dwelling;
- a home industry ancillary to the single detached dwelling;
- a bed and breakfast establishment ancillary to the single detached dwelling;
- a farm vacation home ancillary to the single detached dwelling; and
- uses accessory to the above permitted uses.

10.2 Zone Requirements

Within the Oak Ridges Moraine Natural Core (ORMN) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMN) Zone and in accordance with the provisions of any applicable section of this By-law.

10.3 Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation (MDS) Formulae.

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SECTION 11 - OAK RIDGES MORaine LINKAGE (ORML) ZONE

The Oak Ridges Moraine Linkage (ORML) Zone represents areas forming part of a central corridor system located within the Oak Ridges Moraine that support or have the potential to support the movement of plants and animals among the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors.

11.1 Uses Permitted

Within the Oak Ridges Moraine Linkage (ORML) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except one or more of the following uses:

- *agricultural uses* as defined in Section 2.4 of this By-law;
- conservation projects and flood and erosion control;
- fish, wildlife and forest management;
- new publicly initiated transportation, infrastructure and utilities as defined in Section 3.34;
- Oak Ridges Moraine low-intensity recreational uses as defined in Section 2.99 of this By-law;
- Oak Ridges Moraine trails as defined in Section 2.100 of this By-law;
- unserviced parks;
- wayside pits; and

The following uses are permitted subject to demonstrating, to the extent possible, that the use, erection and location of the structure(s) and/or building(s) will not adversely affect the ecological integrity of the area;

- a single detached dwelling on a vacant lot that was zoned as of November 15, 2001;
- a home business ancillary to the single detached dwelling;
- a home industry ancillary to the single detached dwelling;
- a bed and breakfast establishment ancillary to the single detached dwelling;
- A farm vacation home ancillary to the single detached dwelling;
- uses accessory to the above permitted uses;

11.2 Zone Requirements

Within the Oak Ridges Moraine Linkage (ORML) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORML) Zone and in accordance with the provisions of any applicable section of this By-law.

11.3 Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation (MDS) Formulae.

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SECTION 12 – OAK RIDGES MORaine RURAL SETTLEMENT (ORMRS) ZONE

The Oak Ridges Moraine Rural Settlement (ORMRS) Zone represents lands located on the Moraine that are to be the focus of urban growth in existing hamlets or existing small communities.

12.1 Uses Permitted

Within the Oak Ridges Moraine Rural Settlement (ORMRS) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except one or more of the following uses:

- uses, buildings and accessory structures legally existing as of November 15, 2001;
- *a single detached dwelling*;
- a semi-detached dwelling;
- townhouse or rowhouse dwellings;
- *an accessory dwelling unit*;
- *a bed and breakfast establishment*;
- *a home business*;
- a home industry;
- unserviced passive park(s) for local use;
- small scale commercial, industrial and institutional uses subject to an amendment to this By-law
- new major recreational uses and,
- uses accessory to the above.

12.2 Zone Requirements

Within the Oak Ridges Moraine Rural Settlement (ORMRS) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMRS) Zone and in accordance with the provisions of any applicable section of this By-law.

12.3 Accessory Dwelling Unit

An *accessory dwelling unit* is permitted in accordance with the provisions of Section 3.3 and any other applicable provisions of this By-law.

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SECTION 13 – OAK RIDGES MORAINÉ COUNTRYSIDE (ORMCS) ZONE

The Oak Ridges Moraine Countryside (ORMCS) Zone represents rural land uses on the Moraine including uses such as agriculture, recreation, residential development, mineral aggregate operations, parks and open space.

13.1 Uses Permitted

- Agricultural uses as defined in Section 2.4 of this By-law;
- Agriculture-related uses as defined in Section 2.5 of this By-law;
- One (1) additional dwelling that is temporary, mobile or a portable unit for farm help accommodation;
- Conservation projects and flood and erosion control projects;
- Fish, wildlife and forest management;
- New publicly initiated transportation, infrastructure, and utilities as defined in Section 3.34 of this By-law;
- Oak Ridges Moraine low-intensity recreation uses as defined in Section 2.99 of this By-law;
- Oak Ridges Moraine trails as defined in Section 2.100 of this By-law;
- Major recreational uses including golf courses, serviced playing fields, serviced campgrounds, and ski hills subject to an amendment to this By-law;
- Wayside pits;
- *a single detached dwelling* on a vacant lot that was zoned as of November 15, 2001;
- *a home business* ancillary to the single detached dwelling;
- a home industry ancillary to the single detached dwelling;
- a bed and breakfast establishment ancillary to the single detached dwelling;
- a farm vacation home ancillary to the single detached dwelling;
- small scale commercial, industrial and institutional uses subject to an amendment to this By-law; and,
- uses accessory to the above permitted uses.

13.2 Zone Requirements

Within the Oak Ridges Moraine Countryside (ORMCS) Zone no person shall use any *lot*, or *erect*, *alter* or use any building or *structure* for any purpose except in accordance with Schedule 'B' - Zone Requirements Table as applicable to this (ORMCS) Zone and in accordance with the provisions of any applicable section of this By-law.

13.3 Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the Minimum Distance Separation (MDS) Formulae.

SECTION 14 – SITE SPECIFIC ZONE EXCEPTIONS

14,1 BALLYCROY RESORT (BCR) ZONE

The Ballycroy Resort Zoning represents a site specific zone category approved by the Ontario Municipal Board By-law Number 00-54, for lands located on Part of the East Half of Lot 1, Concession V, the West Half of Lot 1, Concession V, and the East Half of Lot 2, Concession V, in the Township of Adjala-Tosorontio (former Township of Adjala) and identified on Schedule A-4 to this By-law.

Uses Permitted

- a) On lands identified as Oak Ridges Moraine General Commercial Exception One (ORMC1-1) Zone with the symbol “ORMC1-1” on Schedule A-4 to this By-law the following uses only may be permitted:
- an 18 hole golf course;
 - an hotel complex consisting of, at a maximum, 250 temporary accommodations, a 775 seat conference facility, 200 restaurant seats, a 100 seat golf clubhouse and maintenance facilities; and
 - ancillary facilities to the above uses.

Zone Provisions

The maximum building height for the lands identified as ORMC1-1 Zone on Schedule A-4 to this By-law, shall be 3 stories unless fire-fighting equipment sufficient to satisfy the regulations of the Township of Adjala-Tosorontio Fire Department is provided, in which case the maximum building height shall be 5 stories.

Uses Permitted

- b) On lands identified as Oak Ridges Moraine Countryside Exception One (ORMCS-1) Zone with the symbol “ORMCS-1” on Schedule A-4 to this By-law the following uses only may be permitted:
- an 18 hole golf course; and,
 - buildings and structures accessory to this use.

Zone Provisions

For lands identified as ORMCS-1 Zone on Schedule A-4 to this By-law, all buildings and structures as well as all golf course tees, fairways, greens, driving ranges, practice putting greens and other golf course facilities shall be located a minimum of 15 metres from any lot line, except:

- i. The minimum distance from the northern boundary of the East Half of Lot 2, Concession V, shall be 50.0 metres;
- ii. The minimum distance from the lot line abutting Simcoe Road 50 shall be 40.0 metres;
- iii. Subject to the provisions of part v. below, the minimum distance from the lot line abutting Ballycroy Road shall be 80.0 metres except that a golf green may extend into this minimum distance requirement a maximum of 7.5 metres if required as a result of the siting of an adjacent hotel complex;

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- iv. The minimum distance from the northernmost portion of the area included in the Oak Ridges Moraine Agricultural (ORMA) Zone being lands identified with the symbol "ORMA" on Schedule A-4, west of Ballycroy Road shall be 27.5 metres;
- v. For every metre the minimum distance requirement of part iv. above is exceeded, the single golf green permitted under part iii. above may extend one additional metre into the minimum distance requirement of said part iii., provided the latter minimum distance requirement shall not be reduced below 40.0 metres.
- vi. The minimum distance from the remainder of the area included in the ORMA Zone and not referenced in part iv. above shall be the existing tree line at the time of approval of By-law 00-54 or 50.0 metres, whichever is lesser; and,
- vii. The minimum distance from the northern boundary of the West Half of Lot 1, Concession V, shall be 10.0 metres;
- viii. The minimum distance from the westerly boundary of the West Half of Lot 1, Concession V, for a tee block shall be 5.0 metres.

Uses Permitted

- c) On lands identified as Oak Ridges Moraine Natural Core (ORMN) Zone with the symbol "ORMN" on Schedule A-4 to this By-law no development or site alteration is permitted with the exception of the following, subject to the approval of the Township and the Toronto Region Conservation Authority:
 - cart paths associated with a golf course;
 - a maximum of 2 cart path crossings on the Humber River;
 - golf greens, fairways and tees only within the Regional Flood Line associated with the Humber River but outside all Environmentally Sensitive Areas as established by the Toronto Region Conservation Authority;
 - the erection and maintenance of a water intake structure at the side of the Humber River at one of the two (2) permitted cart path crossings; and,
 - passive recreational uses such as walking trails.

Zone Provisions

For lands identified as Oak Ridges Moraine Natural Core (ORMN) Zone with the symbol "ORMN" on Schedule A-4 to this By-law, includes all required buffers and setbacks to buildings, structures, and site works.

14.2 ADJALA GOLF COURSE ZONING

The Adjala Golf Course Zoning represents a site specific zoning amendment approved as By-law No. 06-42 for lands described as Part of the East Half Lot 8, all of the East Half of Lots 9 & 10, Concession II, and Part of the West Half Lot 8 and all of the West Half of Lots 9 & 10, Concession III, in the Township of Adjala-Tosorontio (Former Township of Adjala) and identified on Schedule A-1 to this By-law.

Uses Permitted

The lands zoned Oak Ridges Moraine Countryside Exception 2 (ORMCS-2) Zone shall be solely used for the development of a golf course and buildings and structure and accessory uses thereto, which shall include a clubhouse, restaurant, golf driving range, mini-putt course, banquet facility, private club, pro-shop/retail store, but not a dwelling unit ancillary

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to the permitted uses.

Notwithstanding the provisions of Section 13.1 of this By-law, the lands zoned (ORMCS-2) shall have a front yard setback of 23 metres for any building or structure.

The lands zoned Oak Ridges Moraine Linkage (ORML) Zone shall zone the area of the watercourses and natural heritage features and notwithstanding the provisions of Section 11.1 of this By-law the permitted uses shall be limited to:

- Oak Ridges Moraine low-intensity recreational uses as defined in Section 2.99 of this By-law;
- Oak Ridges Moraine trails as defined in Section 2.100 of this By-law;

The lands zoned in the Oak Ridges Moraine Countryside Exception 2 Holding Zones identified as (ORMCS-2 H1) Zone and (ORMCS-2 H2) Zone shall be solely used for the future development of a golf course and accessory uses but not a dwelling unit ancillary to the permitted uses.

While the Holding prefix for the (ORMCS-2 H1) Zone and/or the (ORMCS-2 H2) Zone is in place, no person shall within the lands zoned (ORMCS-2 H1) and/or (ORMCS-2 H2) Holding as identified on Schedule A-1 to this By-law, use any lot or erect, alter or use any building or structures for a golf course and/or accessory uses.

The existing gravel pit use that existed on the date of the passing of this By-law shall be permitted until a By-law to remove the Holding prefix for the (ORMCS-2 H1) and/or the (ORMCS-2 H2) Zone is enacted by the Council of the Corporation of the Township of Adjala-Tosorontio.

Prior to the passing of a By-law to remove the Holding prefix in the (ORMCS-2 H1) Zone and/ or the (ORMCS-2 H2) Zone, or any part thereof, the Township of Adjala-Tosorontio shall be satisfied:

- a) that an amending site plan approval agreement has been entered into between the Owner and the Township and the performance security contemplated therein has been posted: and
- b) that all relevant provisions of the Official Plan have been complied with,
- c) that appropriate traffic and access issues, sewage and water servicing and stormwater management facilities have been addressed to the satisfaction of the Township;
- d) that the aggregate uses on the lands zoned with the holding provision will cease and the holding provision will be lifted when the lands are no longer licensed by the Ministry of Natural Resources and the site has been rehabilitated to the satisfaction of the Ministry of Natural Resources, and,
- e) that appropriate monitoring results be provided to the satisfaction of the Township of Adjala-Tosorontio for Phase 1 prior to future development occurring in Phases 2 and 3.

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SECTION 15- EXISTING BY-LAWS AND ENACTMENT

- 15.1** By-law No. 76.4, as amended, of the former Township of Adjala is hereby repealed as it relates to those lands included in zones on the map schedules to this By-law.
- 15.2** This By-law shall come into effect pursuant to the provisions of, and regulations made under the Planning Act, RSO 1990, c.P.13.

By-law read a first, second and third time and finally passed this 20th day of October, 2003.

MAYOR

CLERK

Township of Adjala-Tosorontio
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SCHEDULE B - Zone Requirements Table

All standards are metric and the minimum requirement unless stated otherwise

ZONE		USE	LOT STANDARDS			YARD STANDARDS (metres)				
By-law Section	Symbol	Type of Use	Frontage (metres)	Area (ha.)	Maximum Coverage	Front	Int. Side	Ext. Side	Rear	
4.1	ORMA	Prime Agricultural	150.0	36.0	5%	100.0	30.0	30.0	30.0	
						or MDS Requirement whichever is greater				
		Residential, including boarding or rooming house	60.0	Shall have a min. of 0.4 ha. max. of 1 ha.	10%	20.0	3.0	5.0	7.5	
						or MDS Requirement whichever is greater				
		Veterinary Office, Animal Hospital	60.0	1.0	15%	20.0	7.5	9.0	7.5	
		Kennel	60.0	12.0	15%	81.38	60.96	81.38	60.96	
				or 152.4 metres from the nearest off-site dwelling.						
		Other Permitted Uses	60.0	1.0	10%	20.0	10.0	10.0	10.0	
5.1	ORMC1	General Commercial on private services	30.0	0.4	50%	5.0	3.0	5.0	5.0	
5.1	ORMC1	General Commercial on municipal services	20.0	0.15	75%	5.0	3.0	5.0	5.0	
6.1	ORMI	Institutional on private services	30.0	0.4	30%	7.5	3.0	7.5	5.0	
6.1	ORMI	Institutional on municipal services	30.0	0.20	50%	7.5	3.0	7.5	5.0	
7.1	ORMM2	Extractive Industrial	60.0	4.0	5%	30.0	15.0	15.0	15.0	
		Or in accordance with The Aggregate Resources Act whichever is greater								
8.1	ORMM3	Protected Aggregate Resources	150.0	36.0	5%	100.0	30.0	30.0	30.0	
9.1	ORMC	Conservation	NO DEVELOPMENT PERMITTED WITHOUT A SITE EVALUATION, AND/OR THE APPROPRIATE NATURAL HERITAGE EVALUATION, OR A HYDROLOGICAL EVALUATION (See Notes 4 and 5 below)							
10.1	ORMN	Natural Core Areas	100.0	4.0	5%	30.0	10.0	30.0	20.0	
11.1	ORML	Linkage Areas	100.0	4.0	5%	30.0	10.0	30.0	20.0	
12.1	ORMRS	Rural Settlement	30.0	0.8	10%	15.0	7.5	15.0	15.0	
12.1	ORMRS	Rural Settlement on municipal services	18.3	0.1	25%	7.5	1.5	7.5	7.5	
13.1	ORMCS	Countryside Area	30.0	0.2	25%	7.5	3.0	7.5	7.5	

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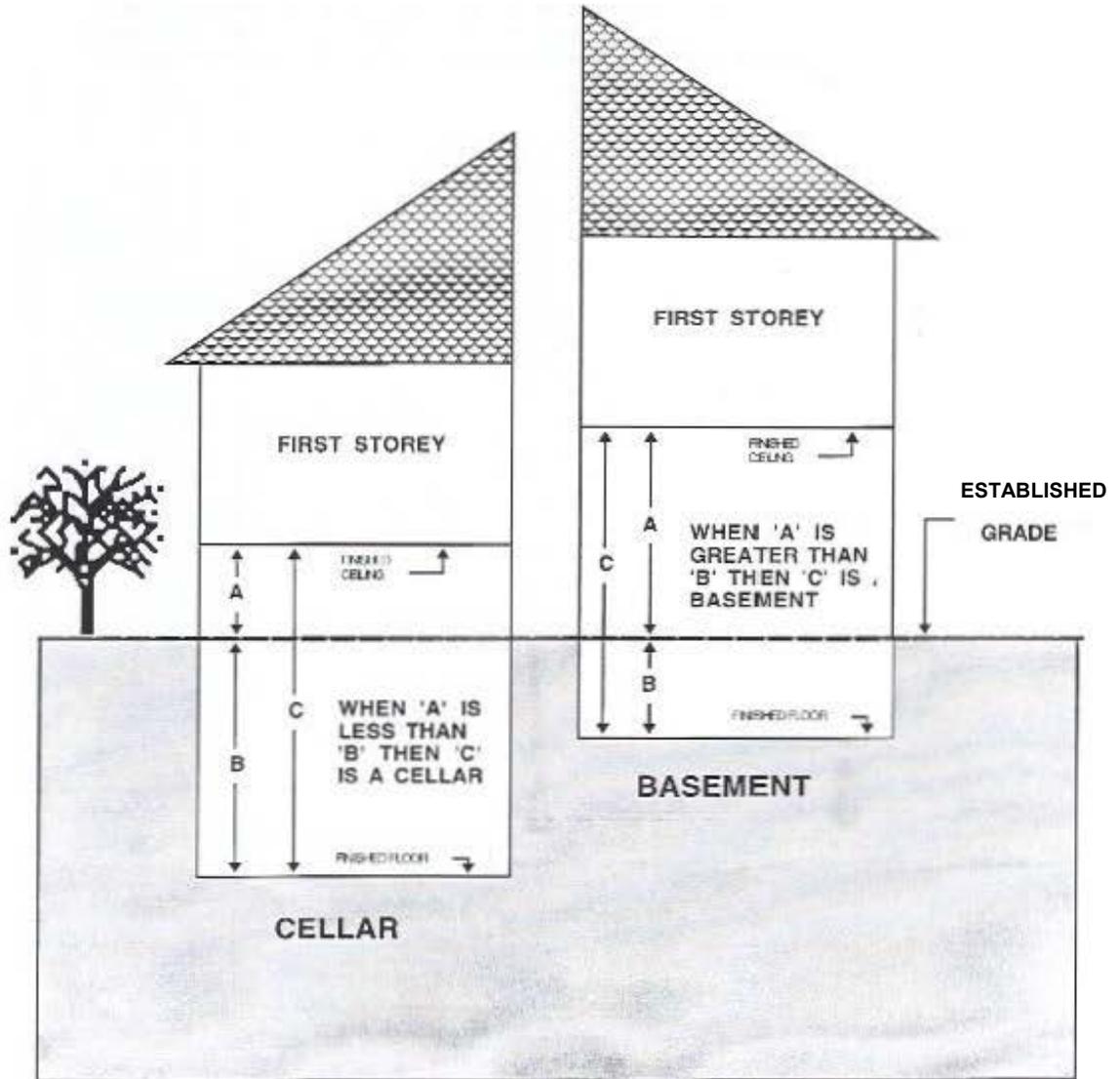
NOTE:

1. Maximum building height is 11.0 metres (36.3 feet) for all zones except there is no maximum building height requirement in the Oak Ridges Moraine Agricultural (ORMA) Zone.
2. The minimum gross floor area for a single detached dwelling is 93 square metres (1001 square feet).
3. Provisions for accessory dwelling units in a non-residential zone are found in Section 3.3 of this By-law.
4. In all zones, development or site alteration proposed within the minimum area of influence that relates to a Key Natural Heritage Feature or a Hydrologically Sensitive Feature, but outside their requisite minimum vegetation protection zone requires a site evaluation from the applicable agency or the preparation of a Natural Heritage Evaluation and/or a Hydrological Evaluation.
5. In all zones, development or site alteration proposed within the minimum area of influence that relates to a Key Natural Heritage Feature or a Hydrologically Sensitive Feature, but outside their requisite minimum vegetation protection zone shall be subject to Site Plan Control

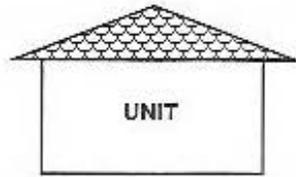
APPENDIX 1

DIAGRAMS

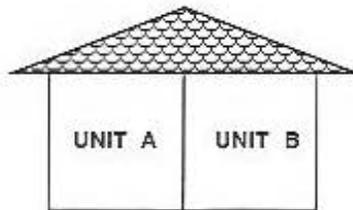
BASEMENT AND CELLAR DEFINITIONS



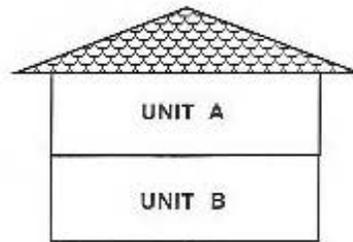
ILLUSTRATIONS OF DWELLING TYPES



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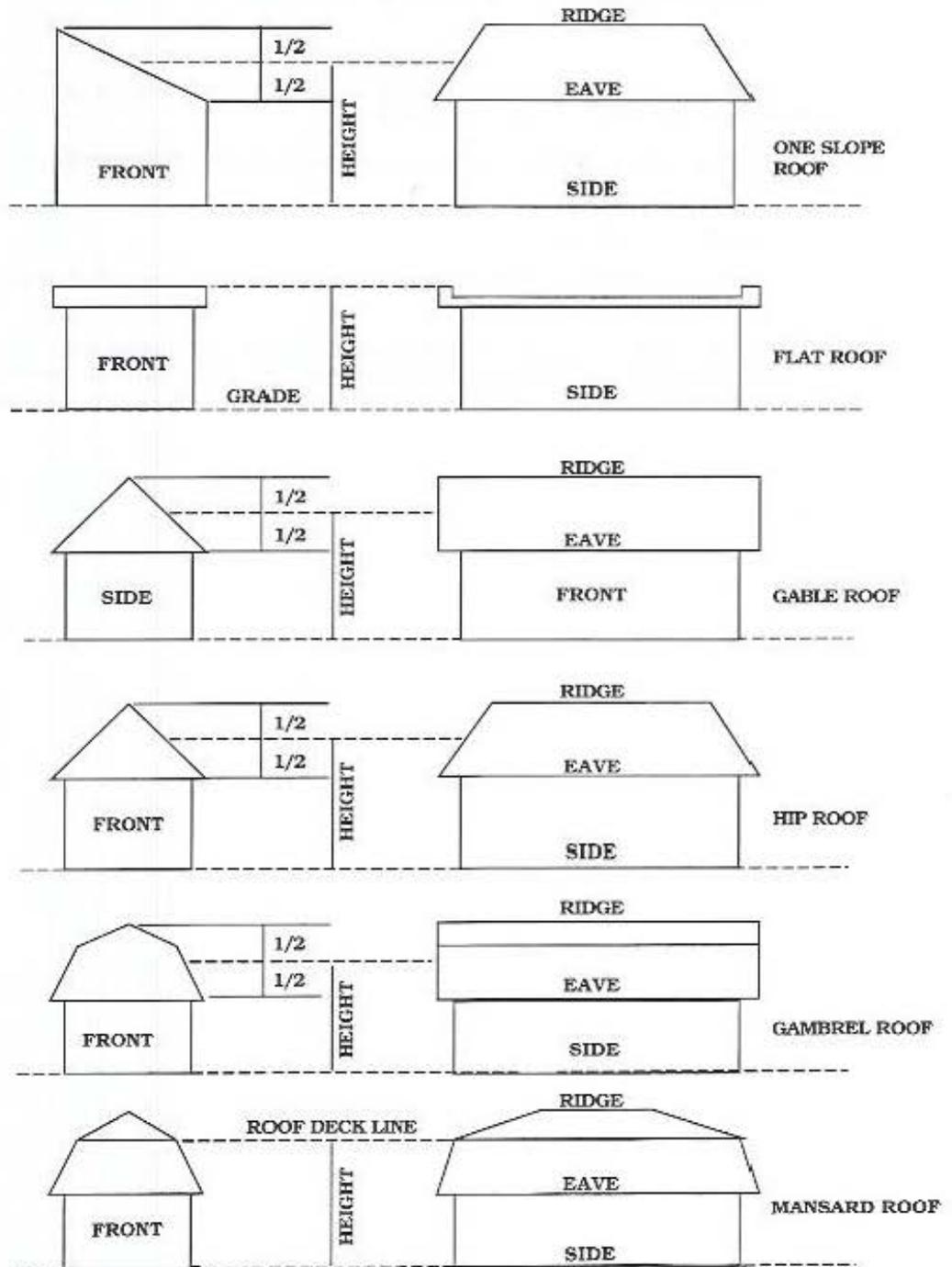


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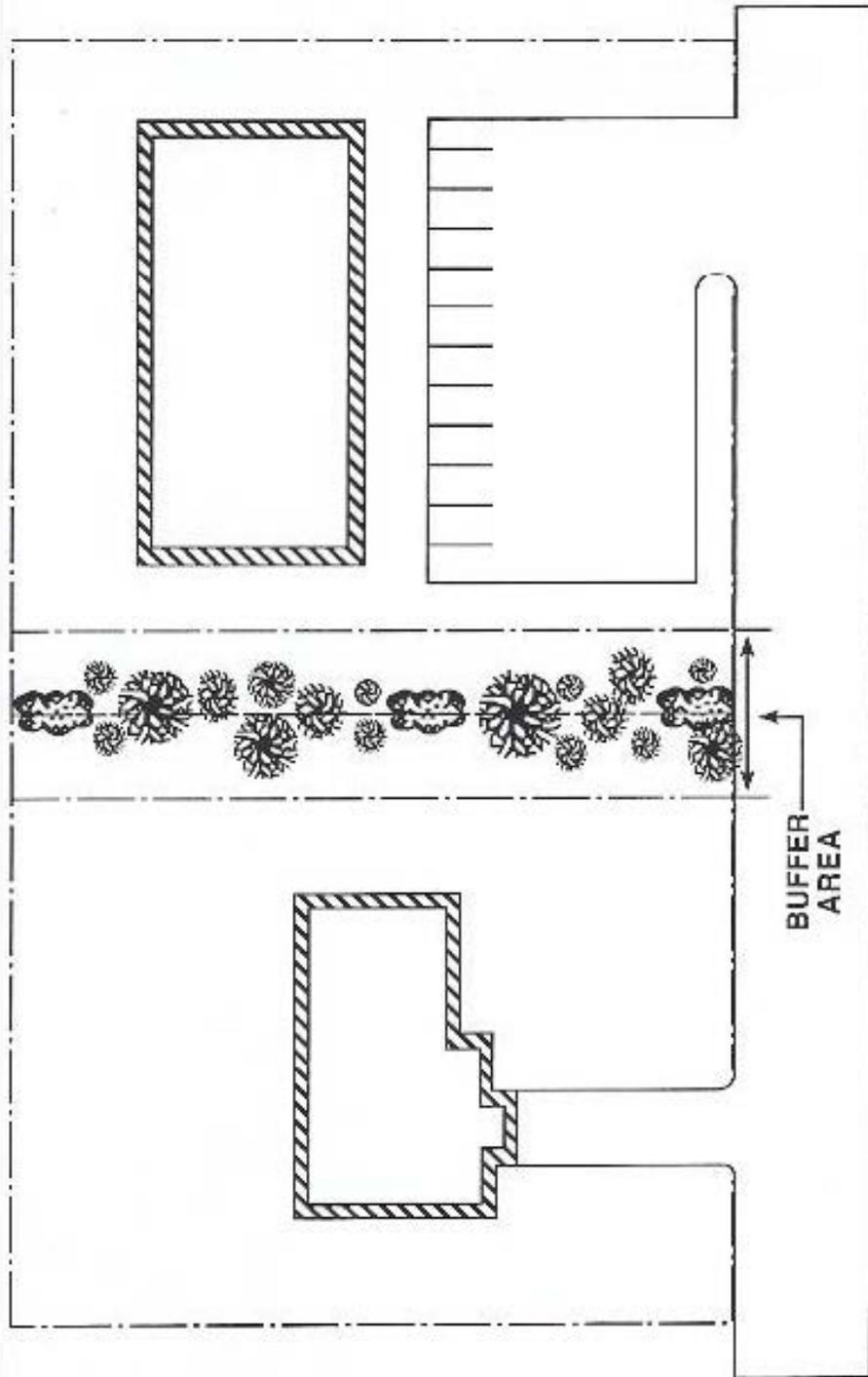


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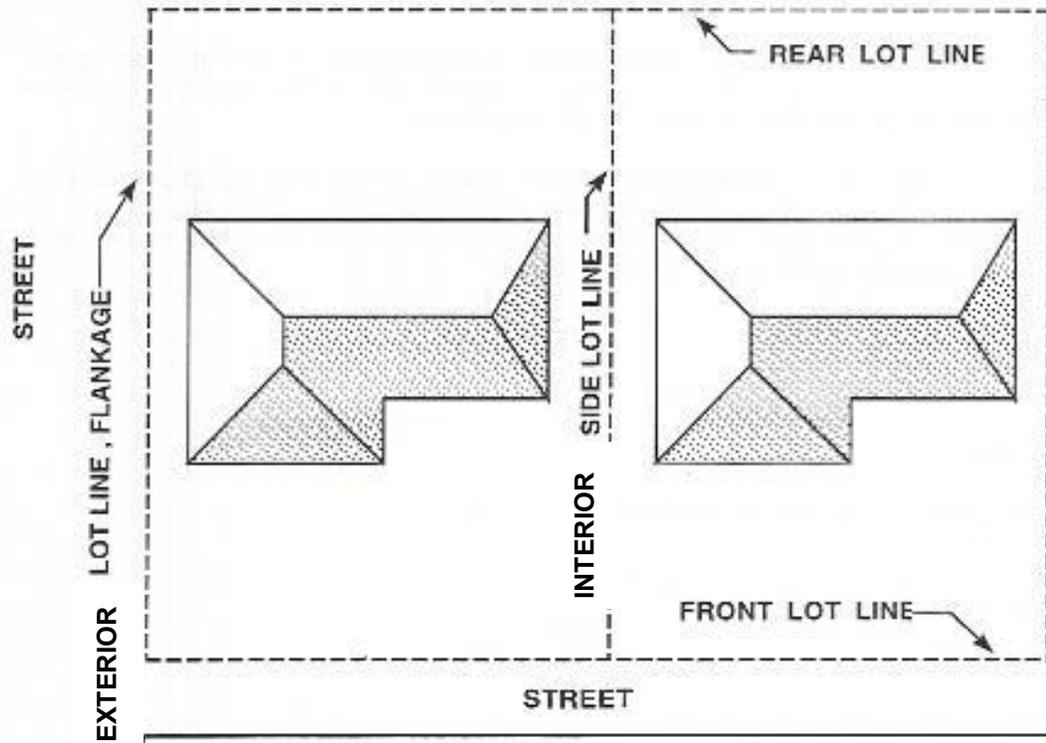
GUIDE TO HEIGHT DEFINITIONS



LANDSCAPED BUFFER



LOT LINE DESCRIPTIONS



DEFINITION OF TYPES OF LOTS

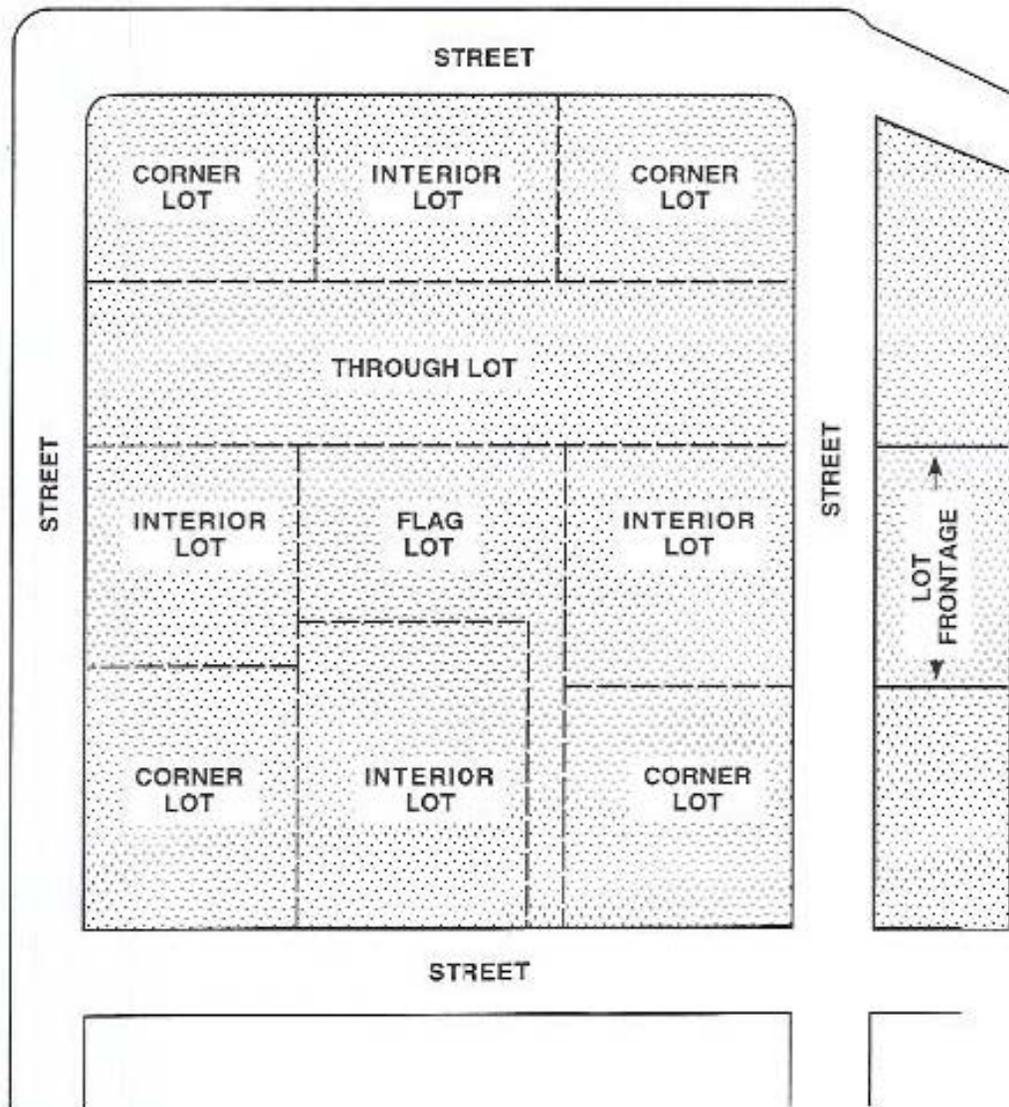
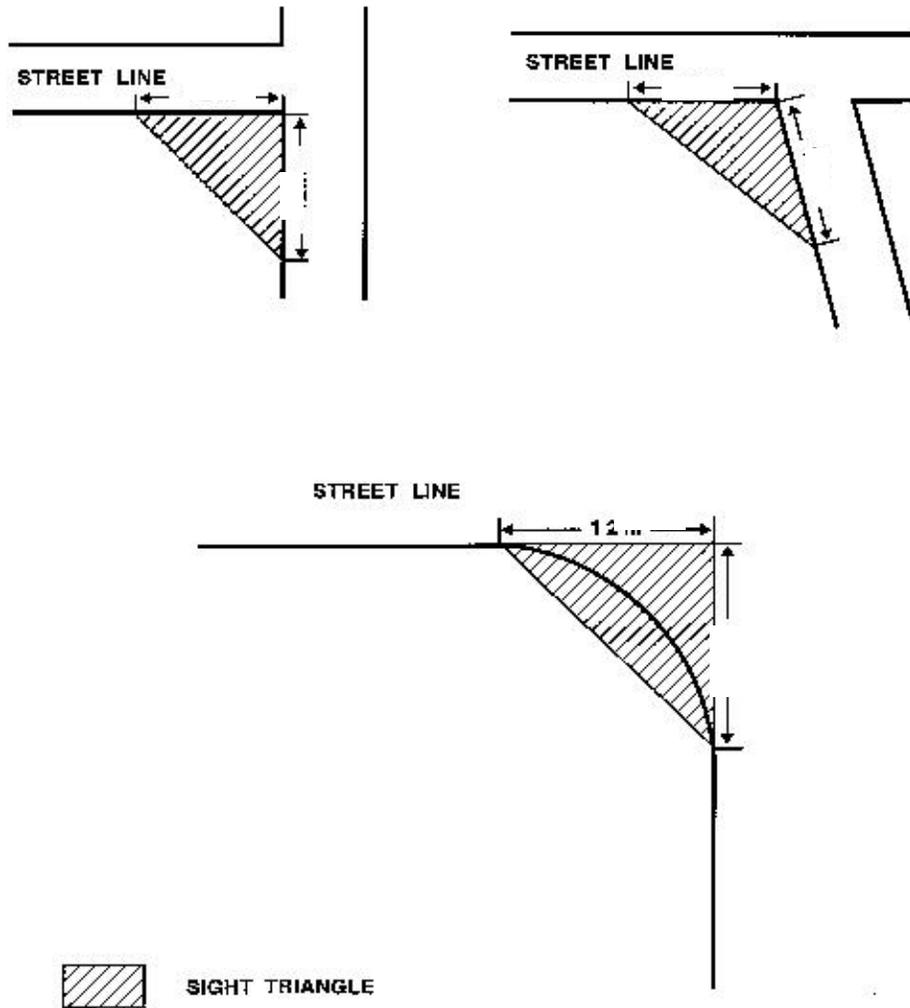
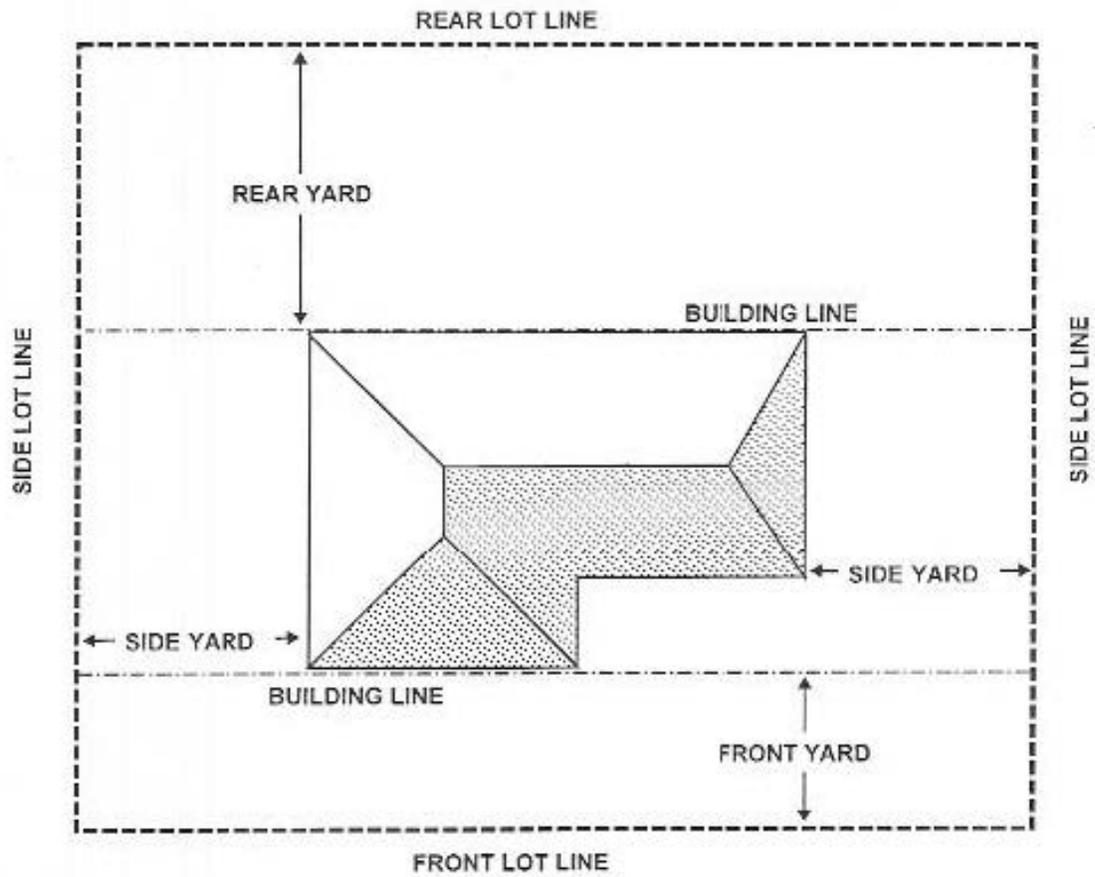


ILLUSTRATION OF SIGHT TRIANGLES



DEFINITION OF YARD



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