

**BY-LAW NUMBER 2021-XXX**

**OF**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

**BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTION 34(5) OF THE PLANNING ACT R.S.O. 1990, c.p.13, AS AMENDED, TO AMEND THE TOWNSHIP OF UXBRIDGE'S COMPREHENSIVE ZONING BY-LAW 81-19 (AS AMENDED) TO AUTHORIZE THE REQUESTED ZONING AMENDMENT WITH RESPECT TO THE LANDS LEGALLY DESCRIBED AS LOT 12 & 13 PLAN 40M-2336, TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM.**

**WHEREAS** authority is granted under Section 34(5) of the Planning Act, R.S.O. 1990, c.P.13, as amended;

**AND WHEREAS** the By-law hereinafter set out conforms with the general intent and purpose of the Oak Ridges Moraine Conservation Plan, and the Official Plans for the Regional Municipality of Durham and the Township of Uxbridge.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AND SCHEDULE A AS FOLLOWS:**

1. **THAT** Notwithstanding Schedule 'A3' of Zoning By-law No. 81-19, as otherwise amended, is hereby amended by changing the Zone classifications with respect to certain lands described as Lot 12 and 13 of Plan 40M-2336 (hereafter referred to as the "Lot"), from Holding Rural Industrial (H) M1-36 and (H) M1-39 to Rural Industrial (H) M1-XX and classifications as hereinafter defined, in accordance with Schedule 'A' attached hereto by reference forming part of this By-law.
2. **THAT** Section 4.18.9 Special Zone Categories – Rural Industrial (M1) Zone of Zoning By-law 81-19, as amended, is hereby amended by adding the following new Section:

**4.18.9.XX HOLDING RURAL INDUSTRIAL (H) M1-XX ZONE**

(a) Within Holding Rural Industrial (H)M1-XX Zone located on the Lot, and as shown on Schedule 'A3' of Zoning By-law 81-19, as amended, notwithstanding any other provisions of the Rural Industrial (M1) Zone to the contrary, no person shall use any land or erect, alter or use any Building or Structure except in accordance with the following provisions:

- (i) For the purposes of this exception, all provisions are related to the Lots municipally known as 45 and 47 Anderson Road, as described above, on the date of passing this by-law. These Lots shall be treated as a singular Lot. For greater clarity the 'Lot' and 'site area' refers to the entirety of Lots 12 and 13 on Plan 40M-2336, and shall be treated as one Lot for the purposes of enforcing this by-law.

(ii) For the purposes of this by-law Lot Lines shall be in accordance with Map 2 herein.

(iii) PERMITTED NON-RESIDENTIAL USES

- The uses permitted in M1-27 Zone;
- Business, professional or administrative offices;
- A workshop;
- Transfer station for the sorting and separating of construction waste materials for delivery to both recycling and disposal facilities;
- Accessory uses.

(iv) PROHIBITED NON-RESIDENTIAL USES

Notwithstanding any other provision of this By-law to the contrary the following uses shall be expressly prohibited:

- Bulk plants for flammable liquids;
- The bulk storage of toxic chemicals and hazardous substances;
- Chemical manufacturing plants;
- Distilleries;
- Dry cleaning plants;
- Feed and flour mills;
- Paint, varnish, lacquer and pyroxylin product factories;
- Rubber processing plants.

(v) REGULATIONS FOR PERMITTED NON-RESIDENTIAL USES

- |   |   |
|---|---|
| • Minimum Lot Area Requirement          | 8000 square metres  |
| • Minimum Lot Frontage Requirement      | 40 metres   |
| • Minimum Yard Requirements             | In accordance with Section 4.18.2 c i, and ii, and d., a minimum Interior Side Yard of 3 metres and a minimum Rear Yard of 20 metres. |
| • Maximum Lot Coverage of all Buildings | 40%   |
| • Maximum Floor Space Index             | 0.40  |

For the purposes of this subsection, a Floor Space Index shall mean the ratio of the Total Floor Areas above ground measured to the exterior walls of all Buildings to the Lot Area.

- Minimum Setback from Street Centreline In accordance with Section 4.18.2 f.
- Minimum Landscaped Open Space Requirement 30%, including the Rear Yard and the required Front Yard
- Maximum Height of Buildings 12 metres
- Notwithstanding Section 4.18.3, Outside Storage shall be permitted, subject to the following:
  - The lesser of maximum coverage of 30% of the Lot Area or 8,000 square metres, excluding visitor parking areas;
  - Prohibited in any Yard abutting Regional Road No. 47;
  - Outside Storage of goods or materials may be located adjacent to a main or principal Building on the Lot and shall maintain a minimum Front Yard setback of 15 metres; and,
  - Shall be screened by Buildings or a vegetated berm, vegetated berm/closed fence or closed wooden, plastic and/or metal fence with a minimum height of 3 metres from finished grade.
- Parking
  - In accordance with Section 5.15
- Required Screening
  - Lands in the M1-XX Zone shall be effectively screened to the east where the Lot abuts a Rural (RU) Zone by a vegetated berm or vegetated berm/closed wooden fence with a combined minimum height of 4 metres above the highest elevation within 20 m of the property line of the landowner to the east or a minimum elevation of 360 metres whichever is greater.
- Use of Front and Side Yards
  - Notwithstanding the provisions of Sections 4.18.6 and 5.15 e.iii. and the landscaped open space requirement, the Front and Side Yards may be used for visitor and employee parking provided that a Landscaped Open Space area with a minimum width of 6 metres is maintained between the parking area and the Street Line.

3. THAT the Council of the Corporation of the Township of Uxbridge shall not remove the Holding (H) symbol from the Holding Rural Industrial Exception No. XX ((H) M1-XX) Zone on the lands which are the subject of this by-law until the following conditions have been complied with:
- i. That a subdivision agreement respecting the lands has been fully executed by the Owner and the Township of Uxbridge or the Region of Durham, whichever is applicable, and that a site plan agreement has been executed by the Owner. The Township shall give consideration, as part of the site plan control process, to locating Outside Storage in the Front Yard;
  - ii. Approval by the Township of a dust management plan, including long-term dust control measures;
  - iii. Approval by the Township of a detailed noise report which identifies required noise mitigation measures to mitigate impacts on adjacent residents;
  - iv. Approval by the Township of an outdoor illumination plan which is designed to mitigate impacts on adjacent residents;
  - v. Approval by the Township of an odour management plan designed to mitigate impacts on adjacent residents; and,
  - vi. That it has been determined that the proposed use complies with the applicable policies of the Region of Durham Official Plan regarding water usage.

**READ** a **FIRST, SECOND** and **THIRD** time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2021.

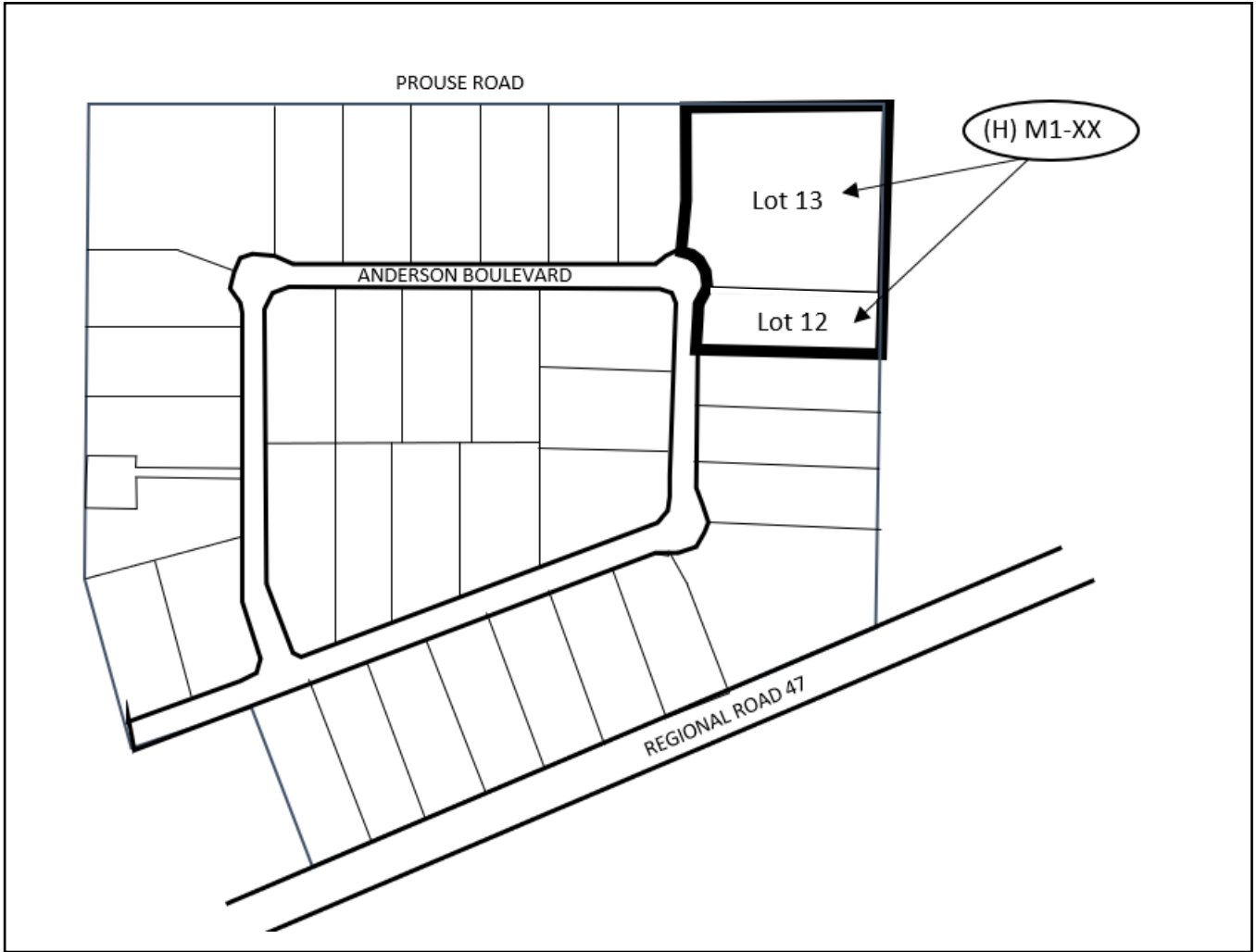
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DAVE BARTON  
MAYOR

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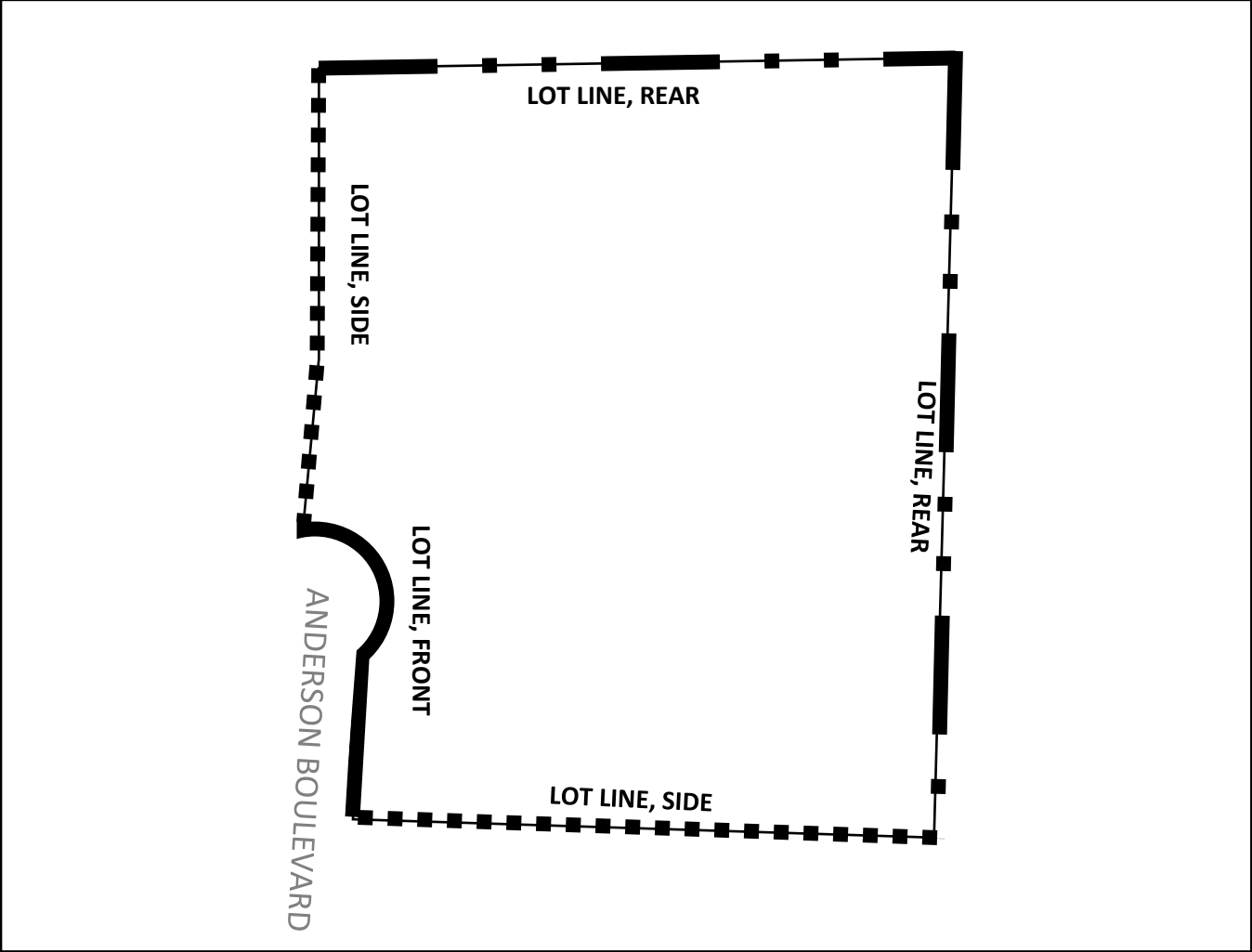
DEBBIR LEROUX  
CLERK

**SCHEDULE "A"**  
**TO ZONING BY-LAW No. 2021-\_\_**  
**TOWNSHIP OF UXBRIDGE**



 AREA AFFECTED BY THIS BY-LAW

**MAP 1**



- LOT LINE, FRONT
- ..... LOT LINE, SIDE
- . . . — . . . LOT LINE, REAR

MAP 2