

AMENDED BY
BY-LAW NO. 87-103
+ 90-18

TOWNSHIP OF UXBRIDGE

BY-LAW NO. 85- 68

BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 40 OF THE PLANNING ACT, S.O., 1983, C. 1, AS AMENDED, TO DESIGNATE A "SITE PLAN CONTROL AREA" FOR THE TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM.

WHEREAS in accordance with Section 40(2) of The Planning Act, S.O., 1983, c. 1, as amended, all of the lands within the Township of Uxbridge are described as a proposed "Site Plan Control Area" in the Official Plan, as amended by Amendment No. 8, which has been duly approved and is in effect;

AND WHEREAS the Municipality considers it advisable to require the approval of certain Plans and Drawings as a condition of development, save and except for certain classes of development. "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in clause (a) of paragraph 95 of section 210 of the Municipal Act or of sites for the location of three or more mobile homes as defined in clause 45(1)(a) of The Planning Act, S.O., 1983, c.1, as amended;

AND WHEREAS Township Council deems it necessary and advisable, as hereinafter provided, that an Owner of land enter into a Site Plan Development Agreement with the Municipality with respect to any or all of the items listed in Section 40 of The Planning Act, S.O., 1983, c. 1, as amended;

AND WHEREAS pursuant to the said Section 40 of The Planning Act, the Site Plan Development Agreement may be registered in the Land Registry Office against the land to which it applies;

AND WHEREAS Section 325 of The Municipal Act, R.S.O., 1980, c. 302, as amended, provides that in the event of default of any of the provisions of the Site Plan Development Agreement by the Owner of the land, the Municipality may complete the matter or thing at the expense of the Owner of the land, and may recover the expenses, with interest, in a like manner as municipal taxes;

SCHEDULE "A"

TO BY-LAW NO. 85- 68

THIS IS SCHEDULE "A" TO THE SITE PLAN CONTROL AREA BY-LAW NO. 85-68 OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE.

Description of Site Plan Control Area

All of the lands within the corporate boundaries of the Township of Uxbridge.

SCHEDULE "B"

TO BY-LAW NO. 85-68

THIS IS SCHEDULE "B" TO THE SITE PLAN CONTROL AREA BY-LAW NO. 85-68 OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE.

Description of Classes of Development Which Are Excluded

- (a) single-family dwelling houses in all Zones where such are permitted by Zoning By-law No. 81-19, as amended.
- (b) semi-detached dwelling houses and duplex dwelling houses in the Residential Second Density (R2) Zone and the Residential Multiple Density (RM) Zone, in Zoning By-law No. 81-19, as amended. ✓
- (c) permitted buildings and structures which are accessory to the foregoing permitted dwelling houses.
- (d) permitted buildings and structures, associated with normal agricultural operations, in the Rural (RU) Zone in Zoning By-law No. 81-19, as amended.

NOW THEREFORE BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE:

1. Site Plan Control Area

The areas described in Schedule "A", attached hereto and by this reference forming part of this By-law, are hereby designated as a Site Plan Control Area in accordance with Section 40 of The Planning Act, S.O., 1983, c. 1, as amended, and no person shall undertake any "Development" as defined in sub-section 40(2) of The Planning Act, S.O., 1983, c.1, as amended, until plans and drawings have been approved and the required agreements signed pursuant to Section 40 of The Planning Act, S.O., 1983, c. 1, as amended.

2. Classes of Development Excluded

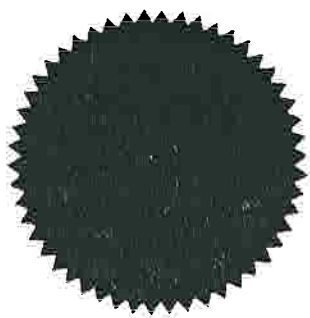
Those classes of "Development" specifically described in Schedule "B" attached hereto and by this reference forming part of this By-law may be undertaken without the approval of plans and drawings as required by Section 1 above.

3. By-law No. 79-75, passed on the 25th day of October, 1979, is hereby repealed when this By-law comes into force and effect.

4. This By-law shall come into force and effect upon the proclamation of Section 40 of The Planning Act, S.O., 1983, c. 1, as amended.

THIS By-law read a first and second time this 19TH day of DECEMBER, 1985.

THIS By-law read a third time and finally passed this 19TH day of DECEMBER, 1985.



CORPORATION OF THE TOWNSHIP OF UXBRIDGE

MAYOR: [Signature]

CLERK: [Signature]

OF THE

CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW TO AMEND SITE PLAN CONTROL AREA
BY-LAW NO. 85-68 OF THE CORPORATION OF THE
TOWNSHIP OF UXBRIDGE, PURSUANT TO THE PROVISIONS
OF SECTION 40 OF THE PLANNING ACT, S.O. 1983,
c.1, AS AMENDED.

WHEREAS the By-law hereinafter set out conforms with Amendment No. 9 to the Official Plan of the Township of Uxbridge, which Amendment was approved by the Minister of Municipal Affairs on the 12th day of November, 1987.

NOW THEREFORE the Council of the Corporation of the Township of Uxbridge hereby enacts a By-law as follows:

1. THAT the recitals Section of By-law No. 85-68 is hereby amended by adding the following to the end thereof:

"AND WHEREAS the Municipality considers it advisable that highway widenings be a condition of development in accordance with the provisions of the Official Plan of the Township of Uxbridge, as amended by Amendment No. 9, in effect."

2. THAT Schedule "B" to By-law NO. 85-68 is hereby deleted in its entirety and the Schedule "B", attached hereto and by this reference forming part of this By-law, is hereby inserted therefor.
3. THAT By-law No. 85-68 is hereby amended by adding the following clause 3 immediately after clause 2 and clauses 3 and 4 are hereby renumbered accordingly.

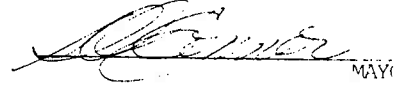
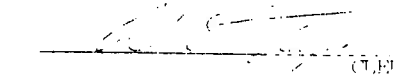
"3. Delegation of Signing Power

In accordance with Section 40 (13) (b) of The Planning Act, the appointed person indicated on Schedule "C" hereof is hereby delegated the authority to execute agreement on behalf of the Township, pursuant to Section 40 (7) (c) of The Planning Act, but only in respect to the class of development described in clause (c) of Schedule "B" hereof."

4. THAT By-law NO. 85-68 is hereby amended by adding the Schedule "C", attached hereto and by this reference forming part of this By-law, after Schedule "B" thereof.
5. THAT this By-law shall come into force and effect on the date of its passing by the Council of the Corporation of the Township of Uxbridge.

READ a FIRST, SECOND and THIRD time and finally passed this 21st day of December, 1987.




MAYOR

COUNCILOR

SCHEDULE "B"

TO BY-LAW NUMBER 87-103

THIS IS SCHEDULE "B" TO THE SITE PLAN CONTROL AREA BY-LAW NO. 85-68, AS AMENDED BY BY-LAW NO. 87-103 OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE.

Description of Classes of Development which are excluded.

- (a) all single-family dwelling houses located on plans of subdivision for which the Township has a Subdivision Agreement, or which are located on lots in the Rural (RU) Zone in Zoning By-law No. 81-19.
- (b) permitted buildings or structures which are accessory to single-family and two-family dwelling houses.
- (c) permitted buildings and structures, associated with normal agricultural operations, in the Rural (RU) Zone in Zoning By-law No. 81-19, as amended.

SCHEDULE "C"

THIS IS SCHEDULE "C" TO THE SITE PLAN CONTROL AREA BY-LAW NO. 85-68, AS AMENDED BY BY-LAW NO. 87-103 OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE.

Appointed Person to Execute Agreements Pursuant to Clause (a) of Schedule "B".

"CLERK"

OF THE

CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW TO AMEND SITE PLAN CONTROL AREA
BY-LAW NO. 85-68 OF THE CORPORATION OF THE
TOWNSHIP OF UXBRIDGE, PURSUANT TO THE PROVISIONS
OF SECTION 40 OF THE PLANNING ACT, S.O. 1983,
c.1, AS AMENDED.

WHEREAS the By-law hereinafter set out conforms with Amendment No. 9 to the Official Plan of the Township of Uxbridge, which Amendment was approved by the Minister of Municipal Affairs on the 12th day of November, 1987.

NOW THEREFORE the Council of the Corporation of the Township of Uxbridge hereby enacts a By-law as follows:

1. THAT the recitals Section of By-law No. 85-68 is hereby amended by adding the following to the end thereof:

"AND WHEREAS the Municipality considers it advisable that highway widenings be a condition of development in accordance with the provisions of the Official Plan of the Township of Uxbridge, as amended by Amendment No. 9, in effect."

2. THAT Schedule "B" to By-law NO. 85-68 is hereby deleted in its entirety and the Schedule "B", attached hereto and by this reference forming part of this By-law, is hereby inserted therefor.
3. THAT By-law No. 85-68 is hereby amended by adding the following clause 3 immediately after clause 2 and clauses 3 and 4 are hereby renumbered accordingly.


"3. Delegation of Signing Power

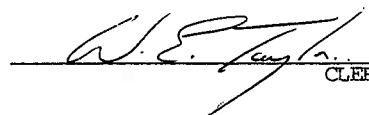
In accordance with Section 40 (13) (b) of The Planning Act, the appointed person indicated on Schedule "C" hereof is hereby delegated the authority to execute agreement, on behalf of the Township, pursuant to Section 40 (7) (c) of The Planning Act, but only in respect to the class of development described in clause (c) of Schedule "B" hereof."

4. THAT By-law NO. 85-68 is hereby amended by adding the Schedule "C", attached hereto and by this reference forming part of this By-law, after Schedule "B" thereof.
5. THAT this By-law shall come into force and effect on the date of its passing by the Council of the Corporation of the Township of Uxbridge.

READ a FIRST, SECOND and THIRD time and finally passed this 21st day of December, 1987.




MAYOR


CLERK

SCHEDULE "B"

TO BY-LAW NUMBER 87-103

THIS IS SCHEDULE "B" TO THE SITE PLAN CONTROL AREA BY-LAW NO. 85-68, AS AMENDED BY BY-LAW NO.87- 103 OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE.

Description of Classes of Development which are excluded.

- (a) all single-family dwelling houses located on plans of subdivision for which the Township has a Subdivision Agreement, or which are located on lots in the Rural (RU) Zone in Zoning By-law No. 81-19.
- (b) permitted buildings or structures which are accessory to single-family and two-family dwelling houses.
- (c) permitted buildings and structures, associated with normal agricultural operations, in the Rural (RU) Zone in Zoning By-law No. 81-19, as amended.

SCHEDULE "C"

THIS IS SCHEDULE "C" TO THE SITE PLAN CONTROL AREA BY-LAW NO. 85-68, AS AMENDED BY BY-LAW NO. 87-103 OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE.

Appointed Person to Execute Agreements Pursuant to Clause (a) of Schedule "B".

"CLERK"

BY-LAW NUMBER 92-18

**OF THE
CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

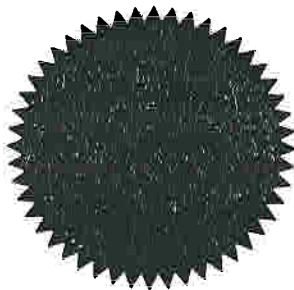
**BEING A BY-LAW TO AMEND SITE PLAN CONTROL AREA
BY-LAW 85-68, AS AMENDED, OF THE CORPORATION OF THE
TOWNSHIP OF UXBRIDGE, PURSUANT TO THE PROVISIONS OF
SECTION 40 OF THE PLANNING ACT, S.O. 1983, c.1, AS AMENDED**

WHEREAS the By-law hereinafter set out, conforms with Amendment No. 9 to the Official Plan of the Township of Uxbridge, which amendment was approved by the Minister of Municipal Affairs on the 12th day of November, 1987.

NOW THEREFORE the Council of the Corporation of the Township of Uxbridge hereby enacts a By-law as follows:

1. **THAT** By-law Number 92-6, passed by the Council of the Corporation of the Township of Uxbridge on the 20th day of January 1992, is hereby repealed in its entirety.
2. **THAT** Schedule "B" to By-law No. 85-68, as amended by By-law No. 87-103, is hereby deleted in its entirety and the Schedule "B", attached hereto and by this reference forming part of this By-law, is hereby inserted therefor.
3. **THAT** this By-law shall come into force and effect on the date of its passing by the Council of the Corporation of the Township of Uxbridge.

READ a FIRST, SECOND and THIRD time and finally passed this 10th day of February, 1992.





MAYOR



CLERK

SCHEDULE "B"

THIS is Schedule "B" to the Site Plan Control Area By-law 85-68, as amended by By-law No. 92-18 of the Corporation of the Township of Uxbridge.

Description of Classes of Development which were excluded.

- (a) a single-family dwelling house located on a plan of subdivision for which the Township has a Subdivision Agreement executed since the 1st day of January, 1980, and for which the Township continues to retain adequate financial securities to ensure that all requirements related to lot grading, driveways, access, fencing and all other matters deemed necessary by the Chief Building Official to ensure compliance with the Subdivision Agreement, will be completed.
- (b) a single-family dwelling located on a lot and zoned Rural (RU) in Zoning By-law No. 81-19, having a minimum lot area of .5 hectares.
- (c) permitted buildings or structures which are accessory to single-family and two-family dwelling houses.
- (d) permitted buildings and structures, associated with normal agricultural operations, in the Rural (RU) Zone in Zoning By-law No. 81-19, as amended.