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**SECTION 11**  
**ENVIRONMENTAL POLICY AREA ZONES**

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**11.1 GENERAL PROHIBITION**

No person shall, within any Environmental Policy Area Zone, use any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 11.1 of Subsection 11.2 and in accordance with the standards contained in Table 11.2 of Subsection 11.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

**11.2 PERMITTED USES**

Uses permitted in an **Environmental Policy Area Zone** are noted by the symbol '✓' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in **Table 11.1**. A number(s) following the symbol '✓', *zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Use Table, **Table 11.1**.

The Environmental Policy Area Zones established by this By-law are as follows:

- EPA1            Environmental Policy Area 1
- EPA2            Environmental Policy Area 2
- EPA1-ORM    Environmental Policy Area 1 – Oak Ridges Moraine
- EPA2-ORM    Environmental Policy Area 2 – Oak Ridges Moraine

The Environmental Policy Area Zone – Oak Ridges Moraine represents lands within the *Oak Ridges Moraine Conservation Plan Area* that are located in a Key Natural Heritage Feature, or a Hydrologically Sensitive Feature and/or the feature's associated minimum vegetation protection zone.

**TABLE 11.1**

USE	ZONE			
	EPA1	EPA2	EPA1-ORM	EPA2-ORM
<i>Agricultural Uses, Existing (ORM)</i>			✓	✓
<i>Apartment, Accessory</i>		✓		
<i>Dwelling, Detached</i>		✓		✓ (3)
<i>Bed and Breakfast Establishment</i>		✓ (5)		✓ (5)
<i>Environmental Management</i>	✓	✓	✓	✓
<i>Farm, Existing</i>	✓	✓		
<i>Forest Management</i>	✓	✓	✓	✓

<b>Home Business (ORM)</b>				✓ (4)
<b>Home Occupation</b>		✓ (1) (2)		
<b>Low-Intensity Recreational Uses (ORM)</b>			✓	✓
<b>Recreation, Non-Intensive</b>	✓	✓		
<b>Transportation, Infrastructure and Utilities with the exception of stormwater management ponds</b>			✓	✓

**Footnotes for Table 11.1**

- (1) No more than 6 students are permitted in any one lesson for a *home occupation* involving the instruction of a craft or skill.
- (2) Permitted in a detached or semi-detached *dwelling* only.
- (3) Permitted only on a vacant *lot* of record where a single detached *dwelling* would have been permitted as of November 15, 2001 and *accessory uses* thereto.
- (4) Permitted in a detached *dwelling* only.
- (5) Must comply with the provisions of Section 4.5 *Bed and Breakfast Establishments* and Country Inns and Section 5.2.2 Residential Parking Requirements

**11.3 ZONE STANDARDS**

No person shall, within any **Environmental Policy Area Zone**, use any *lot* or erect, *alter*, use any *building* or *structure* except in accordance with the following *zone* provisions. A number(s) following the *zone* standard, *zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of **Table 11.2**.

**TABLE 11.2**

STANDARDS	ZONE			
	EPA1	EPA2	EPA1-ORM	EPA2-ORM
<b>Lot Area (Minimum)</b>				
Unserviced <i>lot</i> :		2,000 m <sup>2</sup>		2,000m <sup>2</sup>
Partly Serviced <i>lot</i> :		1,390 m <sup>2</sup>		1,390m <sup>2</sup>
<b>Lot Frontage (Minimum)</b>				
Unserviced <i>lot</i> :		30m		30m
Partly Serviced <i>lot</i>		21m		21m
<b>Building Area (Maximum)</b>				
Agricultural <i>use</i>	30m <sup>2</sup>	(1)	30m <sup>2</sup>	(1)
Non-Agricultural <i>use</i>	30m <sup>2</sup>	(2)	30m <sup>2</sup>	(2)
<b>Front Yard (Minimum)</b>				

Agricultural use	18m	18m	18m	18m
Non-Agricultural use	9m	9m	9m	9m
<b>Exterior Side Yard (Minimum)</b>				
Agricultural use	18m	18m	18m	18m
Non-Agricultural use	9m	9m	9m	9m
<b>Rear Yard (Minimum)</b>				
Agricultural use	10m	10m	10m	10m
Non-Agricultural use	9m	9m	9m	9m
<b>Interior Side Yard (Minimum)</b>				
Agricultural use				
Existing lots of less than 8 ha	3m	3m	3m	3m
Other lots	15m	15m	15m	15m
Non-Agricultural use				
Main building on driveway side	3m	3m	3m	3m
Main building on other side	1.5m	1.5m	1.5m	1.5m
<b>Building Heights (Maximum):</b>				
Agricultural use	12.2m	12.2m	12.2m	12.2m
Non-Agricultural use	10.5m	10.5m	10.5m	10.5m
<b>Driveway Setbacks (Minimum):</b>				
Agricultural use	3m	3m	3m	3m
Non-Agricultural use	0.5m	0.5m	0.5m	0.5m
<b>Parking Space Setbacks from any street line (minimum):</b>				
Agricultural Use:	3m	3m	3m	3m
Non-Agricultural Use:				

#### Footnotes For Table 11.2

- (1) The maximum building area shall be the lesser of 5% or 0.4 ha.
- (2) The maximum building area shall be the lesser of 25% or 500m<sup>2</sup>.