

Section 8.0 Greenway System

8.1 Provisions applicable to lands within the Oak Ridges Moraine Conservation Plan Area with a zone symbol starting with “ORM”

8.1.1 Area of High Aquifer Vulnerability Zone – Oak Ridges Moraine Conservation Plan Area

Notwithstanding any other provision of this By-law, except for existing uses, **buildings** and **structures**, the following uses are prohibited within an area of High **Aquifer Vulnerability** as shown on Overlay “G”:

- a) generation or storage of **hazardous waste** or **liquid industrial waste**;
- b) waste disposal sites and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- c) underground or above-ground **bulk storage tanks** that are not equipped with a secondary containment device; and,
- d) the use, creation, handling or storage of **hazardous waste** as identified in Regulation 347 of the Revised Regulations of Ontario, 1990.

8.1.2 Rapid Infiltration Basins and Columns

The use of rapid infiltration basins and columns are prohibited.

8.1.3 Landform Conservation Areas

The following provisions shall apply to the ORMNC, ORMNL, ORMCO, ORMH, ORMOS, ORMOS1 AND ORMKNF **Zones**:

(1) Landform Conservation Area – Category 1

An application for **development** or **site alteration** shall:

- a) limit the portion of the **net developable area** of the site that is disturbed to not more than 25% of the total area of the site; and,
- b) limit the portion of the **net developable area** of the site that has **impervious surfaces** to not more than 15% of the total areas of the site.

(2) Landform Conservation Area – Category 2

An application for **development** or **site alteration** shall:

- a) limit the portion of the **net developable area** of the site that is disturbed to not more than 50% of the total area of the site; and,
- b) limit the portion of the **net developable area** of the site that has **impervious surfaces** to not more than 20% of the total area of the site.

- (3) Notwithstanding Section 8.1.3 (1) and (2), no **development** or **site alteration** shall occur beyond the limits of the **development envelope** for lots developed for a **detached dwelling**.

8.2 Zones

- a) Uses which are permitted in the **zones** are identified in following Tables:

	Zone	Table
Rural		
Oak Ridges Moraine Rural Zone Permitted Uses	ORMCO	Table 8.1A
Oak Ridges Moraine Rural Zone Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Rural Zone Standards		Table 8.2A
Oak Ridges Moraine Rural Zone Standards Special Provisions		Table 8.2B
Oak Ridges Moraine Rural Settlement Area Zone Permitted Uses	ORMH	Table 8.1A
Oak Ridges Moraine Rural Settlement Area Zone Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Rural Settlement Area Zone Standards		Table 8.2A
Oak Ridges Moraine Rural Settlement Area Zone Standards Special Provisions		Table 8.2B
Oak Ridges Moraine Pit Zone Permitted Uses	ORMP	Table 8.1A
Oak Ridges Moraine Pit Zone Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Pit Zone Standards		Table 8.2A
Oak Ridges Moraine Pit Zone Standards Special Provisions		Table 8.2B
Environmental Zones		
Oak Ridges Moraine Natural Core Zone Permitted Uses	ORMNC	Table 8.1A
Oak Ridges Moraine Natural Core Zone Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Natural Core Zone Standards		Table 8.2A
Oak Ridges Moraine Natural Core Zone Standards Special Provisions		Table 8.2B
Oak Ridges Moraine Natural Linkage Zone Permitted Uses	ORMNL	Table 8.1A
Oak Ridges Moraine Natural Linkage Zone Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Natural Linkage Zone Standards		Table 8.2A
Oak Ridges Moraine Natural Linkage Zone Standards Special Provisions		Table 8.2B

	Zone	Table
Oak Ridges Moraine Open Space Zone Permitted Uses	ORMOS	Table 8.1A
Oak Ridges Moraine Open Space Zone Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Open Space Zone Standards		Table 8.2A
Oak Ridges Moraine Open Space Zone Standards Special Provisions		Table 8.2B
Oak Ridges Moraine Open Space One Zone Permitted Uses	ORMOS1	Table 8.1A
Oak Ridges Moraine Open Space One Zone Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Open Space One Zone Standards		Table 8.2A
Oak Ridges Moraine Open Space One Zone Standards Special Provisions		Table 8.2B
Oak Ridges Moraine Key Natural Feature Zone Permitted Uses	ORMKNF	Table 8.1A
Oak Ridges Moraine Key Natural Feature Zone Special Provisions		Table 8.1B
Oak Ridges Moraine Key Natural Feature Zone Standards		Table 8.2A
Oak Ridges Moraine Key Natural Feature Zone Standards Special Provisions		Table 8.2B

- b) Permitted uses in a **zone** are noted by the symbol 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the **zone** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:
- i. the special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,
 - ii. the special provisions shall specifically apply where referred to in the Standards Tables.
- c) One or more uses prescribed in Table 8.1A may be permitted on one **lot**.

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Table 8.1A Oak Ridges Moraine Rural and Environmental Zones Permitted Uses

Zone	ORMCO	ORMH	ORMP ⁽⁵⁾	ORMNC	ORMNL	ORMOS ⁽⁷⁾⁽¹²⁾	ORMOS1 ⁽¹⁰⁾⁽¹²⁾	ORMKNF ⁽⁸⁾⁽⁹⁾⁽¹²⁾
Use								
Agriculture	X (3)			X (3)	X (3)			
Detached Dwelling ⁽¹⁾⁽⁶⁾	X	X		X	X	X	X	X
Agricultural related uses	X (3)	X (3)						
Conservation projects and flood and erosion control projects	X	X	X	X	X	X	X	X
Fish, wildlife and forest management	X	X	X	X	X	X	X	X
Home Businesses ⁽²⁾	X	X		X	X		X	X
Home Industry ⁽²⁾	X			X	X		X	X
Bed and Breakfast Establishment ⁽²⁾	X	X		X	X		X	X
Low intensity recreational uses including, but not limited to non-motorized trail use, natural heritage appreciation and unserviced camping ⁽⁴⁾		X						
Mineral Aggregate Operations and Wayside Pits			X					
Unserviced Park		X		X (11)				
Public Authority ⁽⁶⁾	X	X	X	X	X	X	X	X
Uses, buildings or structures accessory to the above permitted uses	X	X	X	X	X		X	X

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Table 8.1B Oak Ridges Moraine Rural and Environmental Zones Permitted Uses Special Provisions

Special Provision Number	Description of Special Provision
1	A detached dwelling is permitted on lots of record if the use, erection and location would have been permitted by the applicable zoning by-law existing on November 15, 2001 and shall be contained within the development envelope and the dwelling does not exceed 500 m ² ground floor area.
2	Uses are permitted only within building or structures that existed on November 15, 2001 and additions thereto.
3	Agricultural uses, agricultural related uses and buildings and structures to these are permitted on lots of record existing on November 15, 2001 and shall be contained within the development envelope and the dwelling does not exceed 500 m ² gross floor area .
4	Unserviced camping is permitted on public and institutional lands.
5	For greater clarity, the existing uses shall include, but not be limited to one hot mix asphalt batching plant and an open storage yard for road building contractors' materials and/or equipment within that area as shown on Schedule "A", provided that a strip of land not less than 1.5 metres in width inside and abutting the frontage of the said lands shall not be used for any purpose other than landscaping, but this shall not prevent the provision of entrances and exists to the subject lands.
6	Expansion of existing buildings or structures shall be contained within the area as shown on Schedule "A".
7	The ORMOS Zone as shown on Schedule "A1" shall be maintained in their natural state and all buildings or structures are prohibited other than those required for conservation projects, flood and erosion control projects and transportation, infrastructure and utilities and as permitted in Special Provision (1).
8	All lands within the ORMKNF Zone as shown on Schedules "A1" shall be maintained in their natural state and all buildings or structures are prohibited other than those required for conservation projects, flood and erosion control projects and transportation, infrastructure and utilities and as permitted in Special Provision (1).
9	All lands within 30 metres of a defined key natural heritage feature shall be maintained in their natural state and all buildings or structures are prohibited other than those required for conservation projects, flood and erosion control projects, fence posts and transportation, utilities and public works and as permitted in Special Provision (1).

Special Provision Number	Description of Special Provision
10	All lands within 90 metres of an Open Space Zone of a defined key natural heritage feature shall be maintained in their natural state and all buildings or structures are prohibited other than those required for conservation projects, flood and erosion control projects, fence posts and transportation, utilities and public works and as permitted in Special Provision (1).
11	Notwithstanding any other provision to the contrary, an unserviced park is permitted.
12	Notwithstanding any other provision to the contrary, Schedule “A1” does not apply to the lands within the West Gormley Community as shown on Schedule “A”.

Table 8.2A Oak Ridges Moraine Rural and Environmental Zones Standards

	ORMCO	ORMH	ORMP	ORMNC	ORMNL	ORMOS	ORMOS1	ORMKNF
Use	All							
Standard								
Min. Lot Frontage (m)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Min. Lot Area (m)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Min. Require Front Yard (m)	3 ⁽²⁾	7.5 ⁽²⁾	7.5	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾
Min. Required Side Yard (m)	3 ⁽²⁾	3 ⁽²⁾	3	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾	3 ⁽²⁾
Min. Required Flankage Yard (m)	6 ⁽²⁾	3 ⁽²⁾	3	6 ⁽²⁾	6 ⁽²⁾	6 ⁽²⁾	6 ⁽²⁾	6 ⁽²⁾
Min. Required Rear Yard (m)	7.5 ⁽²⁾	7.5 ⁽²⁾	3	7.5 ⁽²⁾	7.5 ⁽²⁾	7.5 ⁽²⁾	7.5 ⁽²⁾	7.5 ⁽²⁾
Max. Coverage		20%						
Max. Height (m)	11	11	(1)	11	11	11	11	11

Table 8.2B Oak Ridges Moraine Rural and Environmental Zones Special Provisions

Special Provision Number	Description of Special Provision
1	Existing means lawfully in existence on November 15, 2001.
2	Expansion of existing buildings or structures , and/or new buildings , structures and accessory uses shall be contained within a development envelope , which shall be limited to a maximum of 40% of the lot .

8.3 Provisions applicable to the Greenway System within the urban areas and outside of the lands within the Oak Ridges Moraine Conservation Plan Area subject to Section 8.1 of this By-law

8.3.1 Zones

a) Uses which are permitted in the **zones** are identified in following Tables:

	Zone	Table
Greenway System		
Greenway Natural Core Zone Permitted Uses	GNC	Table 8.3A
Greenway Natural Core Zone Permitted Uses Special Provisions		Table 8.3B
Greenway Natural Core Zone Standards		Table 8.4A
Greenway Natural Core Zone Standards Special Provisions		Table 8.4B
Major Urban Open Space Zone Permitted Uses	MUOS	Table 8.3A
Major Urban Open Space Zone Permitted Uses Special Provisions		Table 8.3B
Major Urban Open Space Zone Standards		Table 8.4A
Major Urban Open Space Zone Standards Special Provisions		Table 8.4B
Protected Countryside Zone Permitted Uses	PC	Table 8.3A
Protected Countryside Zone Permitted Uses Special Provisions		Table 8.3B
Protected Countryside Zone Standards		Table 8.4A
Protected Countryside Zone Standards Special Provisions		Table 8.4B
Greenway Natural Linkage Zone Permitted Uses	GNL	Table 8.3A
Greenway Natural Linkage Zone Permitted Uses Special Provisions		Table 8.3B
Greenway Natural Linkage Zone Standards		Table 8.4A
Greenway Natural Linkage Zone Standards Special Provisions		Table 8.4B

- b) Permitted uses in a **zone** are noted by the symbol 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the **zone** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:
 - i. The special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,
 - ii. The special provisions shall specifically apply where referred to in the Standards Tables.
- c) One or more uses prescribed in Table 8.3A may be permitted on one **lot**.

Table 8.3A Greenway System Zones Permitted Uses

Zone	GNC	GNL	PC	MUOS
Existing residential, commercial and institutional uses, buildings and structures ⁽¹⁾	X	X		X
Detached Dwelling			X (3)	
Private park		X	X	X
Conservation projects and flood and erosion control projects	X	X	X	X
Fish, wildlife and forest management	X	X	X	X
Low intensity recreational uses including, but not limited to non-motorized trail use, natural heritage appreciation and unserviced park	X	X	X	X
Public Authority	X	X	X	X
Agricultural uses			X (3)	
Agricultural related uses			X (3)	
Kennel and veterinarian establishment			X (3)	
Cemetery			X (3)	X (2)
Place of Worship			X (3)	

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Zone	GNC	GNL	PC	MUOS
Medical clinic			X (3)	
Secondary School				X (4)
Elementary School				X (4)
Arts and Cultural Facility				X (4)
Uses, buildings or structures accessory to the above permitted uses	X	X		X

Table 8.3B Greenway System Zones Permitted Uses Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding any other provision to the contrary, uses, buildings or structures lawfully in existence which comply with all zoning by-laws in force and effect on the day before the day that this By-law is passed by Council shall be permitted. A home occupation is permitted.
2	Notwithstanding any other provision to the contrary, cemetery, columbarium and crematorium uses are only permitted within the lands located at the southeast corner of Leslie Street and Elgin Road East as shown on Schedule “A”.
3	Notwithstanding any other provision to the contrary, uses are permitted within the North Leslie Community shown on Schedule “A”. For lands zoned PC, frontage shall be deemed to be along Highway 404. A home occupation is permitted.
4	Notwithstanding any other provision to the contrary, uses are only permitted within the lands as shown on Schedule “A” within the David Dunlap Observatory Area.

Table 8.4A Greenway System Zones Standards

	GNC	GNL	PC	MUOS
Use	All			
Standard				
Min. Lot Frontage (m)	(1)	(1)	(1)	(1)
Min. Lot Area (m)	(1)	(1)	(1)	(1)
Min. Require Front Yard (m)	3	7.5	7.5	
Min. Required Side Yard (m)	3	3	3	
Min. Required Flankage Yard (m)	6	3	3	
Min. Required Rear Yard (m)	7.5	7.5	7.5	
Max. Height (m)	11	11	11	Canadian Geodetic Datum elevation of 249.2 m ⁽²⁾

Table 8.4B Greenway System Zones Standards Special Provisions

Special Provision Number	Description of Special Provision
1	Notwithstanding any other provision to the contrary, uses, buildings or structures lawfully in existence which comply with all zoning by-laws in force and effect on the day before the day that this By-law is passed by Council are permitted.
2	The maximum height for new buildings or structures shall be measured to the peak of a pitched roof (having a slope equal to or greater than 1:6 ratio) or to the top of a flat roof (having a slope less than 1:6 ratio) and that no portion of a building or structure such as mechanical equipment, chimneys and transmission antennae shall exceed the maximum height.