

**Attachment 3:**

**Draft MZO By-law and Schedule Provided by Developer, June 2024**

**Planning Act**  
**Loi sur l'aménagement du territoire**

**ONTARIO REGULATION XX/XX (DRAFT)**

**ZONING ORDER - TOWNSHIP OF SCUGOG, REGIONAL MUNICIPALITY OF DURHAM**

Last amendment: XX/XX.

*This Regulation is made in English only.*

**Definitions**

1. In this Order,

“zoning by-law” means Zoning By-Law No. 14-14 of the Township of Scugog.

**Application**

2. (1) This Order applies to the lands in the Township of Scugog in the Regional Municipality of Durham, in the Province of Ontario, being lands identified on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.  
  
(2) Despite any severance, partition or division of the lands identified on the map referred to in subsection (1), the provisions of this Order shall apply as if no severance, partition or division occurred.

**Density**

3. (1) This section applies collectively to the lands located in the areas shown as Zone 1 and Zone 2 on the map described in subsection 2 (1).  
  
(2) A maximum of 600 residential units serviced by private or communal wastewater treatment system(s) is permitted.

**Zone 1**

4. (1) This section applies to the lands located in the area shown as Zone 1 on the map described in subsection 2 (1).  
  
(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the following:
  1. A dwelling, single detached as defined in part 3 of the zoning by-law.
  2. A dwelling, semi-detached as defined in part 3 of the zoning by-law.
  3. A dwelling, townhouse as defined in part 3 of the zoning by-law.
  4. A dwelling, linked as defined in part 3 of the Zoning By-law.
  5. A dwelling, duplex horizontal as defined in part 3 of the zoning by-law.
  6. A dwelling, row as defined in part 3 of the zoning by-law.
  7. A dwelling, fourplex as defined in part 3 of the zoning by-law.
  8. a home occupation, as defined in part 3 of the zoning by-law.
  9. Accessory uses, buildings or structures, including:
    - i. An open space use as defined in part 3 of the zoning by-law.
    - ii. A parking area as defined in part 3 of the zoning bylaw.  
(3) The following requirements apply to the uses, buildings and structures permitted under subsection (2):
  1. The maximum building height is 3 storeys and 12 metres.
  2. There is no minimum lot area.
  3. There is no minimum lot frontage.
  4. The minimum yard setbacks for all buildings and structures are set out below,
    - i. The minimum required front yard is 6 metres.
    - ii. There is no minimum required rear yard.
    - iii. The minimum required interior side yard is 1.2 metres on one side, 0.6m on the other side.

iv. The minimum required exterior side yard is 6 metres.

(4) The zoning requirements set out in part 9 of the zoning by-law shall not apply to the uses, buildings and structures permitted under subsection (2).

## **Zone 2**

5. (1) This section applies to the lands located in the area shown as Zone 2 on the map described in subsection 2 (1).

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the following:

1. A dwelling, townhouse as defined in part 3 of the zoning by-law.
2. A dwelling, row as defined in part 3 of the zoning by-law.
3. A dwelling, fourplex as defined in part 3 of the zoning by-law.
4. A dwelling, apartment as defined in part 3 of the zoning by-law.
5. A dwelling, multiple as defined in part 3 of the zoning by-law.
6. A retirement home as defined in part 3 of the zoning by-law.
7. A special needs facility as defined in part 3 of the zoning by-law.
8. a home occupation, as defined in part 3 of the zoning by-law.
9. Non-residential uses located on the ground floor of a building, as defined in part 3 of the zoning by-law, including:
  - i. Art gallery
  - ii. Bakery
  - iii. Bar
  - iv. Convenience store
  - v. Day care centre
  - vi. Fitness centre
  - vii. Grocery store
  - viii. Medical Clinic
  - ix. Office, business, professional or administrative
  - x. Operations of a non-profit or charitable institution
  - xi. Place of entertainment
  - xii. Restaurant
  - xiii. Retail Store
  - xiv. Service shop, personal
  - xv. Wellness centre, including where operated by a non-profit or charitable institution
10. Accessory uses, buildings or structures, including:
  - i. An open space use as defined in part 3 of the zoning by-law.
  - ii. A parking area as defined in part 3 of the zoning bylaw.

(3) The following requirements apply to the uses, buildings and structures permitted under subsection (2):

1. The maximum building height is 5 storeys and 20 metres, excluding any required mechanical penthouse or equipment.
2. Notwithstanding subsection (3)1. above, the ground floor of a building will be excluded from the calculation of building height if it does not include any residential units.
3. There is no minimum lot area.
4. There is no minimum lot frontage.
5. The minimum yard setbacks for all buildings and structures are set out below,
  - i. There is no minimum required front yard..

- ii. There is no minimum required rear yard.
- iii. There is no minimum required interior side yard.
- iv. There is no minimum required exterior side yard.
- v. The minimum required separation between two buildings on the lands is 10 metres.

(4) The zoning requirements set out part 9 of the zoning by-law shall not apply to the uses, buildings and structures permitted under subsection (2).

#### **Environmental Protection/Open Space**

6. (1) This section applies to the lands located in the area shown as EP/OS on the map described in subsection 2 (1).
- (2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the following:
- 1. Flood/erosion/siltation/stormwater management control structures and measures.
  - 2. Conservation use as defined in part 3 of the zoning by-law.
  - 3. Recreation uses and associated infrastructure.

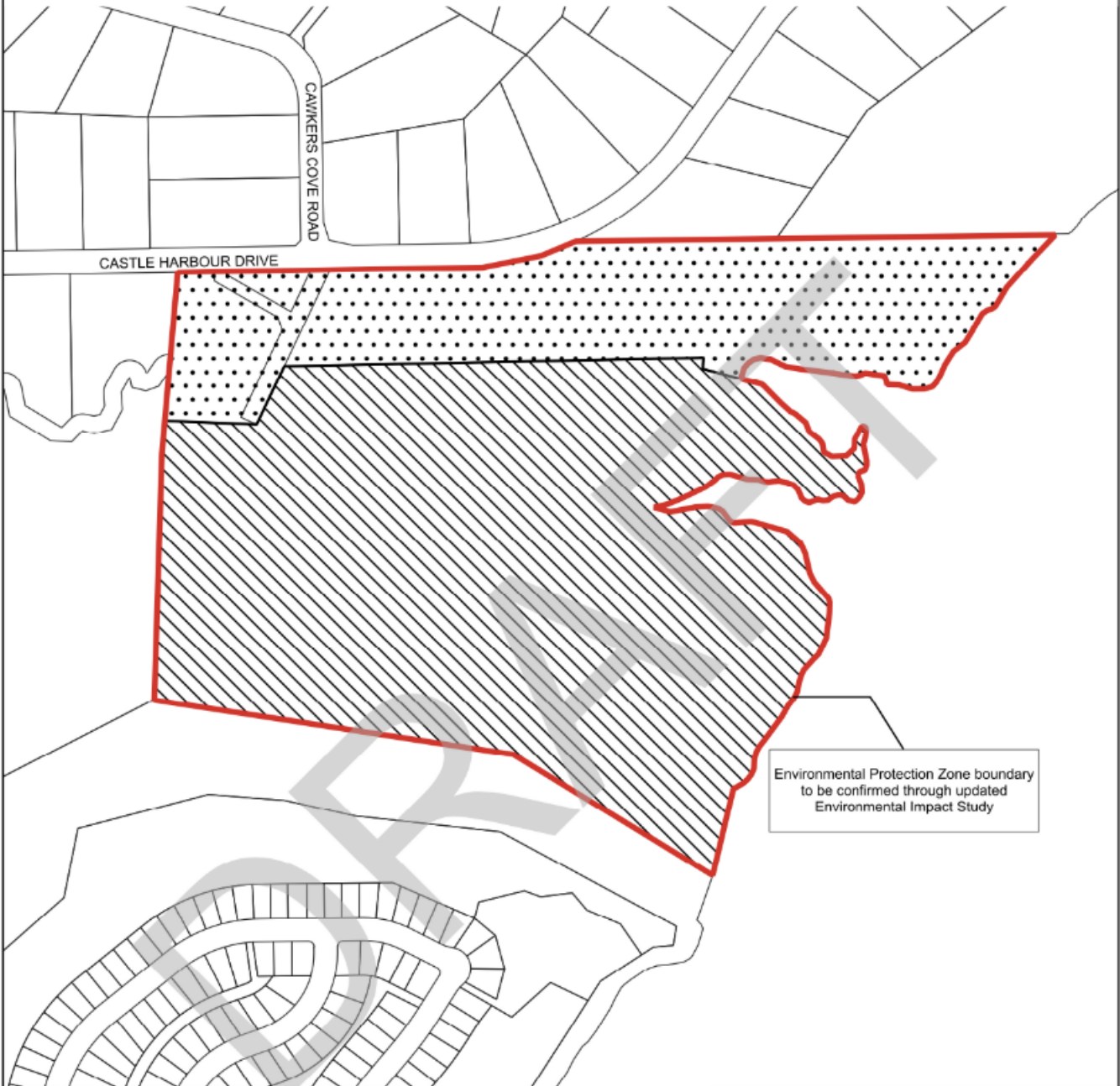
#### **Terms of Use**

7. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

#### **Deemed by-law**





8. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Township of Scugog.
9. OMITTED (PROVIDES FOR AMENDMENTS TO THIS REGULATION).
10. OMITTED (PROVIDES FOR COMING INTO FORCE OF PROVISIONS OF THIS REGULATION).

# Part Lots 19 & 20, Concession 7



Environmental Protection Zone boundary to be confirmed through updated Environmental Impact Study

## LEGEND

-  Lands Subject to Zoning Order
-  Zone 1
-  Zone 2
-  Assessment Parcel/Lot Fabric

0 75 150 m



Map filed at the office of the Ontario Ministry of  
Municipal Affairs and Housing  
777 Bay Street, Toronto, Ontario

The Planning Act

Ontario Regulation:

Date:

Original Signed By: