

## 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:

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

	Zone	Table
Oak Ridges Moraine Open Space <b>Zone</b> Permitted Uses	ORMOS	Table 8.1A
Oak Ridges Moraine Open Space <b>Zone</b> Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Open Space <b>Zone</b> Standards		Table 8.2A
Oak Ridges Moraine Open Space <b>Zone</b> Standards Special Provisions		Table 8.2B
Oak Ridges Moraine Open Space One <b>Zone</b> Permitted Uses	ORMOS1	Table 8.1A
Oak Ridges Moraine Open Space One <b>Zone</b> Permitted Uses Special Provisions		Table 8.1B
Oak Ridges Moraine Open Space One <b>Zone</b> Standards		Table 8.2A
Oak Ridges Moraine Open Space One <b>Zone</b> Standards Special Provisions		Table 8.2B
Oak Ridges Moraine Key Natural Feature <b>Zone</b> Permitted Uses	ORMKNF	Table 8.1A
Oak Ridges Moraine Key Natural Feature <b>Zone</b> Special Provisions		Table 8.1B
Oak Ridges Moraine Key Natural Feature <b>Zone</b> Standards		Table 8.2A
Oak Ridges Moraine Key Natural Feature <b>Zone</b> 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**.

The Corporation of the City of Richmond Hill  
By-law 93-25  
Page 66

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

<b>Zone</b>	<b>ORMCO</b>	<b>ORMH</b>	<b>ORMP (5)</b>	<b>ORMNC</b>	<b>ORMNL</b>	<b>ORMOS (7)(12)</b>	<b>ORMOS1 (10)(12)</b>	<b>ORMKNF (8)(9)(12)</b>
<b>Use</b>								
Agriculture (3)	X			X	X			
<b>Detached Dwelling (1)(6)</b>	X	X		X	X	X	X	X
<b>Agricultural related uses</b>	X (3)	X (3)						
Conservation projects and flood and erosion control projects	X	X	X	X	X	X	X	X
Fish, wildlife and <b>forest management</b>	X	X	X	X	X	X	X	X
<b>Home Businesses (2)</b>	X	X		X	X		X	X
<b>Home Industry (2)</b>	X			X	X		X	X
<b>Bed and Breakfast Establishment (2)</b>	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						
<b>Mineral Aggregate Operations and Wayside Pits</b>			X					
<b>Unserviced Park</b>		X		X (11)				
<b>Public Authority (6)</b>	X	X	X	X	X	X	X	X
Uses, <b>buildings</b> or <b>structures accessory</b> to the above permitted uses	X	X	X	X	X		X	X

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

Special Provision Number	Description of Special Provision
1	A <b>detached dwelling</b> is permitted on <b>lots</b> 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 <b>development envelope</b> and the dwelling does not exceed 500 m <sup>2</sup> ground floor area.
2	Uses are permitted only within <b>building</b> or <b>structures</b> that existed on November 15, 2001 and additions thereto.
3	<b>Agricultural uses, agricultural related uses</b> and <b>buildings</b> and <b>structures</b> to these are permitted on <b>lots</b> of record existing on November 15, 2001 and shall be contained within the <b>development envelope</b> and the dwelling does not exceed 500 m <sup>2</sup> <b>gross floor area</b> .
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 <b>yard</b> 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 <b>buildings</b> or <b>structures</b> shall be contained within the area as shown on Schedule "A".
7	The ORMOS <b>Zone</b> as shown on Schedule "A1" shall be maintained in their natural state and all <b>buildings</b> or <b>structures</b> 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 <b>Zone</b> as shown on Schedules "A1" shall be maintained in their natural state and all <b>buildings</b> or <b>structures</b> 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 <b>key natural heritage feature</b> shall be maintained in their natural state and all <b>buildings</b> or <b>structures</b> are prohibited other than those required for conservation projects, flood and erosion control projects, <b>fence</b> posts and transportation, utilities and public works and as permitted in Special Provision (1).

The Corporation of the City of Richmond Hill  
By-law 93-25  
Page 68

Special Provision Number	Description of Special Provision
10	All lands within 90 metres of an Open Space <b>Zone</b> of a defined <b>key natural heritage feature</b> shall be maintained in their natural state and all <b>buildings</b> or <b>structures</b> are prohibited other than those required for conservation projects, flood and erosion control projects, <b>fence</b> posts and transportation, utilities and public works and as permitted in Special Provision (1).
11	Notwithstanding any other provision to the contrary, an <b>unserviced park</b> 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
<b>Use</b>	All							
<b>Standard</b>								
Min. <b>Lot Frontage</b> (m)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Min. <b>Lot Area</b> (m)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Min. Require <b>Front Yard</b> (m)	3 (2)	7.5 (2)	7.5	3 (2)	3 (2)	3 (2)	3 (2)	3 (2)
Min. Required <b>Side Yard</b> (m)	3 (2)	3 (2)	3	3 (2)	3 (2)	3 (2)	3 (2)	3 (2)
Min. Required <b>Flankage Yard</b> (m)	6 (2)	3 (2)	3	6 (2)	6 (2)	6 (2)	6 (2)	6 (2)
Min. Required <b>Rear Yard</b> (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 <b>buildings</b> or <b>structures</b> , and/or new <b>buildings</b> , <b>structures</b> and <b>accessory</b> uses shall be contained within a <b>development envelope</b> , which shall be limited to a maximum of 40% of the <b>lot</b> .

**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:

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

The Corporation of the City of Richmond Hill  
By-law 93-25  
Page 72

**Table 8.3A Greenway System Zones Permitted Uses**

Zone	GNC	GNL	PC	MUOS
Existing residential, <b>commercial</b> and institutional uses, <b>buildings</b> and <b>structures</b> (1)	X	X		X
<b>Detached Dwelling</b>			X (3)	
Private park		X	X	X
Conservation projects and flood and erosion control projects	X	X	X	X
Fish, wildlife and <b>forest management</b>	X	X	X	X
Low intensity recreational uses including, but not limited to non-motorized trail use, natural heritage appreciation and <b>unserviced park</b>	X	X	X	X
<b>Public Authority</b>	X	X	X	X
<b>Agricultural uses</b>			X (3)	
<b>Agricultural related uses</b>			X (3)	
Kennel and veterinarian establishment			X (3)	
Cemetery			X (3)	X (2)
<b>Place of Worship</b>			X (3)	
Medical clinic			X (3)	
<b>Secondary School</b>				X (4)
<b>Elementary School</b>				X (4)
<b>Arts and Cultural Facility</b>				X (4)
Uses, <b>buildings</b> or <b>structures accessory</b> to the above permitted uses	X	X		X

The Corporation of the City of Richmond Hill  
 By-law 93-25  
 Page 73

**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, <b>buildings</b> or <b>structures</b> 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 <b>Council</b> shall be permitted. A <b>home occupation</b> 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 <b>zoned</b> PC, frontage shall be deemed to be along Highway 404. A <b>home occupation</b> 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.

The Corporation of the City of Richmond Hill  
By-law 93-25  
Page 74

**Table 8.4A Greenway System Zones Standards**

	GNC	GNL	PC	MUOS
<b>Use</b>	All			
<b>Standard</b>				
Min. <b>Lot Frontage</b> (m)	(1)	(1)	(1)	(1)
Min. <b>Lot Area</b> (m)	(1)	(1)	(1)	(1)
Min. Require <b>Front Yard</b> (m)	3	7.5	7.5	
Min. Required <b>Side Yard</b> (m)	3	3	3	
Min. Required <b>Flankage Yard</b> (m)	6	3	3	
Min. Required <b>Rear Yard</b> (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, <b>buildings</b> or <b>structures</b> 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 <b>Council</b> are permitted.
2	The maximum height for new <b>buildings</b> or <b>structures</b> 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 <b>building</b> or <b>structure</b> such as mechanical equipment, chimneys and transmission antennae shall exceed the maximum height.