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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 Hierologically Sensitive Feature and/or the feature's associated minimum vegetation protection zone.

**TABLE 11.1**

| USE                                      | ZONES |          |          |          |
|--|-------|----------|----------|----------|
|  | EPA1  | EPA2     | EPA1-ORM | EPA2-ORM |
| <i>Agricultural Uses, Existing (ORM)</i> |       |          | ✓        | ✓        |
| <i>Apartment, Accessory</i>              |       | ✓        |          |          |
| <i>Dwelling, Detached</i>                |       | ✓        |          | ✓(3)     |
| <i>Environmental Management</i>          | ✓     | ✓        | ✓        | ✓        |
| <i>Farm, Existing</i>                    | ✓     | ✓        |          |          |
| <i>Forest Management</i>                 | ✓     | ✓        | ✓        | ✓        |
| <i>Home Business (ORM)</i>               |       |          |          | ✓(4)     |
| <i>Home Occupation</i>                   |       | ✓(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.

**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                           | ZONES             |                      |                   |                      |
|-------------------------------------|-------------------|----------------------|-------------------|----------------------|
|                                     | EPA1              | EPA2                 | EPA1-ORM          | EPA2-ORM             |
| <b>Lot Area (Minimum)</b>           |                   |                      |                   |                      |
| Unserviced <i>lot</i> :             |                   | 2,000 m <sup>2</sup> |                   | 2,000 m <sup>2</sup> |
| Partly Serviced <i>lot</i> :        |                   | 1,390 m <sup>2</sup> |                   | 1,390 m <sup>2</sup> |
| <b>Lot Frontage (Minimum)</b>       |                   |                      |                   |                      |
| Unserviced <i>lot</i> :             |                   | 30 m                 |                   | 30 m                 |
| Partly Serviced <i>lot</i> :        |                   | 21 m                 |                   | 21 m                 |
| <b>Building Area (Maximum)</b>      |                   |                      |                   |                      |
| Agricultural <i>use</i>             | 30 m <sup>2</sup> | (1)                  | 30 m <sup>2</sup> | (1)                  |
| Non-Agricultural <i>use</i>         | 30 m <sup>2</sup> | (2)                  | 30 m <sup>2</sup> | (2)                  |
| <b>Front Yard (Minimum)</b>         |                   |                      |                   |                      |
| Agricultural <i>use</i>             | 18 m              | 18 m                 | 18 m              | 18 m                 |
| Non-Agricultural <i>use</i>         | 9 m               | 9 m                  | 9 m               | 9 m                  |
| <b>Exterior Side Yard (Minimum)</b> |                   |                      |                   |                      |
| Agricultural <i>use</i>             | 18 m              | 18 m                 | 18 m              | 18 m                 |
| Non-Agricultural <i>use</i>         | 9 m               | 9 m                  | 9 m               | 9 m                  |
| <b>Rear Yard (Minimum)</b>          |                   |                      |                   |                      |
| Agricultural <i>use</i>             | 10 m              | 10 m                 | 10 m              | 10 m                 |
| Non-Agricultural <i>use</i>         | 9 m               | 9 m                  | 9 m               | 9 m                  |

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

**Footnotes For Table 11.2**

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