

**SECTION 14**  
(4469-03)

**GENERAL PROVISIONS FOR THE OAK RIDGES  
MORAINÉ CONSERVATION PLAN AREA**

The following general provisions shall apply to all lands within the Oak Ridges Moraine Conservation Plan Area as shown on Schedule "A", to this By-law.

**14.0 RECONSTRUCTION**

The reconstruction within the same location and dimensions of an existing building or structure that is damaged or destroyed by causes beyond the owner's control is permitted on all lands within Oak Ridges Moraine Conservation Plan Area as shown on Schedule "A", to this by-law and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no intensification of the use.

**14.1 Settlement Area (-ORM) Permitted uses**

For lands within the Oak Ridges Moraine Conservation Plan Area.

Notwithstanding any other provisions of the By-law to the contrary, within the "**Oak Ridges Moraine Settlement Area**", as shown on Schedule "A" – Map 1 to this By-law where a Zone symbol is followed by the letters "ORM", no person shall use the land, including expanding, enlarging or otherwise altering an existing use, building or structure, for any use other than a use legally existing as of November 15, 2001, or a use for which a building permit has been issued in accordance with Section 1.9.1 of this By-law, without an amendment to this By-law or relief from this by-law in accordance with the policies of the Official Plan and the Planning Act.

**141.a** Notwithstanding the provisions of Section 14.1, the following uses, buildings and structures may be permitted on legally existing residential lots with existing dwellings within the "**Oak Ridges Moraine Settlement Area**", as shown on Schedule "A" – Map 1 to this By-law:

- 1) sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor, provided such uses are located outside of hydrologically sensitive features.

**141.b Settlement Area Zoning Provisions**

- i) within the "Oak Ridges Moraine Settlement Area", as shown on Schedule "A" – Map 1 to this By-law where a Zone symbol is followed by the letters "ORM" the following siting provisions shall apply.

**Siting Specifications:**

Front Yard (minimum)	15.0 metres
Rear Yard (minimum)	22.0 metres
Interior Side Yard (minimum):	
- one side	9.0 metres
- other side	4.5 metres
Exterior Side Yard (minimum)	15.0 metres
Height (maximum)	10.0 metres

- ii) within the "Oak Ridges Moraine Settlement Area", as shown on Schedule "A" – Map 1 to this By-law where a Zone symbol is not followed by the letters "ORM" the zoning and siting provisions shall be in accordance with relevant zoning category provisions.

**14.1.c Site Plan Control**

All zones designated as a site plan control area, within by-law 3604-95.D as amended, shall continue to be subject to site plan control under Section 41 of the *Planning Act* and all required site plans shall be in compliance with the policies of Official Plan Amendment 48.

**14.1.1 Settlement Area Lands Outside Key Natural Heritage Features and Minimum Vegetation Protection Zones**

Despite any other provisions of the By-law to the contrary, where lands are not located within one or more of the key natural heritage features and/or hydrologically sensitive features, and/or their associated minimum vegetation protection zone(s) as identified and shown on Schedule "B" to this By-law, and where the said lands are also located within the "**Oak Ridges Moraine Settlement Area**", as shown on Schedule "A" – Map 1 to this By-law, the only uses, buildings and structures permitted shall be uses which were lawfully permitted by the Zoning By-law as of November 15, 2001, together with conservation uses. Notwithstanding this, these lawfully permitted uses, buildings and structures shall not include those prohibited uses that are outlined in Section 14.2 and 14.3 of this by-law. The provisions of Section 14.1 shall continue to apply to all lands located within the "**Oak Ridges Moraine Settlement Area**", as shown on Schedule "A" – Map 1 to this By-law, where a Zone symbol is followed by the letters "ORM".

**14.1.2 Settlement Area Lands Within Key Natural Heritage Features**

Despite any other provisions of the By-law to the contrary, where a lot or portion of a lot is located within one or more of the key natural heritage features and/or hydrologically sensitive features identified and shown on Schedule "B", to this By-law, and the said lands are also located within the

**"Oak Ridges Moraine Settlement Area"**, as shown on Schedule "A" – Map 1 to this By-law, then the following provisions shall apply:

- i) the only uses, building and structures permitted on that portion of said lot that is within the feature shall be uses legally existing as of November 15, 2001, or building or structures for which a building permit has been issued in accordance with Section 1.9.1 of this By-law, as amended, and conservation uses;
- ii) no development or site alteration including expanding, enlarging or otherwise altering an existing use, building or structure shall occur on that portion of said lot that is within the feature, as shown on Schedule "B", to this By-law, without an amendment to, or relief from this By-law, in accordance with the policies of the Official Plan as amended by Official Plan Amendment Number 48 and the Planning Act.
- iii) on that portion of the said lot that is not located within the feature, the uses permitted shall be in accordance with Section 14.1.1 of this By-law.

**14.1.2.1 (5368-11) Key Natural Heritage Features/Hydrologically Sensitive Features (KNHF-1) Exception Zone**

**14.1.2.1 Permitted Uses**

All development and site alteration with respect to the land within the "Key Natural Heritage Features (KNHF-1) Exception Zone" is prohibited, except as follows:

- a) Forrest, Fish and Wildlife Management however tree cutting/trimming shall be permitted if approved by the Town as part of a plan of subdivision approval.
- b) Conservation and flood erosion control projects, but only if they have been approved by the Town as part of a plan of subdivision approval.

**14.1.2.2 (5368-11) Minimum Vegetation Protection (MVPZ-1) Exception Zone**

**14.1.2.2 Permitted Uses**

All development and site alteration with respect to the land within the "Minimum Vegetation Protection (MVPZ-1) Exception Zone" is prohibited, except as follows:

- a) Forrest, Fish and Wildlife Management however tree cutting/trimming shall be permitted if approved by the Town as part of a plan of subdivision approval.
- b) Conservation and flood erosion control projects, but only if they have been approved by the Town as part of a plan of subdivision approval.
- c) Golf course rough, golf cart paths, water well and related infrastructure.

**14.1.3 Settlement Area Lands Within Minimum Vegetation Protection Zones**

Despite any other provisions of the By-law to the contrary, where a lot or a portion of a lot is located within one or more of the minimum vegetation protection zones identified and shown on Schedule "B" to this By-Law, and the lands are also located within the "***Oak Ridges Moraine Settlement Area***", as shown on Schedule "A" – Map 1 to this By-law, then the following provisions shall apply:

- i) no development or site alteration shall occur on that portion of the lot that contains a minimum vegetation protection zone as shown on Schedule "B" to this By-law, without an amendment to, or relief from the Zoning By-law in accordance with the policies of the Official Plan as amended by Official Plan Amendment Number 48 and the Planning Act, with the exception for residential lots with existing dwellings in accordance with Section 14.1.a.
- ii) on that portion of the said lot that is not located within the minimum vegetation protection zone, the uses permitted shall be in accordance with Section 14.1.1 of the by-law, or uses for which a building permit has been issued in accordance with Section 1.9.1 of the By-law, as amended, and conservation uses shall be permitted. Notwithstanding this, these lawfully permitted uses, buildings and structures shall not include those prohibited uses that are outlined in Section 14.2 and 14.3 of this by-law.

**14.1.4 Settlement Area Containing a Significant Woodland Feature**

Despite the provisions of Subsection 14.1.2 above, where a residential lot or a portion of a lot existing as of November 15, 2001, is located within a significant woodland as shown on Schedule "B", to this By-law, and the said lot or a portion of the said lot is also located within the "***Oak Ridges Moraine Settlement Area***" as shown on Schedule "A" – Map 1, the following provisions shall apply:

- i) **no development or site alteration shall occur** on that portion of the lot that contains a significant woodland as shown on Schedule "B" to this By-law, without an amendment to, or relief from the Zoning By-law in accordance with the policies of the Official Plan as amended by Official Plan Amendment Number 48 and the Planning Act, with the exception for residential lots in accordance with Section 14.1.a.
- ii) on that portion of the said lot that is not located within the significant woodland, the uses permitted shall be in accordance with Section 14.4.1 of the by-law, or uses for which a building permit has been issued in accordance with Section 1.9.1 of this By-law, as amended, and conservation uses shall be permitted. Notwithstanding this, these lawfully permitted uses, buildings and structures shall not include those prohibited uses that are outlined in Section 14.2 and 14.3 of this by-law.
- iii) any tree removal shall only occur within the actual area required for the use, erection or expansion or enlargement and that no other tree removal shall occur within the significant woodland.
- iv) Furthermore, if the said lot was not an existing lot as of November 15, 2001, or is a vacant lot, or if the primary use is removed and replaced with a new dwelling that is not on the original footprint, then the provisions of Section 14.1.2 shall apply.

#### **14.2 Areas of High Aquifer Vulnerability**

Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within an Area of High Aquifer Vulnerability as indicated by the zone shown on Schedule "C" attached hereto and forming part of this By-law with the exception of those uses listed below which were lawfully existing on November 15, 2001, and which may continue until the use(s) ceases:

- i) generation or storage of hazardous or liquid industrial waste;
- ii) waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) underground or above-ground storage tanks that are not equipped with an approved secondary containment device; and
- iv) the use, creation, handling or storage of alfatoxin, tetrachlorodibenzo-p-dioxin, pentachlorodibenzo-p-dioxin, hexachlorodibenzo-p-dioxin, or tetrachlorodibenzo furan, or other contaminants listed in Schedule

3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

### **14.3 Wellhead Protection Areas**

Notwithstanding any other provisions of this By-law to the contrary, the following uses are prohibited within a Wellhead Protection Area as indicated by the corresponding zone shown on Schedule "D" attached hereto, and forming part of this By-law with the exception of those uses listed below which were lawfully existing on November 15, 2001, and which may continue until the use(s) ceases:

- i) 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.
- ii) use, creation, handling or storage of alfatoxin, tetrachlorodibenzo-p-dioxin, pentachlorodibenzo-p-dioxin, hexachlorodibenzo-p-dioxin, or tetrachlorodibenzo furan, or other contaminants listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
- iii) generation or storage of hazardous or liquid industrial waste; and
- iv) waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities.

### **14.4 Landform Conservation Areas**

**14.4.1** The following provisions shall apply for any application for development or site alteration within a Landform Conservation Area (Category 1) as indicated by cross-hatching on Schedule "E" attached hereto and forming part of this By-law:

- i) the net developable area of the site that is disturbed shall not exceed 25 per cent of the total site area; and
- ii) the net developable area of the site that has impervious surfaces shall not exceed 15 per cent of the total site area.

**14.4.2** The following provisions shall apply for any application for development or site alteration within a Landform Conservation Area (Category 2) as

indicated by a dotted pattern shown on Schedule "E" attached hereto and forming part of this By-law:

- i) The net developable area of the site that is disturbed shall not exceed 50 per cent of the total site area; and
  - ii) The net developable area of the site that has impervious surfaces shall not exceed 20 per cent of the total site area.
- 14.4.3**
- i) Notwithstanding subsection 14.4.1. and 14.4.2 no development or site alteration shall occur on those category 1 and Category 2 lands identified on Schedule "E" to this by-law, without an amendment to, or relief from the zoning by-law in accordance with the policies in the Official Plan as amended by Official Plan Amendment No. 48 and the *Planning Act*.
  - ii) Section 14.4.3 shall not apply to sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor for lots with existing residential dwellings.

**14.4.4 Landform Conservation Areas in Settlement Area**

- i) Within the "Oak Ridges Moraine Settlement Area" as shown on Schedule "A" – Map 1, the provisions of Sections 14.4.1 and 14.4.2 shall only apply to lands zoned Rural (RU) Zone, Rural (RU-ORM) Zone, Estate Residential (ER) Zone, Estate Residential (ER-ORM) Zone, Major Open Space (O) Zone, Major Open Space Zone (O-ORM) Zone, Oak Ridges Moraine Environmental Protection (EP-ORM) Zone, and Oak Ridges Moraine Natural Core Area (NC-ORM) Zone and including any exception zone to the foregoing. In addition within the "Settlement Area" within Landform Conservation (Category 1) and (Category 2) Areas new zoning applications will be considered in accordance with Section 3.13.4.f x of Official Plan Amendment No. 48.
- ii) Within the "Oak Ridges Moraine Settlement Area" as shown on Schedule "A" – Map 1, the provisions of Sections 14.4.3.i shall not apply for existing residential lots.

**14.5 Rapid Infiltration Basins and Columns**

New rapid infiltration basins and new rapid infiltration columns as defined in Section 3, of this By-law are prohibited on lands within the Oak Ridges Moraine Plan Area, as shown on Schedule "A" to this By-law.

**14.6 Transportation Infrastructure And Utilities**

- 14.6.1** All new transportation, infrastructure and utilities uses listed below, and all upgrading or extension of existing transportation, infrastructure and utilities uses, including the opening of a road within an unopened road allowance, are prohibited on lands within a key natural heritage feature or hydrologically sensitive feature as shown on Schedule "B" to this By-law:
- (a) public highways;
  - (b) transit lines, railways and related facilities;
  - (c) gas and oil pipelines;
  - (d) sewage and water service systems and lines and stormwater management facilities;
  - (e) power transmission lines;
  - (f) telecommunications lines and facilities, including broadcasting towers;
  - (g) bridges, interchanges, stations, and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in Clauses a) to f) above; and
  - (h) rights of way required for the facilities listed in Clauses a) to g) above.
- 14.6.2** New transportation, infrastructure, and utilities uses may be permitted to cross a key natural heritage feature or a hydrologically sensitive feature, as shown on Schedule "B" of this By-law, despite the provisions of Section 14.6.1, or any other provisions of this By-law to the contrary, provided such use is in accordance with the policies of Section 3.13.10 of the Official Plan.
- 14.6.3** New transportation, infrastructure, or utilities uses shall not be permitted within the Oak Ridges Moraine Natural Linkage Area (NL-ORM) Zones, Oak Ridges Moraine Environmental Protection (EP-ORM) Zone, or the Oak Ridges Moraine Natural Core Area (NC-ORM) Zone, unless in conformity with the policies of Section 3.13.10 of the Official Plan

**SECTION 15            OAK RIDGES MORaine ENVIRONMENTAL PROTECTION  
(EP-ORM) ZONE**

Notwithstanding any other provisions of the By-law to the contrary the following provisions shall apply to all Oak Ridges Moraine Environmental Protection (EP-ORM) Zones.

**15.1        Uses Permitted**

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

- (1) uses legally existing as of November 15, 2001;
- (2) fish, wildlife and forest management;
- (3) conservation projects including flood and erosion control projects;
- (4) non-motorized trails;
- (5) transportation, infrastructure and utilities uses in accordance with Section 14.6.3 of this By-law and the applicable policies of the Official Plan; and
- (6) natural heritage appreciation.

Notwithstanding any other provisions of this By-law to the contrary, new stormwater management ponds and new agricultural uses, new agriculture related uses or accessory uses thereto, are prohibited on lands within the Oak Ridges Moraine Plan Area, which are identified as a key natural heritage feature and/or a hydrologically sensitive feature, as defined in Section 3, and shown on Schedule "B" to this By-law. Furthermore, conservation projects including flood and erosion control projects and small scale structures accessory to trails shall only be permitted within key natural heritage features, hydrologically sensitive features and within 120 metres of such features if the requirements of OPA 48 pertaining to such uses has been met.

**15.1.1      Siting Specifications:**

Front Yard (minimum)	15.0 metres
Rear Yard (minimum)	22.0 metres
Interior Side Yard (minimum):	
-        one side	9.0 metres
-        other side	4.5 metres
Exterior Side Yard (minimum)	15.0 metres
Height (maximum)	10.0 metres

**SECTION 16            OAK RIDGES MORaine NATURAL CORE AREA  
                                 (NC-ORM) ZONE**

Notwithstanding any other provisions of the By-law to the contrary the following provisions shall apply to all Oak Ridges Moraine Natural Core Area (NC-ORM) Zones.

**16.1        Permitted Uses**

No person shall hereafter within an Oak Ridges Moraine Natural Core Area (NC-ORM) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- (1) uses legally existing as of November 15, 2001;
- (2) fish, wildlife and forest management;
- (3) conservation projects including flood and erosion control projects;
- (4) non-motorized trails;
- (5) transportation, infrastructure and utilities uses in accordance with Section 14.6 of this By-law and the applicable policies of the Official Plan; and
- (6) natural heritage appreciation.

Notwithstanding any other provisions of this By-law to the contrary, new stormwater management ponds, new agricultural uses, new agriculture related uses and accessory uses thereto, are prohibited on lands within the Oak Ridges Moraine Plan Area, which are identified as a key natural heritage feature and/or a hydrologically sensitive feature, as defined in Section 3, and shown on Schedule "B" to this By-law. Furthermore, conservation projects including flood and erosion control projects and small scale structures accessory to trails shall only be permitted within key natural heritage features, hydrologically sensitive features and within 120 metres of such features if the requirements of OPA 48 pertaining to such uses has been met.

**16.1.1     Siting Specifications:**

Front Yard (minimum)	15.0 metres
Rear Yard (minimum)	22.0 metres
Interior Side Yard (minimum):	
-        one side	9.0 metres
-        other side	4.5 metres
Exterior Side Yard (minimum)	15.0 metres
Height (maximum)	10.0 metres

**16.1.2** Notwithstanding the provisions of Section 16.1, the following uses, buildings and structures may be permitted on legally existing residential lots with existing dwellings:

- i) sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor provided such uses are located outside of key natural features and hydrologically sensitive features.
- ii) sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor within significant woodlands provided they are located within 7.5 metres of the existing primary building or structure and provided that 75% of the existing woodland area of the lot is preserved in a natural state.

**1613** New single residential dwellings and related accessory uses on existing lots will only be permitted through a minor variance or rezoning to be completed to ensure compliance with Section 3.13.3 g of OPA 48.

**SECTION 17            OAK RIDGES MORAINÉ NATURAL LINKAGE AREA  
                                 (NL-ORM) ZONE**

Notwithstanding any other provision of the by-law to the contrary, the following provisions shall apply to all Oak Ridges Moraine Natural Linkage Area (NL-ORM) Zones.

**17.1      Permitted Uses**

No person shall hereafter within an Oak Ridges Moraine Natural Linkage Area (NL-ORM) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- (1)      Uses legally existing as of November 15, 2001;
- (2)      Fish, wildlife and forest management;
- (3)      Conservation projects including flood and erosion control projects;
- (4)      Non-motorized trails;
- (5)      Agricultural uses;
- (6)      Transportation, infrastructure and utilities in accordance with Section 14.6 of this by-law and the applicable policies of the Official Plan;
- (7)      Natural heritage appreciation
- (8)      Accessory uses to the above.

Notwithstanding any other provisions of this By-law to the contrary, new stormwater management ponds, new agricultural uses, new agriculture related uses and accessory uses thereto, are prohibited on lands within the Oak Ridges Moraine Plan Area, which are identified as a key natural heritage feature and/or a hydrologically sensitive feature, as defined in Section 3, and shown on Schedule "B" to this By-law. Furthermore, conservation projects including flood and erosion control projects and small scale structures accessory to trails shall only be permitted within key natural heritage features, hydrologically sensitive features and within 120 metres of such features if the requirements of OPA 48 pertaining to such uses has been met.

**17.1.1    Siting Specifications:**

Front Yard (minimum)	15.0 metres
Rear Yard (minimum)	22.0 metres
Interior Side Yard (minimum):	
-      one side	9.0 metres
-      other side	4.5 metres
Exterior Side Yard (minimum)	15.0 metres
Height (maximum)	10.0 metres

**17.12** Notwithstanding the provisions of section 17.1, the following uses, buildings and structures may be permitted on legally existing residential lots with existing dwellings:

- i) sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor provided such uses are located outside of key natural features and hydrologically sensitive features.
- ii) sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor within significant woodlands provided they are located within 7.5 metres of the existing primary building or structure and provided that 75% of the existing woodland area of the lot is preserved in a natural state.

**17.13** New single residential dwellings and related accessory uses on existing lots will only be permitted through a minor variance or rezoning to be completed to ensure compliance with Section 3.13.3 g of OPA 48.

**SECTION 17.2 OAK RIDGES MORaine NATURAL LINKAGE  
(5368-11) AREA (NL-ORM-1) EXCEPTION ZONE**

**17.2.1 Permitted Uses**

- a) one detached dwelling per lot
- b) a home occupation
- c) entry gates and/or structures

**17.2.2 Zone Requirements**

**17.2.2.1 Lot Specifications**

Lot Area (Minimum)            450 square metres  
Lot Frontage (Minimum)    15 metres

**17.2.2.2** Notwithstanding the definition of a Lot contained in Section 3 of this By-law, a lot shall be deemed to mean a whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act 1998*.

**17.2.2.3** Notwithstanding any provisions to the contrary for the purposes of this by-law where an application for a building permit has been submitted for a single detached dwelling, and associated accessory

structures and/or uses on two or more contiguous units under single title the collective unit shall be considered to constitute a lot and the yard requirements and other provisions of the by-law shall be applied as if the units were one lot.

**17.2.2.4** Notwithstanding the definition of Public Street contained in Section 3 of this by-law a street or road shall mean a private street as established on a registered plan of condominium pursuant to the *Condominium Act 1998*.

**17.2.3 Siting Specifications**

Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	6.0 Metres
Interior Side Yard (minimum):	
-one side	1.2 metres
-other side	0.6 metres
Exterior Side Yard (minimum)	2.4 metres
-garage setback	6.0 metres

**17.2.4 Building Specifications**

Floor Area (minimum)	
-one (1) storey	200 square metres
-two (2) stories	200 square metres
Lot Coverage - One Story (maximum)	60.0 percent
Lot Coverage - Two Storey (maximum)	45.0 percent
Height (main building) (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

**17.2.4.1** Notwithstanding Section 5.6.1 shall not apply for the purposes of this by-law with the exception that the driveway width shall be a maximum of 6.0 metres at the street line to the private right-of-way.

**17.2.5 Parking**

Notwithstanding the definition of Parking Space contained within Section 3 of this By-law and the provisions of Sections 5.4, a minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of one (1) parking space shall be provided, on the driveway.

**SECTION 17.3**      **OAK RIDGES MORaine NATURAL LINKAGE**  
(5368-11)            **AREA (NL-ORM-2) EXCEPTION ZONE**

**17.3.1**            **Permitted Uses**

- in conjunction with the C-ORM-2 Exception Zone one eighteen (18) hole golf course
- the following accessory uses:
  - golf practice area including putting and chipping greens
  - cart paths, walkways and trails
  - parking area
  - maintenance buildings
  - storage facilities located within a main or accessory building or structure
  - irrigation facilities and related infrastructure
  - communal well pumping station and related infrastructure
  - communal water treatment plant and related infrastructure

**17.3.2**            **Zone Requirements**

**17.3.2.1**         **Siting Specifications**

Notwithstanding any provision to the contrary, all buildings, including accessory structures, shall be setback a minimum distance of 9.0 metres from any lot line, with the exception of the communal water treatment plant which shall be setback a minimum of 5.0 metres from any lot line.

**17.3.2.2**         **Building Specifications**

Notwithstanding any provision to the contrary the maximum combined floor area of all accessory structures shall be 2000 square metres. The maximum height of all buildings and structures shall be 8.0 metres.

**SECTION 18            OAK RIDGES MORAINÉ COUNTRYSIDE AREA  
(C-ORM) ZONE**

Notwithstanding any other provision of the by-law to the contrary, the following provisions shall apply to all Oak Ridges Moraine Countryside Area (C-ORM) Zones.

**18.1        Permitted Uses**

No person shall hereafter within an Oak Ridges Moraine Countryside Area (C-ORM) Zone, use any land or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- (1)        Uses legally existing as of November 15, 2001;
- (2)        Fish, wildlife and forest management;
- (3)        Conservation projects including flood and erosion control projects;
- (4)        Non-motorized trails;
- (5)        Agricultural uses;
- (6)        Transportation, infrastructure and utilities in accordance with Section 14.6 of this by-law and the applicable policies of the Official Plan;
- (7)        Natural heritage appreciation;
- (8)        golf courses in accordance with the policies of the official plan as amended by OPA 48; and
- (9)        Accessory uses to the above.

Notwithstanding any other provisions of this By-law to the contrary, new stormwater management ponds, new agricultural uses, new agriculture related uses and accessory uses thereto, are prohibited on lands within the Oak Ridges Moraine Plan Area, which are identified as a key natural heritage feature and/or a hydrologically sensitive feature, as defined in Section 3, and shown on Schedule "B" to this By-law. Furthermore, conservation projects including flood and erosion control projects and small scale structures accessory to trails shall only be permitted within key natural heritage features, hydrologically sensitive features and within 120 metres of such features if the requirements of OPA 48 pertaining to such uses has been met.

**18.1.1     Siting Specifications:**

Front Yard (minimum)	15.0 metres
Rear Yard (minimum)	22.0 metres
Interior Side Yard (minimum):	
-        one side	9.0 metres
-        other side	4.5 metres
Exterior Side Yard (minimum)	15.0 metres
Height (maximum)	10.0 metres

**1812** Notwithstanding the provisions of Section 18.1, the following uses, buildings and structures may be permitted on legally existing residential lots with existing dwellings:

- i) sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor provided such uses are located outside of key natural features and hydrologically sensitive features.
- ii) sheds 10 square metres or less, swimming pools, uncovered decks, balconies, patios and minor additions including open sided roof porches to a maximum of 25% of the ground floor area provided that they do not exceed 50 sq. m. on the ground floor within significant woodlands provided they are located within 7.5 metres of the existing primary building or structure and provided that 75% of the existing woodland area of the lot is preserved in a natural state.

**1813** New single residential dwellings and related accessory uses on existing lots will only be permitted through a minor variance or rezoning to be completed to ensure compliance with Section 3.13.3 g of OPA 48.

**SECTION 18.2 OAK RIDGES MORAINÉ COUNTRYSIDE AREA**  
**(5368-11) (C-ORM-1) EXCEPTION ZONE**

**18.2.1 Permitted Uses**

- a) one detached dwelling per lot
- b) a home occupation
- c) entry gates and/or structures

**18.2.2 Zone Requirements**

**18.2.2.1 Lot Specifications**

Lot Area (Minimum)            450 square metres  
Lot Frontage (Minimum)    15 metres

**18.2.2.2** Notwithstanding the definition of a Lot in Section 3 of this By-law, for the purposes of this by-law a lot shall be deemed to mean a whole of one unit fronting on a private right-of-way as shown on a registered plan of condominium pursuant to the *Condominium Act 1998*.

**18.2.2.3** Notwithstanding any provisions to the contrary for the purposes of this by-law where an application for a building permit has been submitted for a single detached dwelling, and associated accessory structures and/or uses on two or more contiguous units under single

title the collective unit shall be considered to constitute a lot and the yard requirements and other provisions of the by-law shall be applied as if the units were one lot.

**18.2.2.4** Notwithstanding the definition of Public Street in Section 3 of this By-law, a street or road shall mean a private street as established on a registered plan of condominium pursuant to the *Condominium Act 1998*.

**18.2.3 Siting Specifications**

Front Yard (minimum)	4.5 metres
Rear Yard (minimum)	6.0 Metres
Interior Side Yard (minimum):	
-one side	1.2 metres
-other side	0.6 metres
Exterior Side Yard (minimum)	2.4 metres
-garage setback	6.0 metres

**18.2.4 Building Specifications**

Floor Area (minimum)	
-one (1) storey	200 square metres
-two (2) stories	200 square metres
Lot Coverage - One Story (maximum)	60.0 percent
Lot Coverage - Two Storey (maximum)	45.0 percent
Height (main building) (maximum)	11.0 metres
Interior Garage Length (minimum)	6.0 metres
Interior Garage Width (minimum)	2.9 metres

**18.2.4.1** Notwithstanding Section 5.6.1 shall not apply for the purposes of this by-law with the exception that the driveway width shall be a maximum of 6.0 metres at the street line to the private right-of-way.

**18.2.5 Parking**

Notwithstanding the definition of *Parking Space* contained within Section 3 of this By-law and the provisions of Sections 5.4, a minimum of two (2) parking spaces shall be provided, of which a minimum of one (1) parking space shall be provided within a private garage per unit, and a minimum of one (1) parking space shall be provided, on the driveway.

**SECTION 18.3 OAK RIDGES MORAINÉ COUNTRYSIDE AREA  
(5368-11) (C-ORM-2) EXCEPTION ZONE**

**18.3.1 Permitted Uses**

- in conjunction with the NL-ORM-2 Exception Zone one eighteen (18) hole golf course
- the following accessory uses:
  - one clubhouse building including dining facilities, and bar/lounge facilities
  - pro shop
  - golf practice area including putting and chipping greens
  - cart paths, walkways and trails
  - parking area
  - maintenance buildings
  - storage facilities located within a main or accessory building or structure
  - irrigation facilities and related infrastructure
  - communal sewage treatment plant and related infrastructure

**18.3.2 Zone Requirements**

**18.3.2.1 Siting Specifications**

Notwithstanding any provision to the contrary, all buildings, including accessory structures, shall be setback a minimum distance of 9.0 metres from any lot line.

**18.3.2.2 Building Specifications**

Notwithstanding any provision to the contrary, the maximum gross floor area of the club house shall be 1850 square metres and the combined floor area of all accessory structures shall be 2000 square metres. The maximum height of the club house shall be 11.0 metres, and the maximum height of all buildings and structures shall be 8.0 metres.

**18.4 OAK RIDGES MORAINÉ COUNTRYSIDE AREA  
(5679-15) (C-ORM-3) EXCEPTION ZONE**

**18.4.1 Uses Permitted**

- in addition to the uses permitted in Section 18.1, the existing building on the lands zoned C-ORM-3 on Schedule "A" may be used for Religious Institutions

- a maximum of 757 m<sup>2</sup> (6,189 ft<sup>2</sup>) shall be devoted to congregation/members
- one (1) detached dwelling unit for persons associated with permitted uses above

**18.4.2 Zone Requirements**

**18.4.2.1 Siting Specifications**

Front Yard (minimum)	25.0 metres
Rear Yard (minimum)	77.0 metres
Interior Side Yard (minimum)	
-one side	9.0 metres
-other side	4.5 metres
Height (maximum)	10.0 metres

**18.4.2.2 Buffer Strip**

Notwithstanding Section 4.8.1 a) and b) a buffer strip 3m in width shall be required. Further, no earth berm or fence shall be required as part of the buffer strip.

**18.4.2.3 Parking**

Notwithstanding the definition of *Parking Space* contained within Section 3 of this By-law and the provisions of Section 5.4, a minimum of sixty-four (64) parking spaces shall be provided.

Notwithstanding Section 5.5.1, thirty-five (35) parking spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles, to be specified by the Town.

**SECTION 19            OAK RIDGES MORAINES - OTHER GENERAL PROVISIONS**

- 19.1**     Notwithstanding any other provisions of this By-law to the contrary, lands zoned NC-ORM, or EP-ORM, may be included in the calculation of any zone provisions for adjoining lands, provided that such lands used in the calculation are part of the same lot.
- 19.2**     Notwithstanding any provision of this By-law to the contrary, all development shall comply with all applicable Official Plan policies related to the Oak Ridges Moraine Conservation Plan Area.
- 19.3**     Where there is a conflict between this By-law and the Oak Ridges Moraine Conservation Act, or the Oak Ridges Moraine Conservation Plan, the more restrictive provisions shall prevail. With the exception of policies applicable to agricultural uses, mineral aggregate operations and wayside pits.
- 19.4**     Except as otherwise provided for herein, where lands are shown on Schedule "A" – Map 1 to this By-law and an amendment to, or relief from this Zoning By-law is required, all applicable policies of the Official Plan, as amended, by Official Plan Amendment No. 48, shall apply to saidlands.
- 19.5**     Notwithstanding any other provisions of this By-law to the contrary, where a Zoning By-law is passed or a variance is approved resulting from a condition attached to a provisional consent, draft plan of subdivision or draft plan of condominium, and in accordance with the transitional provisions of the Oak Ridges Moraine Conservation Act, 2001, as amended, the zoning categories and provisions of said By-law or variance shall apply. Furthermore any by-law passed or variance granted, in accordance with the provisions of the Oak Ridges Moraine Conservation Act, 2001, subsequent to November 17, 2001, and prior to the approval of this specific by-law shall continue to apply.