

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	117-960
Address / Site	5257 Old Homestead Rd
Location:	
Legal Description:	Part Lot 15, Con 7 (NG)
Lot Frontage (m):	N/A
Lot Area (ha):	8.0600000000000005
Vacant / Use	Farm with residence
Established:	

Zoning By-law Amendment

Year Passed:	1991
By-law Number:	911-91-595
Description / Purpose:	To rezone from RU to RU-157 to permit a single family dwelling on an undersized rural lot of 8.1 ha with a frontage of 216.4 m.
Zone Category – Special	RU-157
Provision(s):	
By-law Section(s):	28.5.136
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Agricultural Protection Area and Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-157 to AP and EP consistent with the Official Plan. No Special Provision Required. There is sufficient area within the AP zone to support the existing single detached dwelling in accordance with the new regulations for a residential use.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

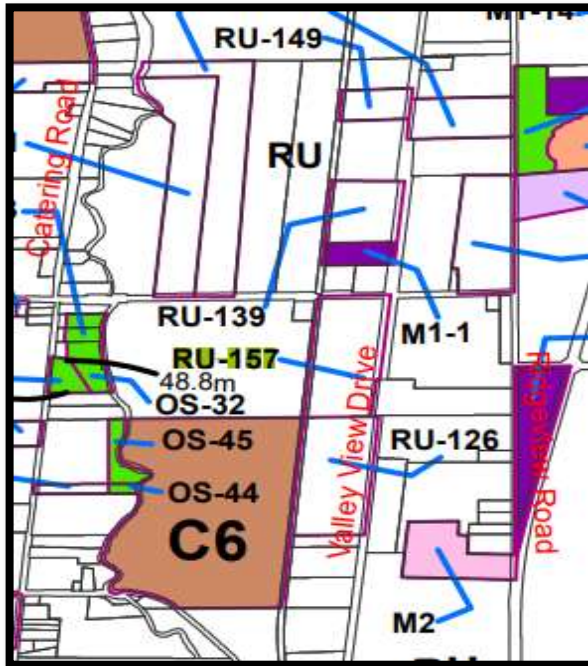
Aerial Photograph from LSRCA Interactive Mapping



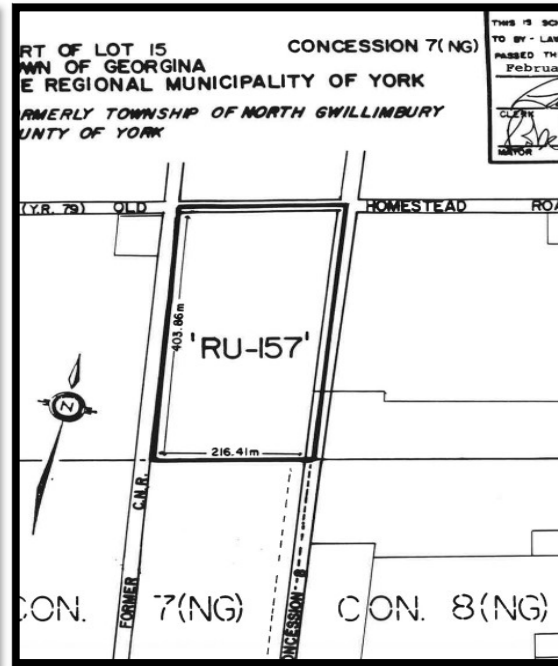
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

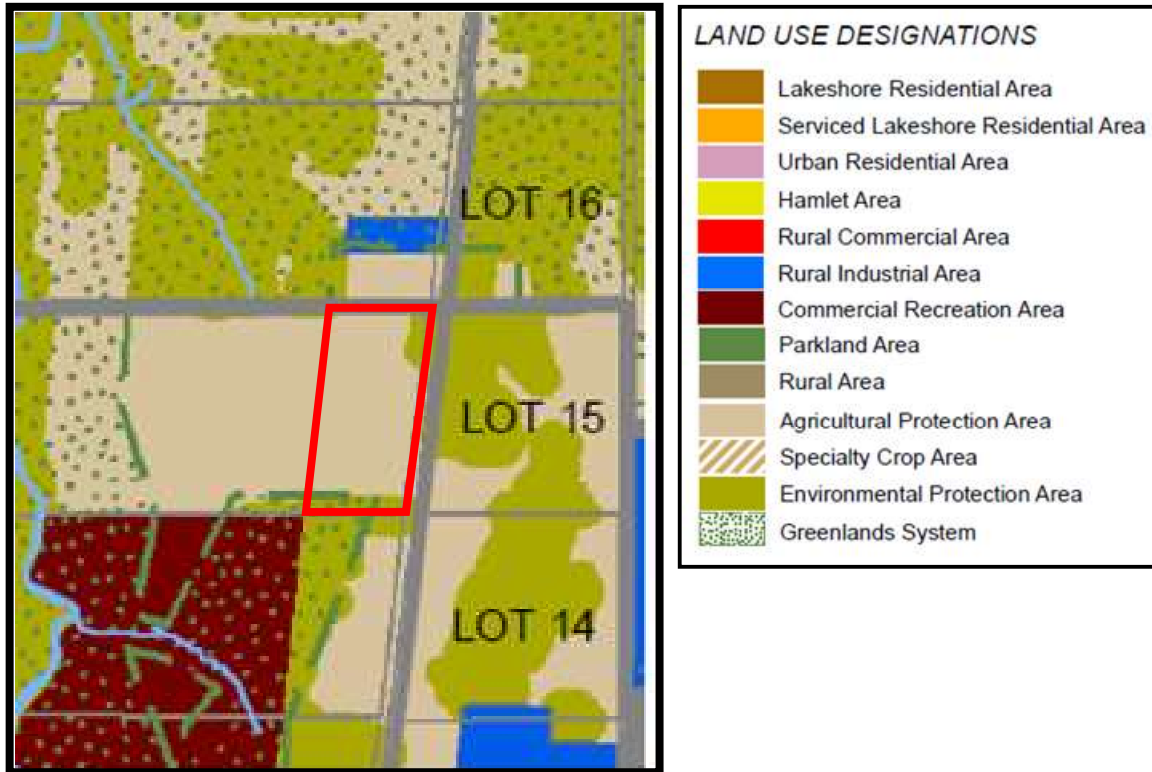
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-91-595



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	118-280
Address / Site	5048 Old Homestead Rd
Location:	
Legal Description:	Part Lot 16,17, Con 7 (NG)
Lot Frontage (m):	121.92
Lot Area (ha):	10.08
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1986
By-law Number:	911-86-359
Description / Purpose:	To rezone from RU to RU-91 to permit a single family dwelling on an undersized lot.
Zone Category – Special	RU-91
Provision(s):	
By-law Section(s):	28.5.78
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Agricultural Protection Area and Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

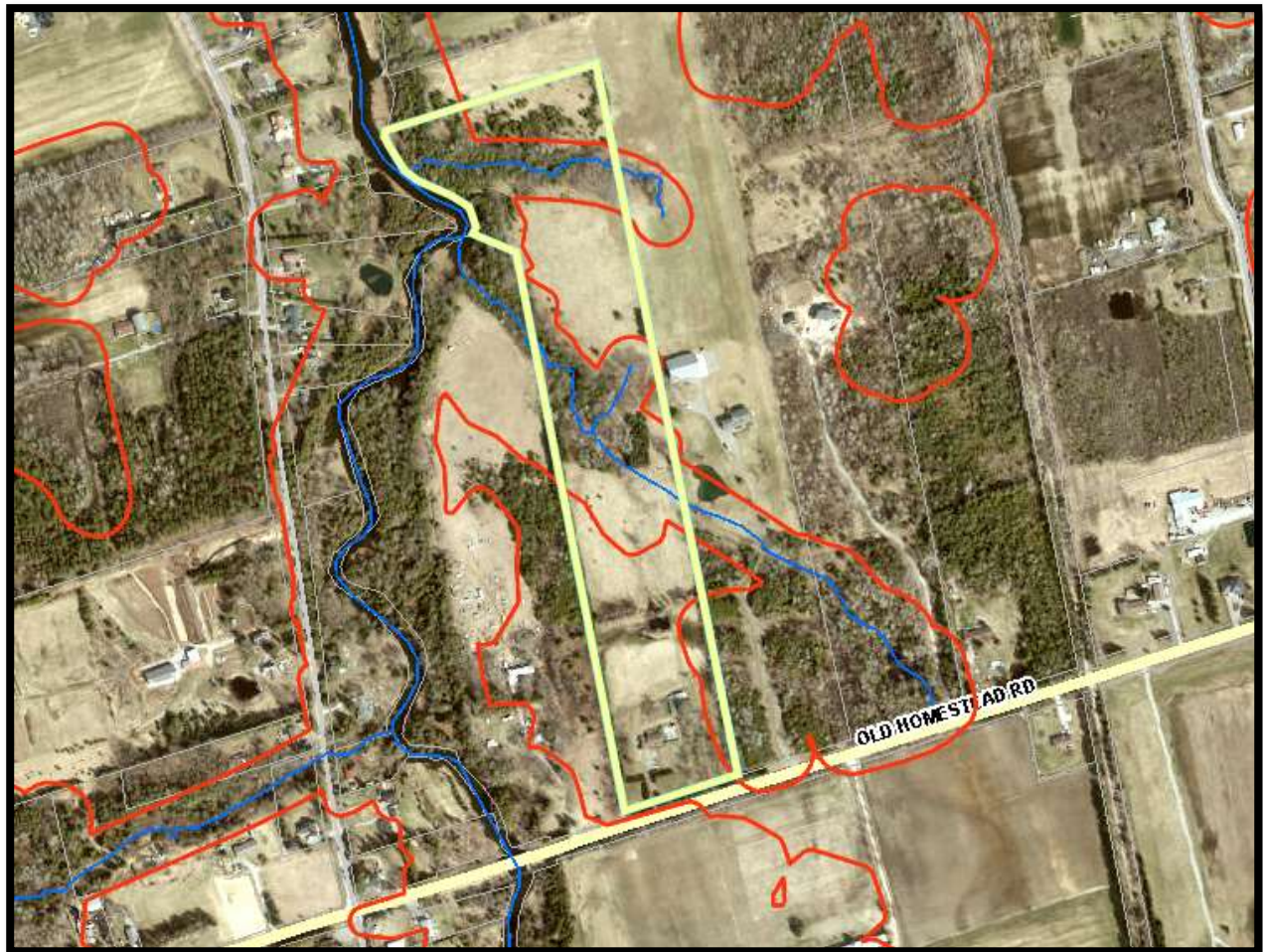
Preliminary Recommendation(s)

Rezone the lands associated with the existing single detached dwelling in the Agricultural Protection Area designation from RU-89 to AP. Rezone the remainder of the property from RU to EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

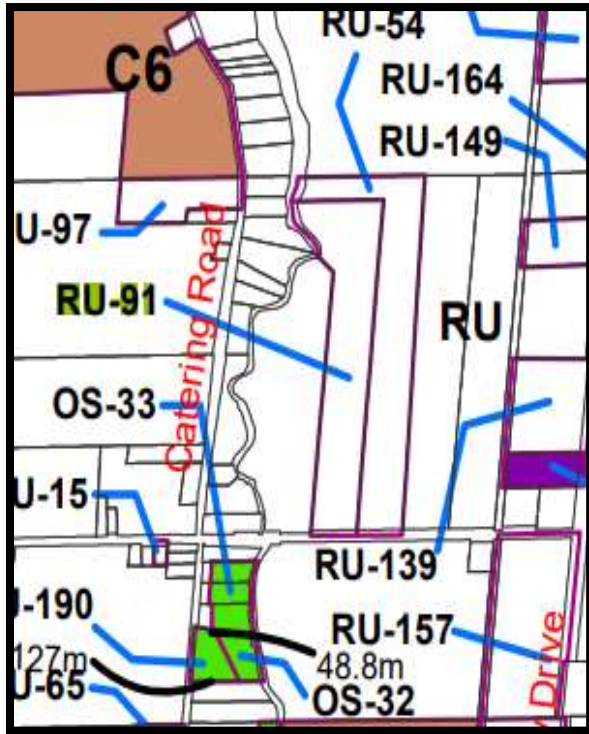
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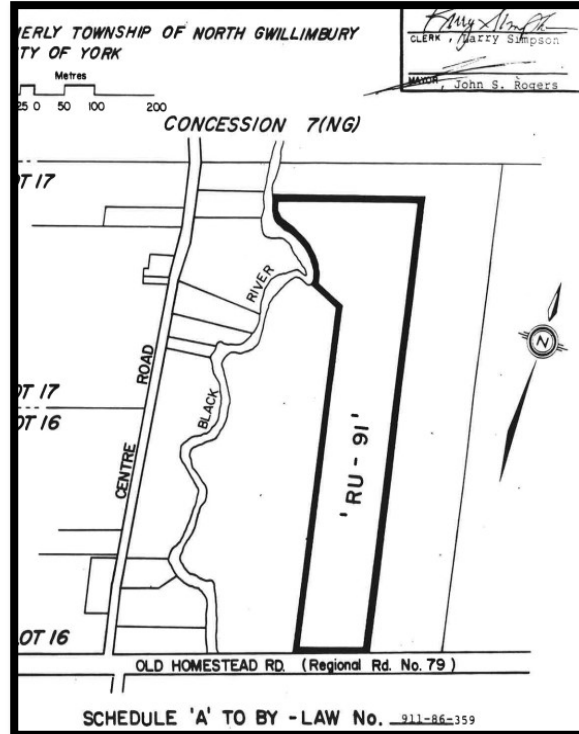
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

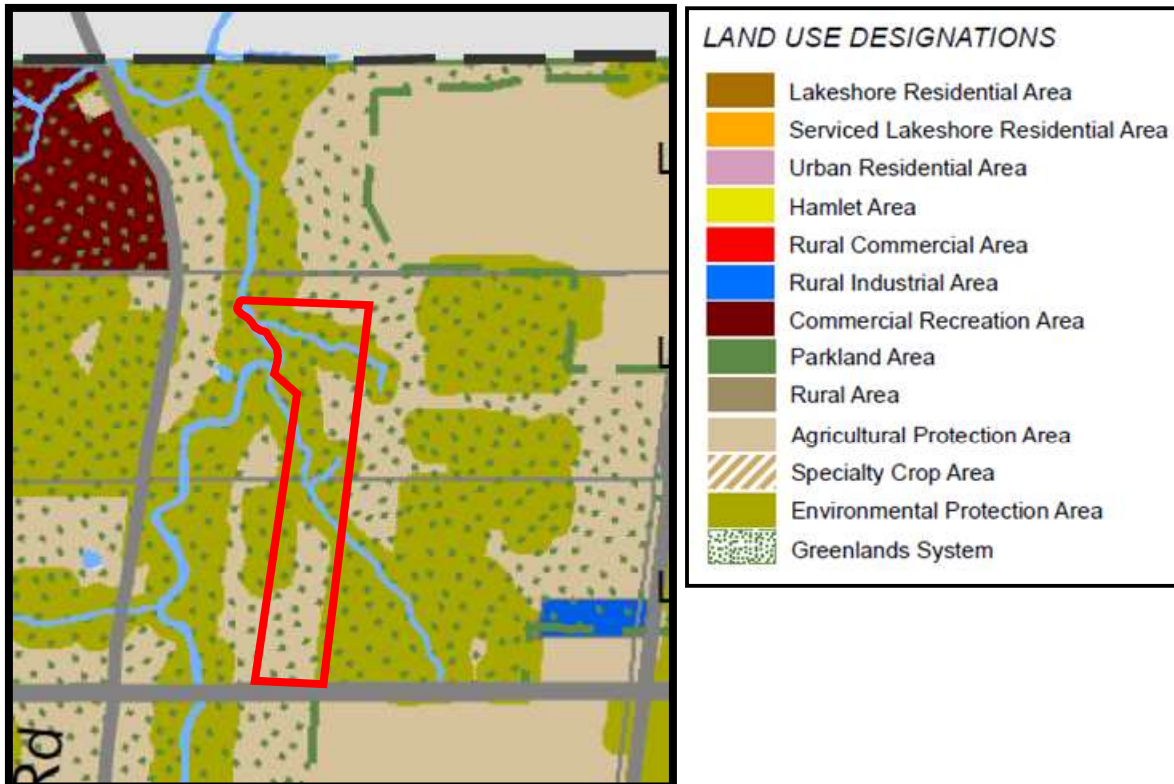
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-86-359



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	118-290
Address / Site	5068 Old Homestead Rd
Location:	
Legal Description:	Part Lot 16,17, Con 7 (NG)
Lot Frontage (m):	121.8
Lot Area (ha):	10.06
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1983
By-law Number:	911-83-193
Description / Purpose:	To rezone from RU to RU-54 to permit a single family dwelling.
Zone Category – Special	RU-54
Provision(s):	
By-law Section(s):	28.5.44
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Agricultural Protection Area with Greenlands System Overlay
Special Provisions:	NA

Preliminary Recommendation(s)

Rezone lands containing single detached dwelling from from RU-54 to AP to permit the existing single detached dwelling. Rezone the remainder of the site designated as Environmental Protection Area as EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

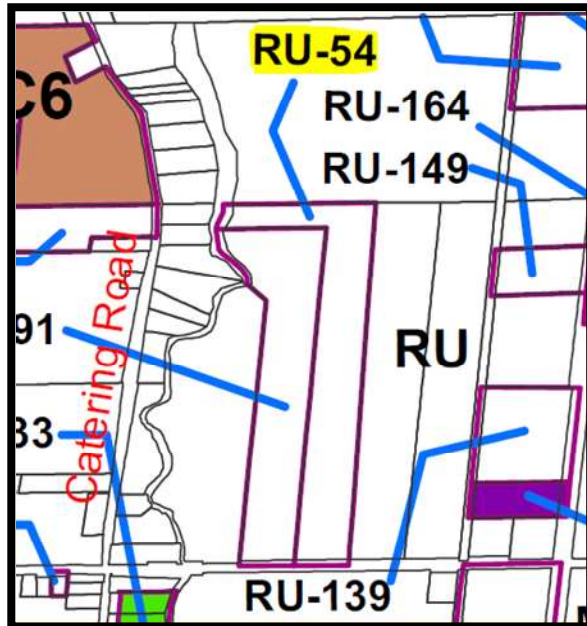
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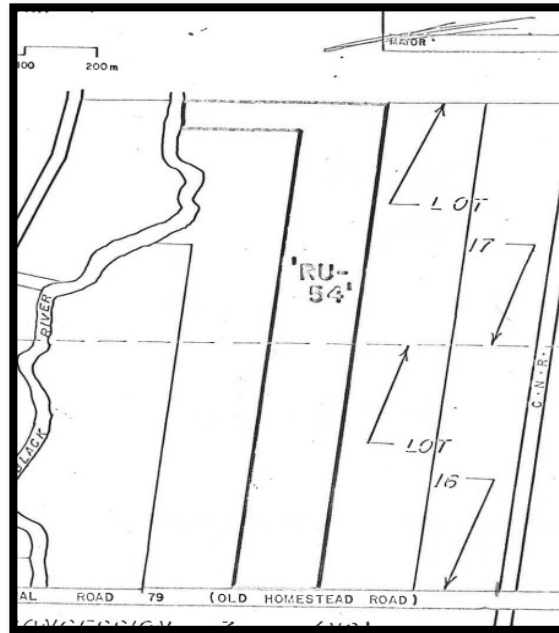
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-83-193



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	118-362
Address / Site	5394 Old Homestead Rd
Location:	
Legal Description:	Part Lot 16, Con 8 (NG)
Lot Frontage (m):	N/A
Lot Area (ha):	6.8099999999999996
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1986
By-law Number:	911-86-369
Description / Purpose:	To rezone from RU to RU-92 to permit a single family dwelling.
Zone Category – Special	RU-92
Provision(s):	
By-law Section(s):	28.5.79
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Agricultural Protection Area and Environmental Protection Area with Greenlands System Overlay
Special Provisions:	

Preliminary Recommendation(s)

Rezone lands associated with the existing single detached dwelling and designated as Agricultural Protection Area from RU-92 to AP. Rezone the remainder of the lands to EP consistent with the Environmental Protection Area designation in the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

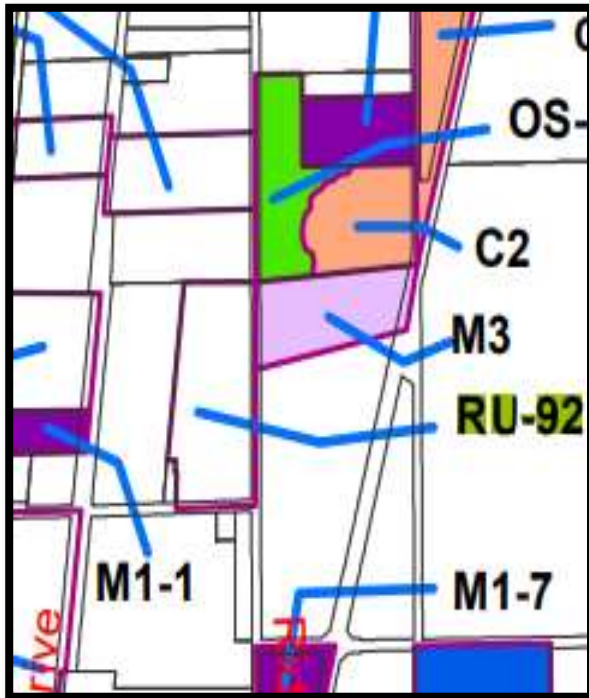
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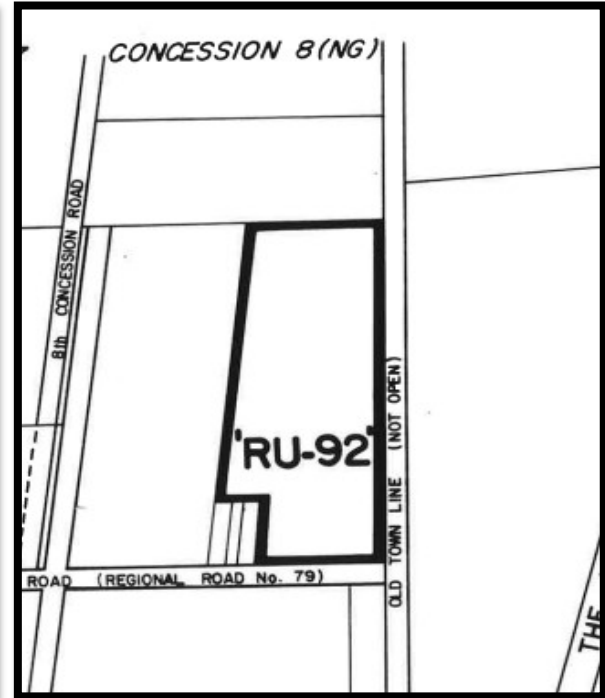
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

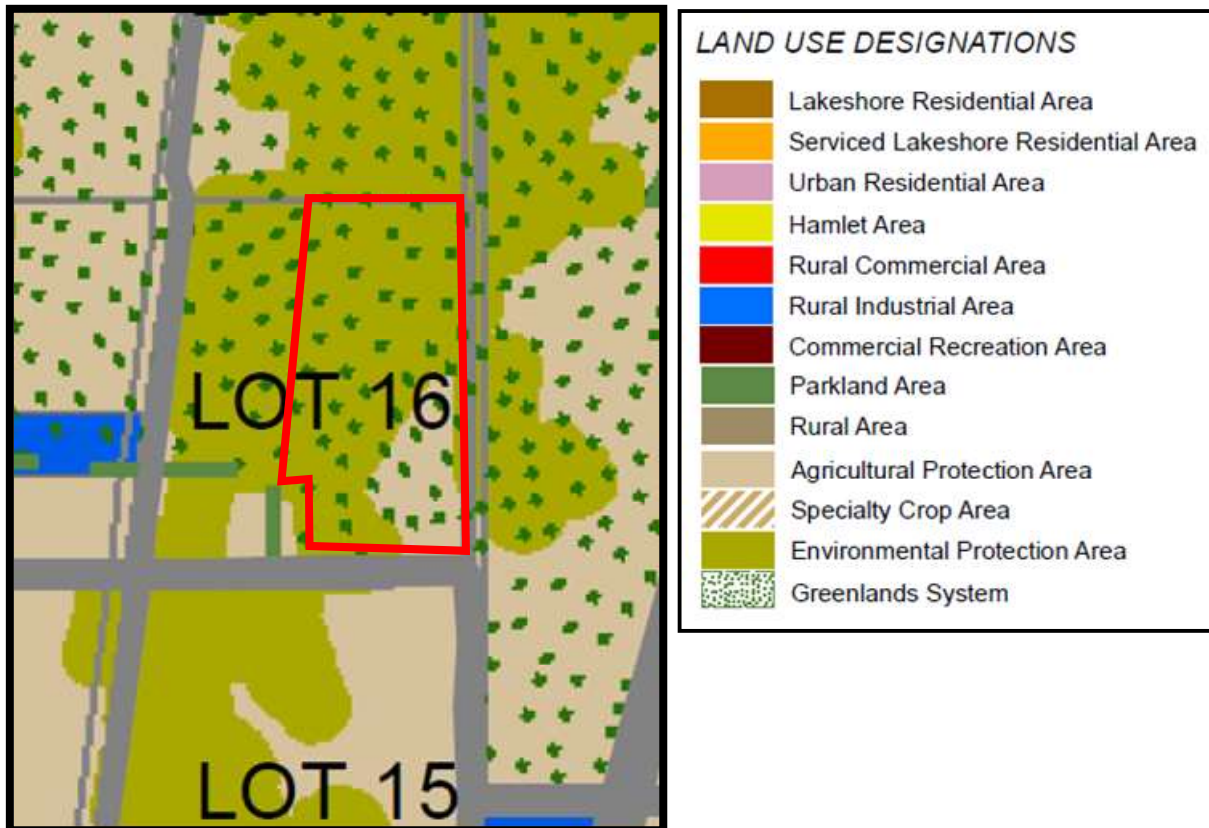
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-86-369



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	118-975
Address / Site	26121 Kennedy Rd
Location:	
Legal Description:	Part Lot 23, Con 6 (NG)
Lot Frontage (m):	N/A
Lot Area (ha):	8.5500000000000007
Vacant / Use	Farm with residence - with commercial/industrial operation
Established:	

Zoning By-law Amendment

Year Passed:	1990
By-law Number:	911-90-585
Description / Purpose:	To rezone from RU to RU-155 to permit a single family dwelling on an undersized rural lot of 8.55 ha.
Zone Category – Special	RU-155
Provision(s):	
By-law Section(s):	28.5.134
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use	Agricultural Protection Area
Designation:	
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-155 to AP. No Special Provision is required. There is sufficient area within the AP zone to support the existing single detached dwelling in accordance with the new regulations for a residential use.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Aerial Photograph from LSRCA Interactive Mapping



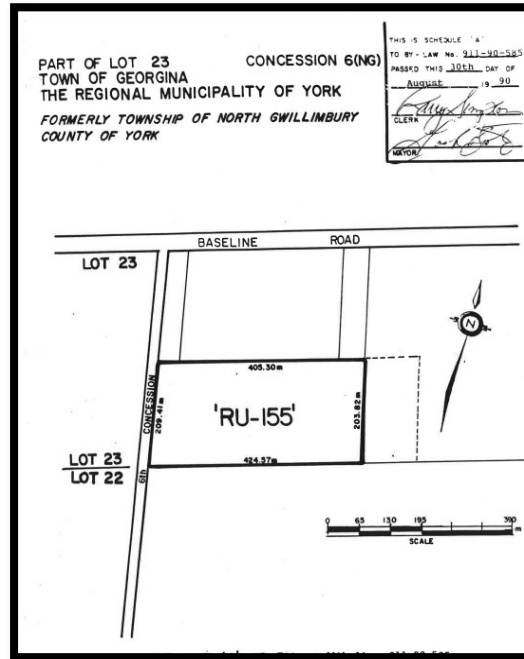
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-90-585



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-133
Address / Site	25956 McCowan Road
Location:	
Legal Description:	Part Lot 22, Con 6 (NG)
Lot Frontage (m):	80.46
Lot Area (ha):	4.04
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	2003
By-law Number:	500-2003-0012
Description / Purpose:	Rezone from RU to OS-47 & RU-203 to provide for additional non-residential uses including a naturopathic health and retreat centre, adventure games, short term rental accommodation and home industry with site specific regulations. The OS-47 restricts uses to conservation and forestry with no buildings or structures.
Zone Category – Special	OS-47 RU-203
Provision(s):	
By-law Section(s):	27.5.47 28.5.181
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Agricultural Protection Area and Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-203 to a Special Provision under the AP zone consistent with the Official Plan.
Rezone from OS-47 to EP.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Aerial Photograph from LSRCA Interactive Mapping

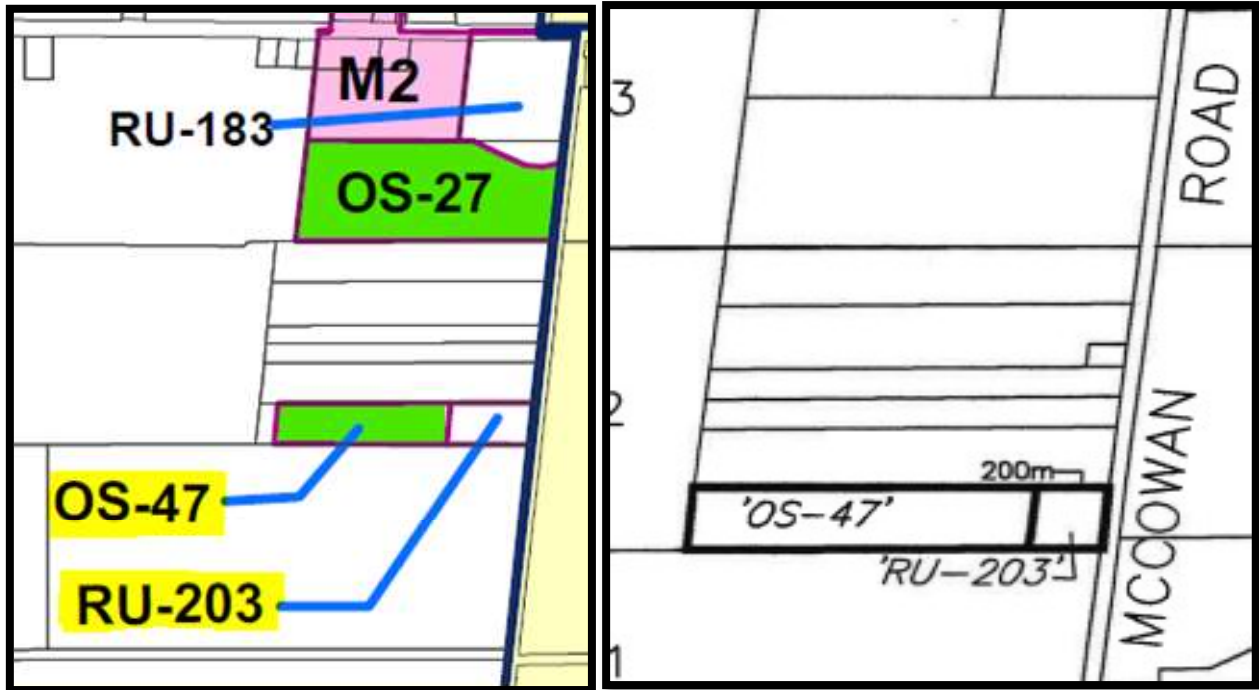


Zoning By-law 500 Update – Phase I

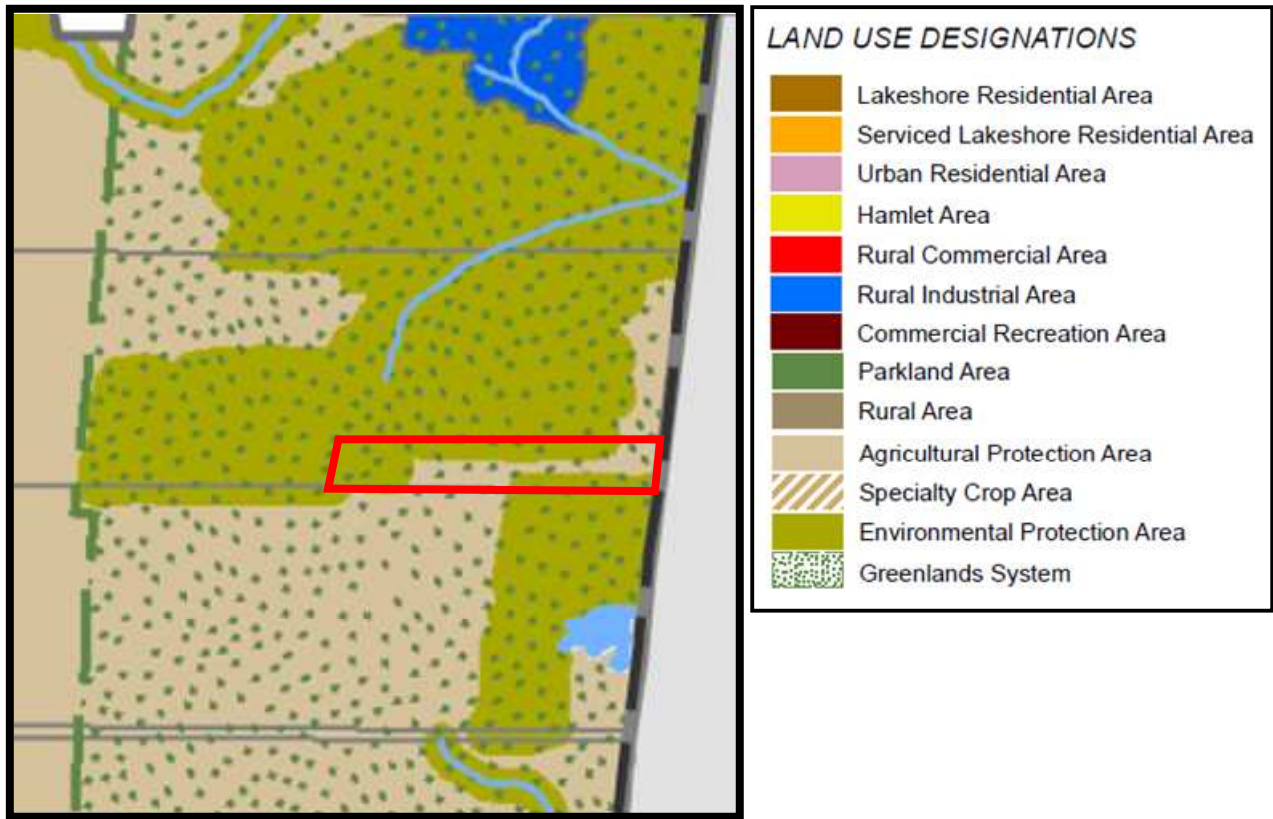
Site-Specific Zoning Review

Map 1 to Zoning By-law 500

Schedule 'A' to Zoning By-Law 500-2003-0012



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-162
Address / Site	26102 McCowan Road
Location:	
Legal Description:	Part Lot 23, Con 6 (NG)
Lot Frontage (m):	201.16
Lot Area (ha):	10.109999999999999
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1999
By-law Number:	500-99-014
Description / Purpose:	Rezone from RU to RU-183 and OS-27 to permit a single detached dwelling with a 30 m front yard setback and only permit forestry or conservation uses with no buildings or structures on the remainder lands zoned OS-27.
Zone Category – Special	RU-183 OS-27
Provision(s):	
By-law Section(s):	28.5.162 27.5.27
Zoning Map:	1
Schedule 'B':	B-23

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-183 to EP with a Special Provision permitting the existing single detached dwelling and rezone from OS-27 to EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

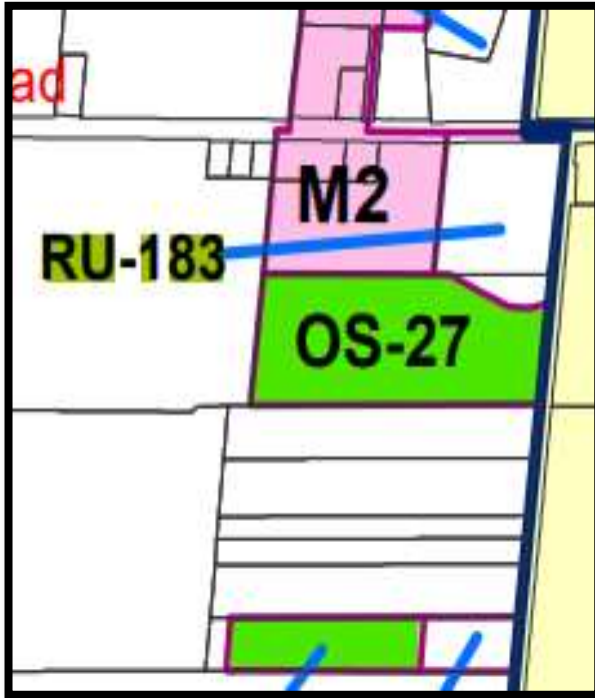
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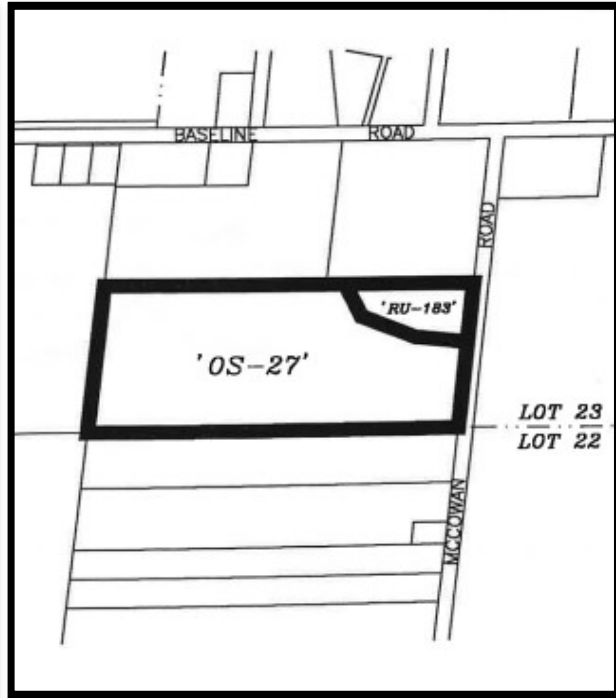
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

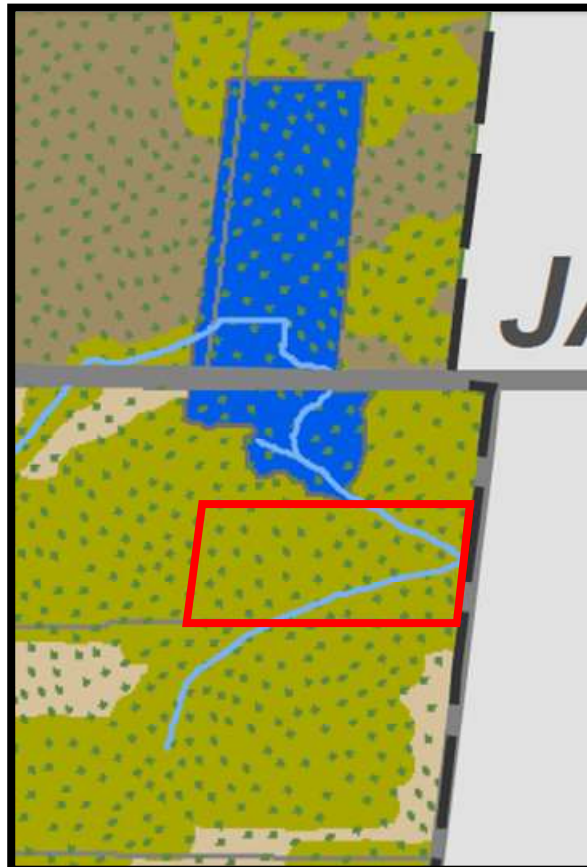
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 500-99-014



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS

	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-290
Address / Site	473 Catering Rd
Location:	
Legal Description:	Part Lot 17, Con 7(NG)
Lot Frontage (m):	75.74
Lot Area (ha):	2.9700000000000002
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1987
By-law Number:	911-87-393
Description / Purpose:	To rezone from RU to RU-97 to permit a single family dwelling on an undersized lot.
Zone Category – Special	RU-97
Provision(s):	
By-law Section(s):	28.5.82
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Agricultural Protection Area and Environmental Protection Area with Greenlands System Overlay
Special Provisions:	

Preliminary Recommendation(s)

Rezone the front portion of the lot associated with the single detached dwelling AP consistent with the Agricultural Protection Area designation of the Official Plan. No Special Provision is required. Rezone remainder of the site designated Environmental Protection Area as EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

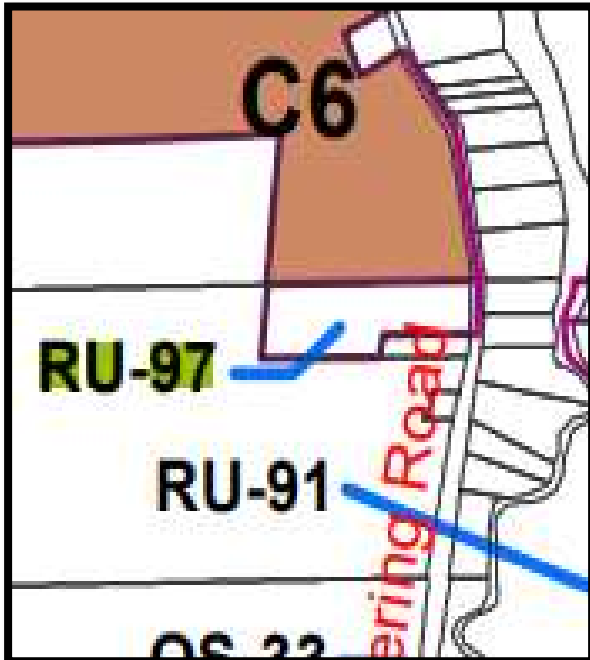
Aerial Photograph from LSRCA Interactive Mapping



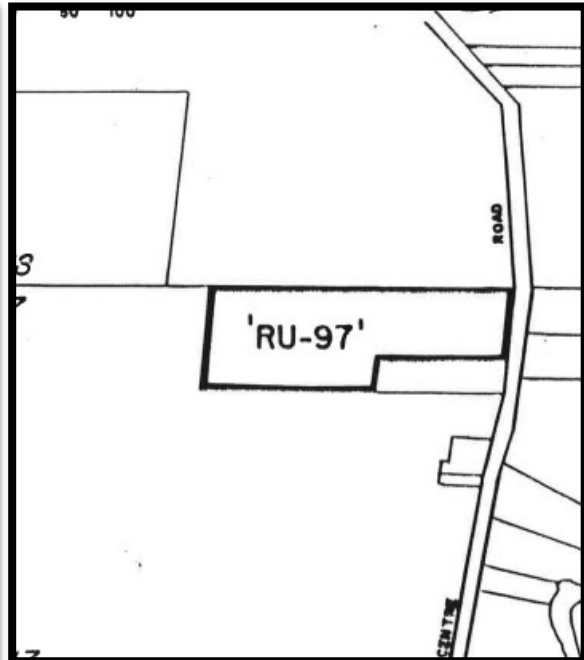
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

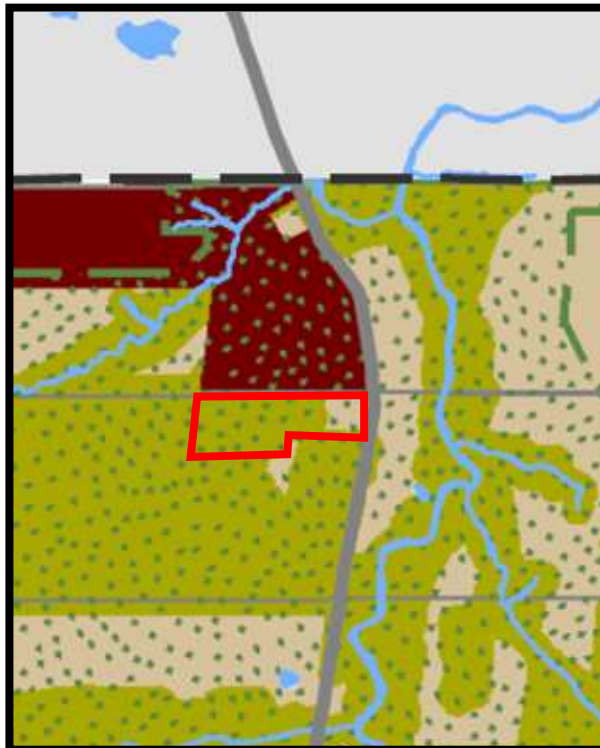
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-87-393



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-695
Address / Site Location:	25072 Valleyview Dr
Legal Description:	Part Lot 16 Con 7 (NG)
Lot Frontage (m):	N/A
Lot Area (ha):	1.4299999999999999
Vacant / Use Established:	Non farm residence with a portion being farmed and other industrial use

Zoning By-law Amendment

Year Passed:	1977
By-law Number:	911-8-77
Description / Purpose:	Rezone from RU to M1-1 with special provisions showing lot area and not withstanding the provisions to Section 21.1.2 a public garage, mechanical shall not be a permitted use.
Zone Category – Special Provision(s):	M1-1
By-law Section(s):	21.3.1
Zoning Map:	1
Schedule 'B':	N/A

Official Plan

Land Use Designation:	Rural Industrial Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Retain site specific M1-1 Special Provision consistent with the Town Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

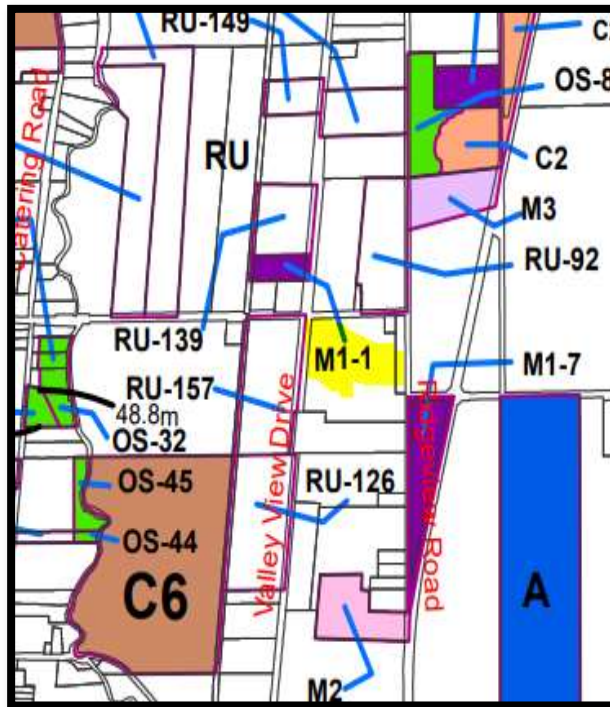
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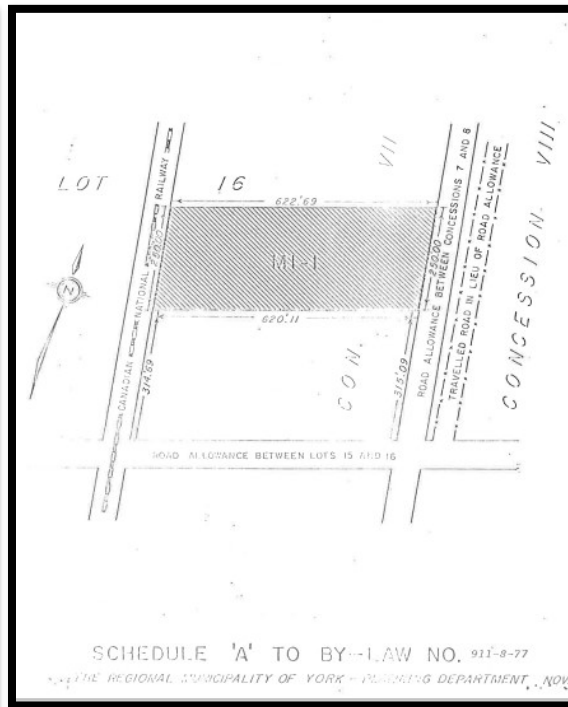
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

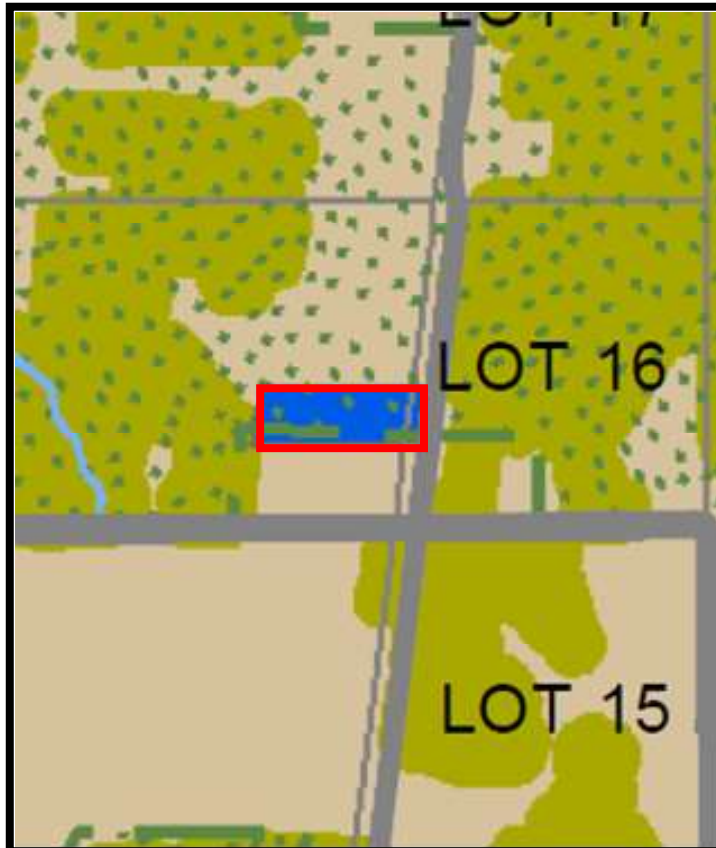
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-8-77



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-696
Address / Site	25154 Valley View Dr
Location:	
Legal Description:	Part Lot 16, Con 7 (NG)
Lot Frontage (m):	40.23
Lot Area (ha):	0.94999999999999996
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1989
By-law Number:	911-89-512
Description / Purpose:	Rezoning from RU to RU-139 to permit a single family dwelling on an undersized rural lot of 4.05 ha with a frontage of 213.2 m subject to a minimum front yard of 90 m.
Zone Category – Special	RU-139
Provision(s):	
By-law Section(s):	28.5.118
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Agricultural Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-139 to AP and EP consistent with the Official Plan. No Special Provision necessary. Lands are of sufficient size to meet the requirements for a single detached dwelling in the AP zone.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Aerial Photograph from LSRCA Interactive Mapping

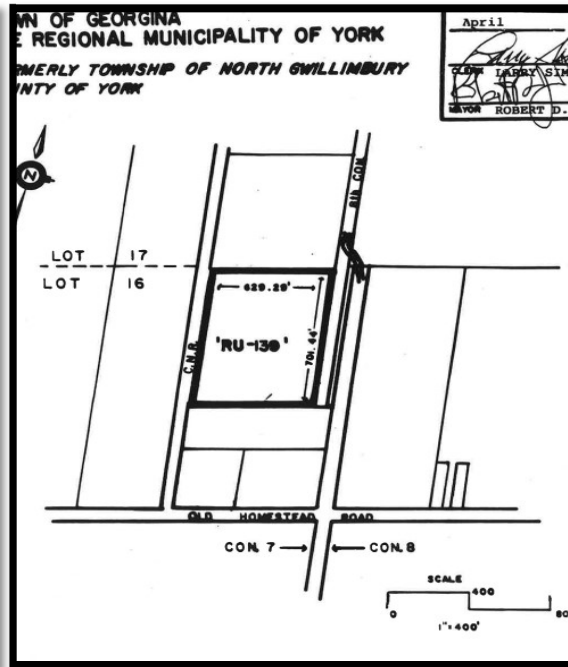
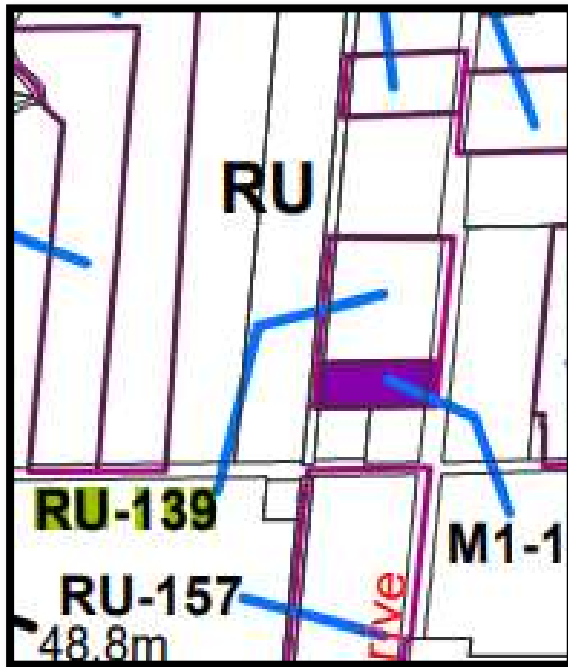


Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Map 1 to Zoning By-law 500

Schedule 'A' to Zoning By-Law 911-89-512



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-700
Address / Site	25274 Valley View Dr
Location:	
Legal Description:	Part Lot 17, Con 7 (NG)
Lot Frontage (m):	104.51
Lot Area (ha):	1.9399999999999999
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1990
By-law Number:	911-90-566
Description / Purpose:	To rezone RU to RU-149 to permit a single family dwelling on an undersized rural lot of 2.04 ha with a frontage of 105 m. A minimum front yard for a single detached dwelling is 23 m.
Zone Category – Special	RU-149
Provision(s):	
By-law Section(s):	28.5.128
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Agricultural Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-149 to AP with a Special Provision carrying the existing Special Provisions forward consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

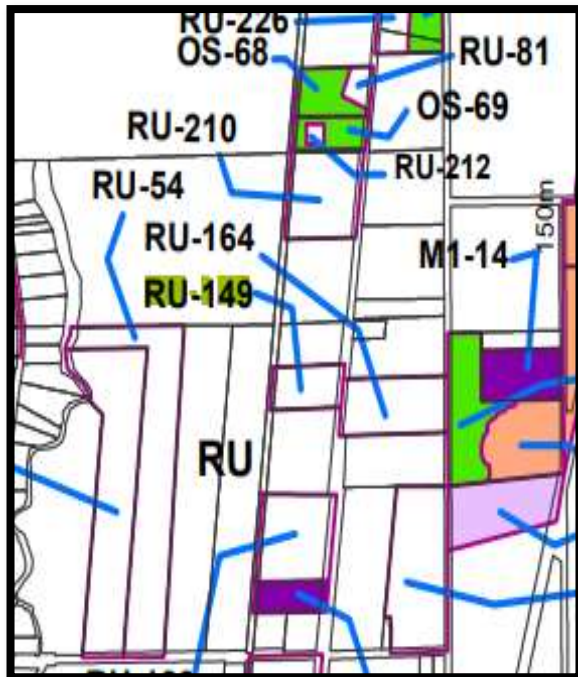
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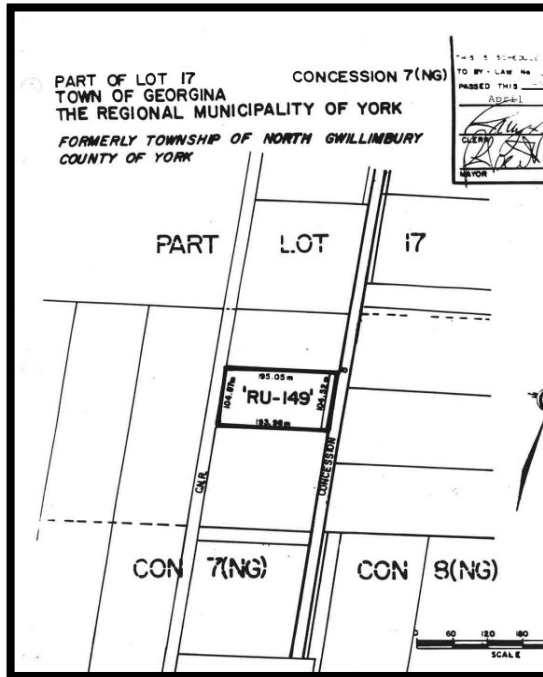
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

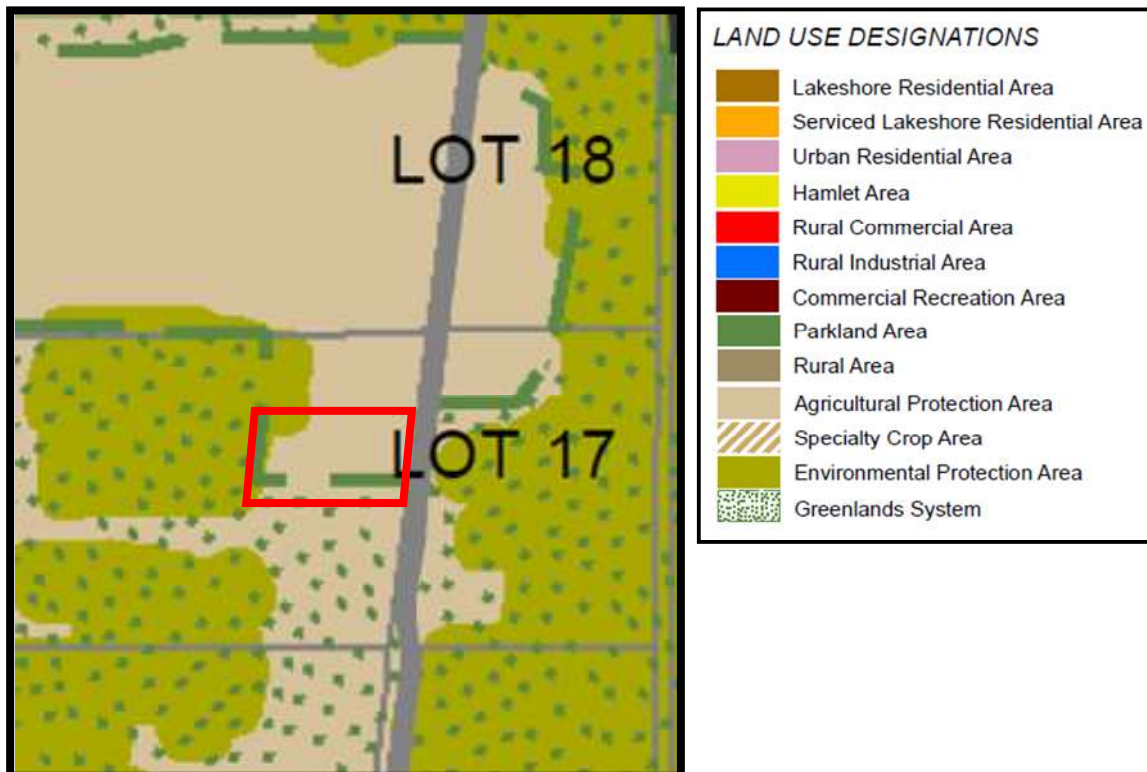
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-90-566



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-715
Address / Site	25388 Valleyview Drive
Location:	
Legal Description:	Part Lot 18, Con 7 (NG)
Lot Frontage (m):	207.93
Lot Area (ha):	3.9700000000000002
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	2005
By-law Number:	500-2005-0017
Description / Purpose:	Rezone from RU to RU-210 to allow for residential uses, establishing a building envelope to permit the balance of the property to regenerate as part of the Natural Heritage System.
Zone Category – Special	RU-210
Provision(s):	
By-law Section(s):	28.5.187
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Agricultural Protection Area and Environmental Protection Area with Greenlands System Overlay
Special Provisions:	

Preliminary Recommendation(s)

Rezone lands designated Agricultural Protection Area from RU-210 to AP. No Special Provision is required for a single detached dwelling as the lot is sufficiently sized. Zone lands designated as Environmental Protection Area from RU-210 to EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Aerial Photograph from LSRCA Interactive Mapping

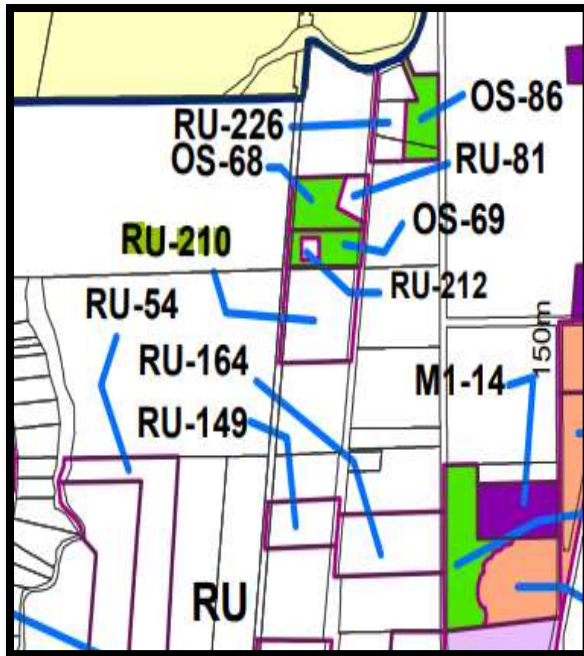


Zoning By-law 500 Update – Phase I

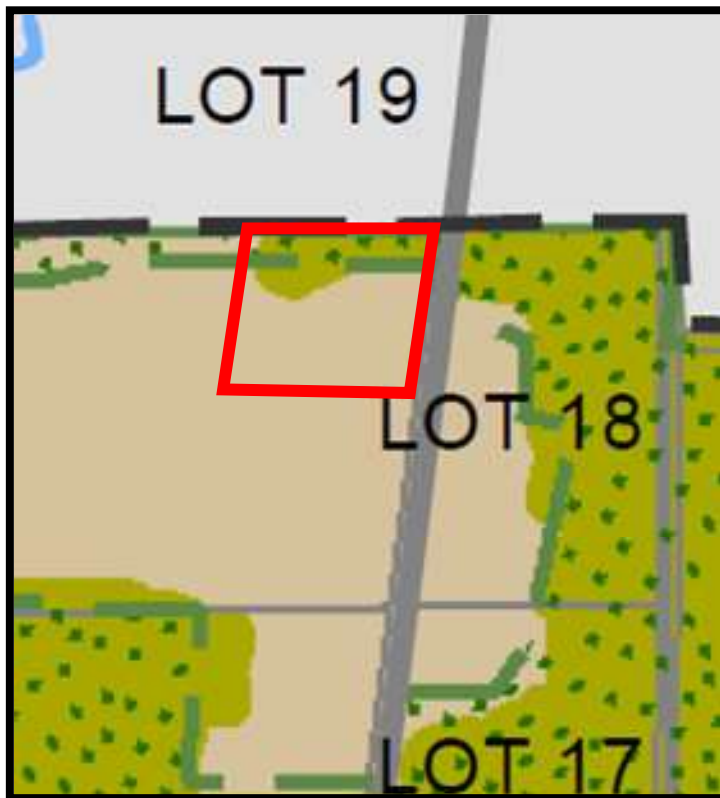
Site-Specific Zoning Review

Map 1 to Zoning By-law 500

Schedule 'A' to Zoning By-Law 500-2005-0017



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS

	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	119-732
Address / Site	25235 Valley View Dr
Location:	
Legal Description:	Part Lot 17, Con 8 (NG)
Lot Frontage (m):	138.07
Lot Area (ha):	4.0999999999999996
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1993
By-law Number:	911-93-641
Description / Purpose:	To rezone from RU to RU-164 to permit a single family dwelling on an undersized rural lot of 4.18 ha with a frontage of 138.0 7m.
Zone Category – Special	RU-164
Provision(s):	
By-law Section(s):	28.5.142
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Agricultural Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezoning lands associated with the single detached dwelling and designated Agricultural Protection Area from RU-164 to AP. No Special Provision required. The site is sufficiently sized to recognize the existing single detached dwelling in conformity with zone standards for a dwelling in the AP zone. Rezone the remainder of the site designated Environmental Protection Area as EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

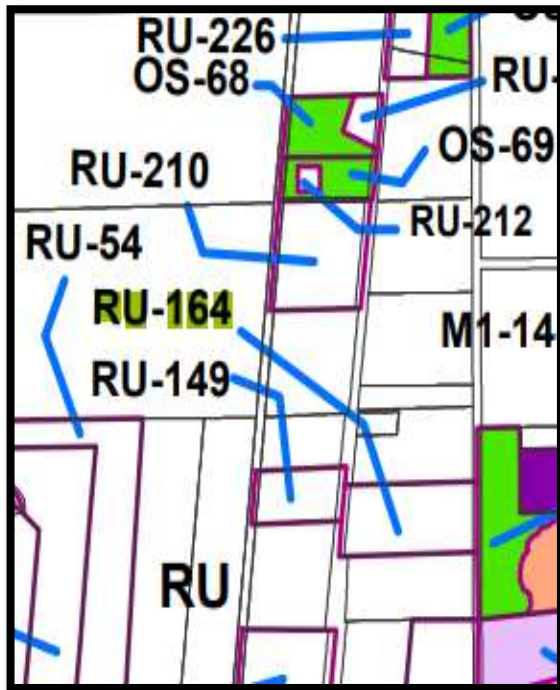
Aerial Photograph from LSRCA Interactive Mapping



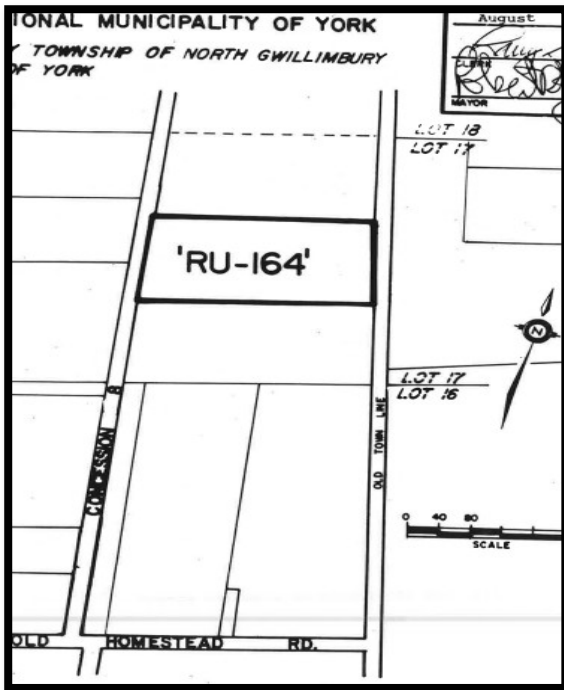
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

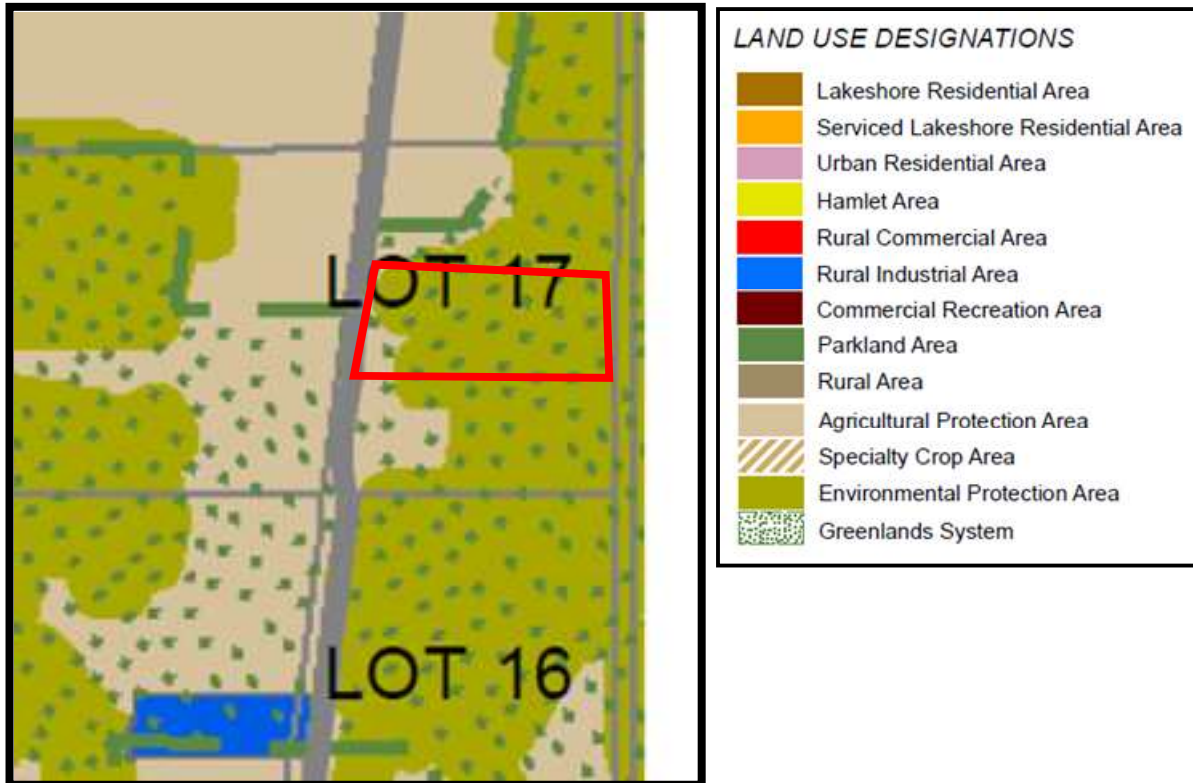
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-93-641



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	120-002
Address / Site	18 Boyer's Road
Location:	
Legal Description:	Part Lot 21, Con 3 (NG)
Lot Frontage (m):	32.35
Lot Area (ha):	1.3600000000000001
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	2002
By-law Number:	500-2002-0010
Description / Purpose:	Rezone from RU to OS-41, RU-195 and RU-196. The RU-195 and RU-196 zones permit reduced interior side yard and front yard setbacks, respectively, for a single detached dwelling and forestry and conservation uses in the OS-41 zone.
Zone Category – Special	OS-41 RU-195
Provision(s):	RU-196
By-law Section(s):	27.5.41 28.5.174 28.5.175
Zoning Map:	4
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-195 and RU-196 to EP carrying forward the Special Provisions. Rezone to balance of the site from OS-41 to EP in accordance with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Aerial Photograph from LSRCA Interactive Mapping

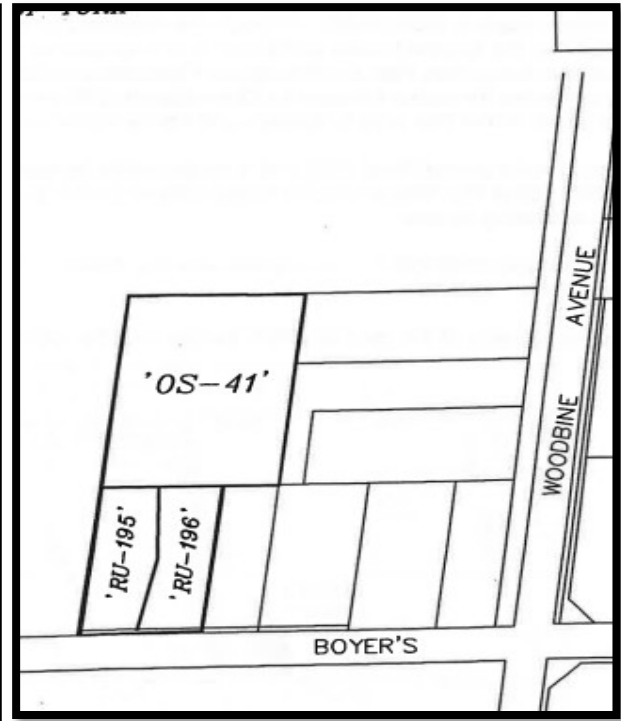
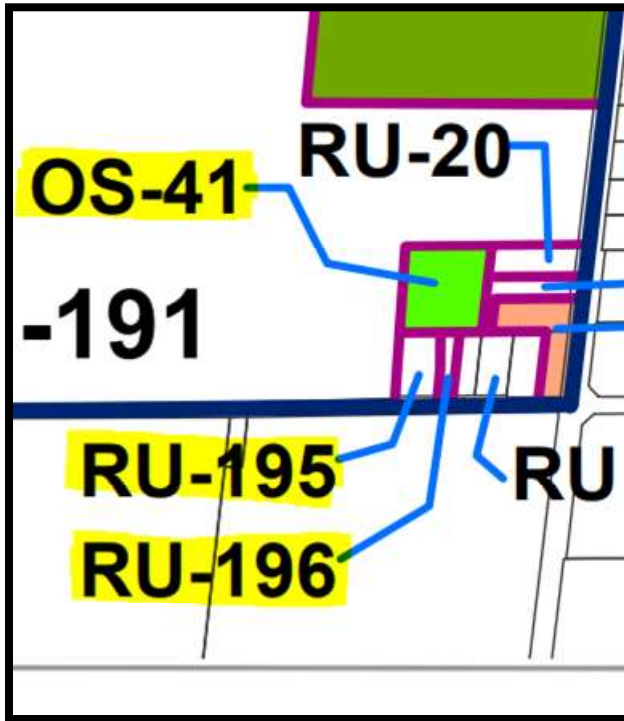


Zoning By-law 500 Update – Phase I

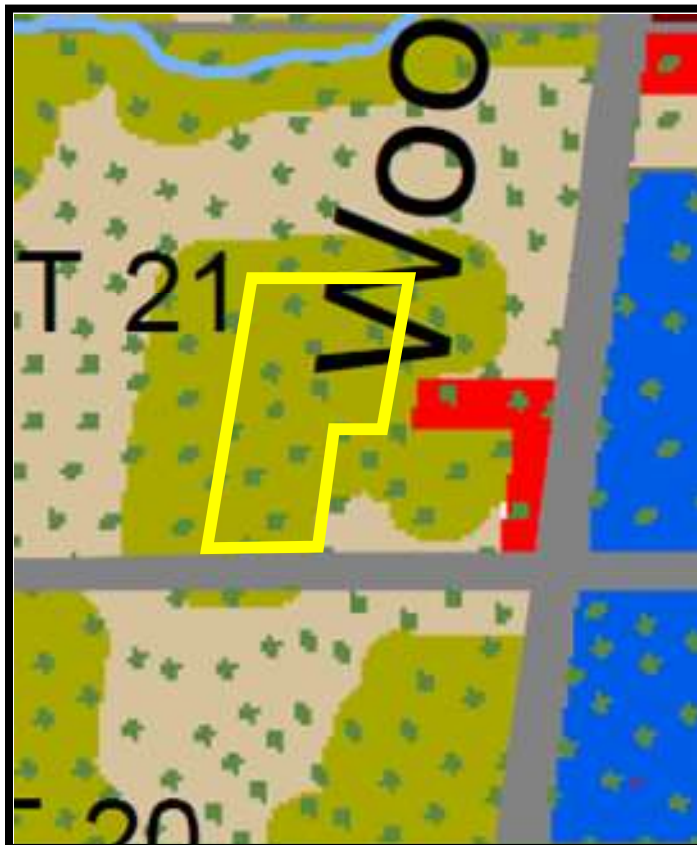
Site-Specific Zoning Review

Map 4 to Zoning By-law 500

Schedule 'A' to Zoning By-Law 500-2002-0010



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	121-23950
Address / Site	Deer Park Dr
Location:	
Legal Description:	Part Lot 22, Con 3 (NG)
Lot Frontage (m):	N/A
Lot Area (ha):	96.849999999999994
Vacant / Use	Farm property without any building structures
Established:	

Zoning By-law Amendment

Year Passed:	1983
By-law Number:	911-83-200
Description / Purpose:	Rezones the subject lands from RU to ER- Estate Residential and OS- Open Space in support of an estate residential development.
Zone Category – Special	ER OS
Provision(s):	
By-law Section(s):	6.1 27
Zoning Map:	1
Schedule 'B':	N/A

Official Plan

Land Use Designation:	Environmental Protection Area and Agricultural Protection Area with Greenlands System Overlay
Special Provisions:	N/A

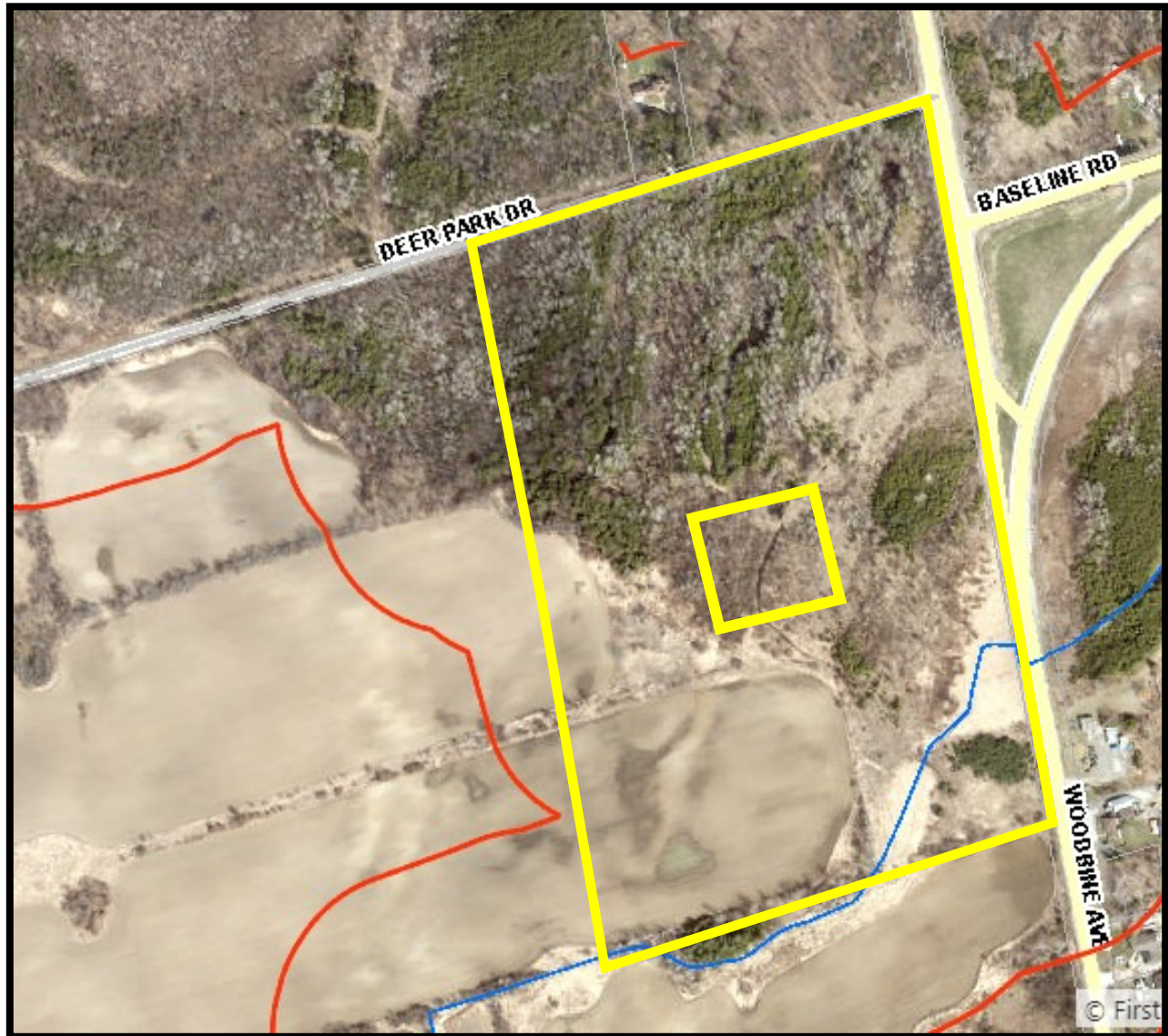
Preliminary Recommendation(s)

The property is undeveloped and the Town Official Plan designations were upheld by the Ontario Municipal Board in a decision dated December 19, 2019. Rezone the lands from ER and OS to EP and AP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

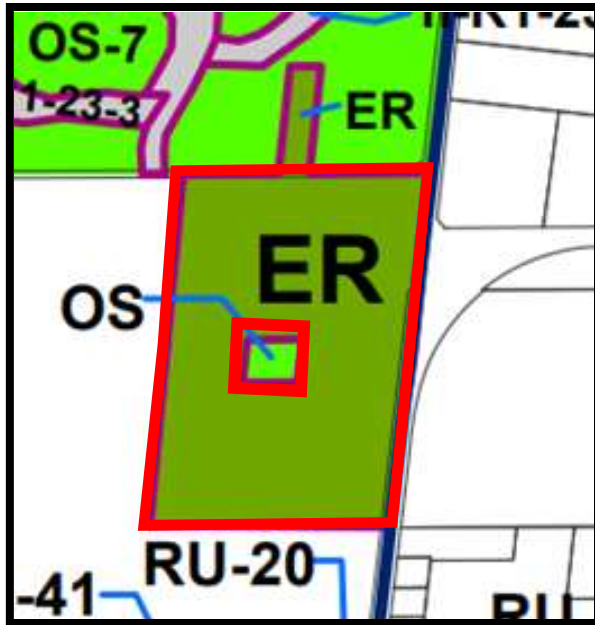
Aerial Photograph from LSRCA Interactive Mapping



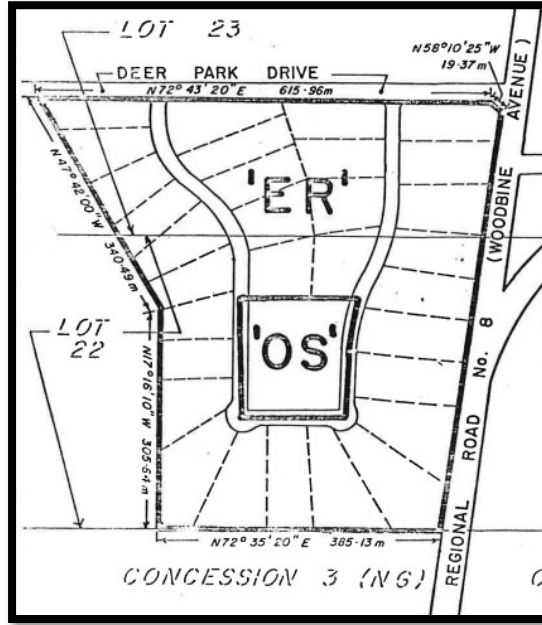
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

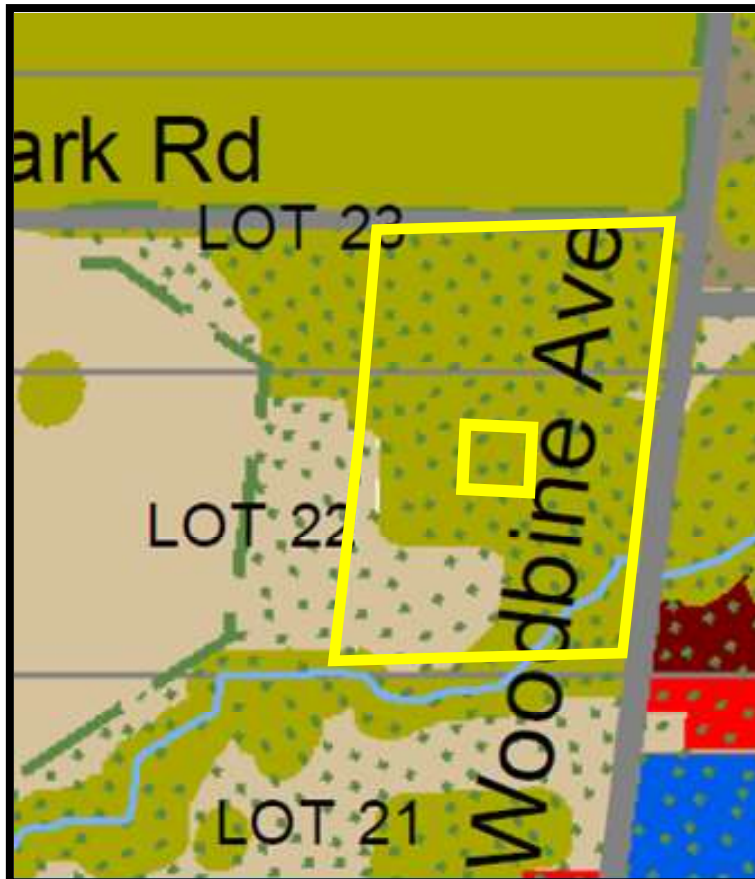
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-83-200



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	121-950
Address / Site	Maple Lake Estate Lands
Location:	
Legal Description:	Part Lot 23, 24, 25, 26, and 27, Con 3 (NG)
Lot Frontage (m):	
Lot Area (ha):	
Vacant / Use	
Established:	

Zoning By-law Amendment

Year Passed:	1987
By-law Number:	911-87-431
Description / Purpose:	To rezone from RU to R1-23-1, R1-23-2, h-R1-23-3, h-R1-23-4, h-R1-23-5, OS-7, RU-95 to permit the development of a 1073 unit recreational residential retirement community, including an 18 hole golf course, with complementary community and commercial uses.
Zone Category – Special Provision(s):	R1-23-1 R1-23-2 h-R1-23-3 h-R1-23-4 h-R1-23-5 RU-95 OS-7
By-law Section(s):	7.5.19 27.5.7
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Urban Residential Area with Greenlands System Overlay
Special Provisions:	9.3.9.1, Appendix A and various other references.

Preliminary Recommendation(s)

Rezone lands from R1-23-1, R1-23-2, h-R1-23-3, h-R1-23-4, h-R1-23-5, OS-7 and RU-95 to EP consistent with the Official Plan and decision of the Local Planning Appeal Tribunal dated December 19, 2019.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

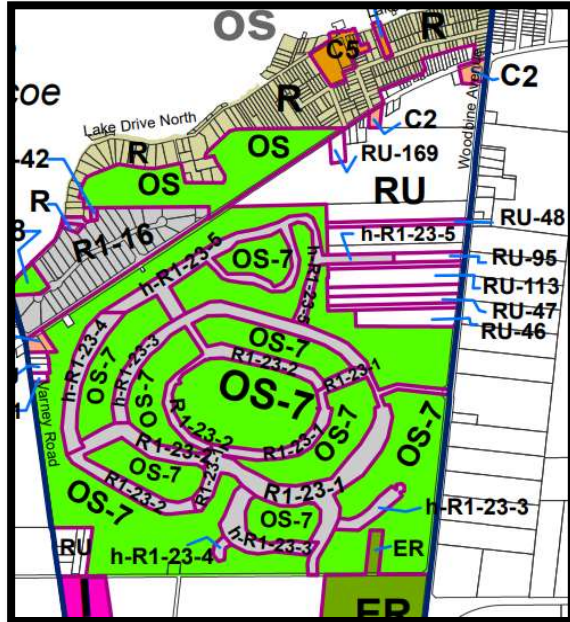
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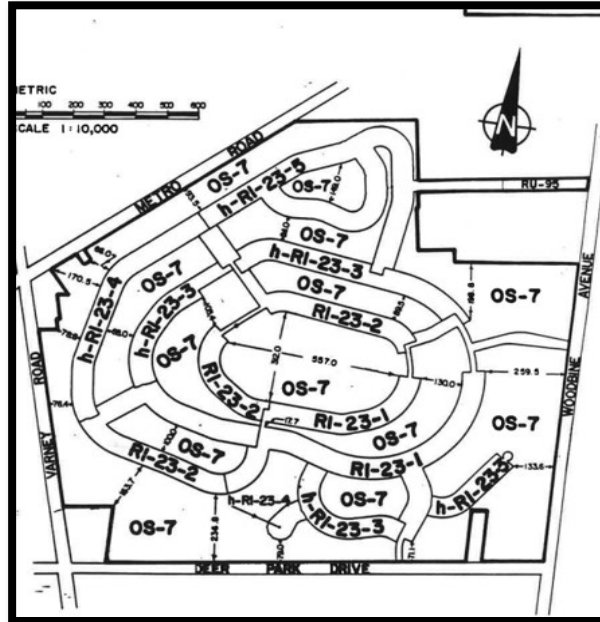
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

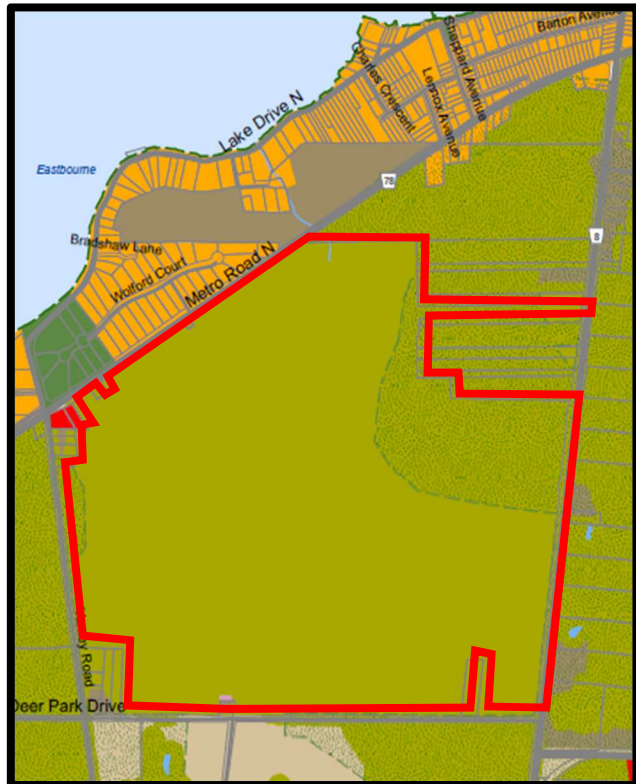
Map 4 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-87-431



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	125-245
Address / Site	503 Varney Road
Location:	
Legal Description:	Part Lot 21, Con 3 (NG)
Lot Frontage (m):	204.21
Lot Area (ha):	6.7000000000000002
Vacant / Use	Land owned by a non farmer improved with a non farm residence with a
Established:	portion being farmed

Zoning By-law Amendment

Year Passed:	2001
By-law Number:	500-2001-0013
Description / Purpose:	Rezone from RU to RU-191 to permit a single detached dwelling.
Zone Category – Special	RU-191
Provision(s):	
By-law Section(s):	28.5.170
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use	Agricultural Protection Area
Designation:	
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-191 to AP. Special Provision not required as the property is sufficiently sized to permit a single detached dwelling in accordance with the proposed new standards.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

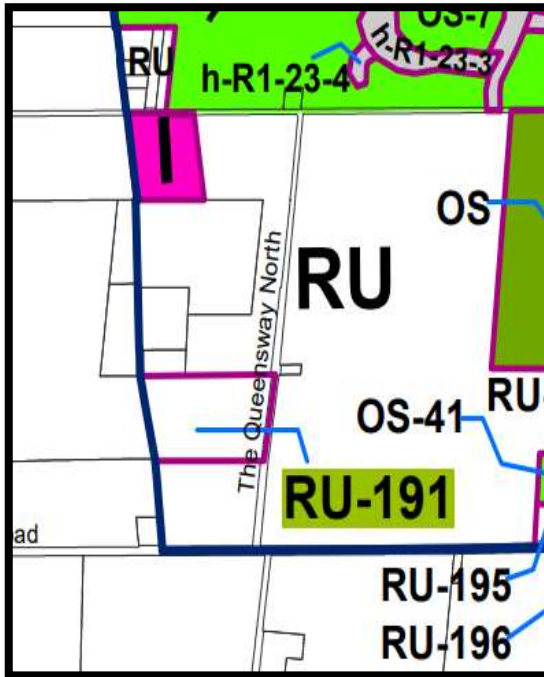
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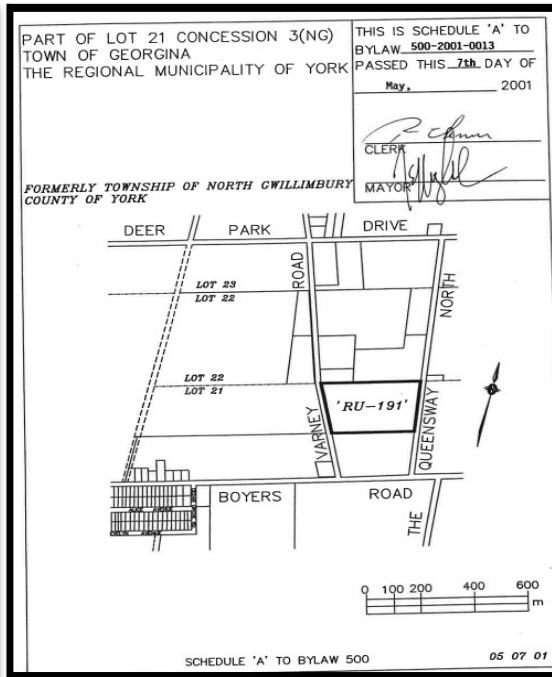
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 500-2001-0013



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	125-608
Address / Site	681 Varney Road
Location:	
Legal Description:	Part Lot 25, Con 3 (NG)
Lot Frontage (m):	36.57
Lot Area (ha):	0.23000000000000001
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1999
By-law Number:	500-99-004
Description / Purpose:	Rezone from RU to RU-181 to permit a single detached dwelling.
Zone Category – Special	RU-181
Provision(s):	
By-law Section(s):	28.5.160
Zoning Map:	4
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-184 to EP with a Special Provision permitting the existing single detached dwelling consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

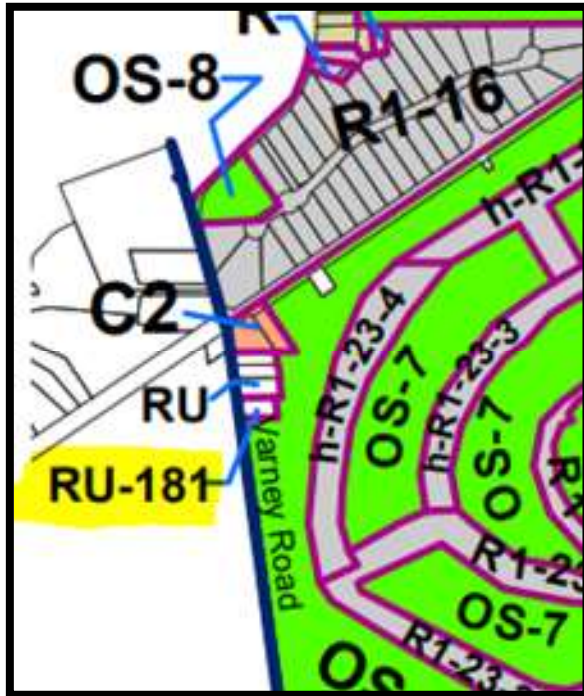
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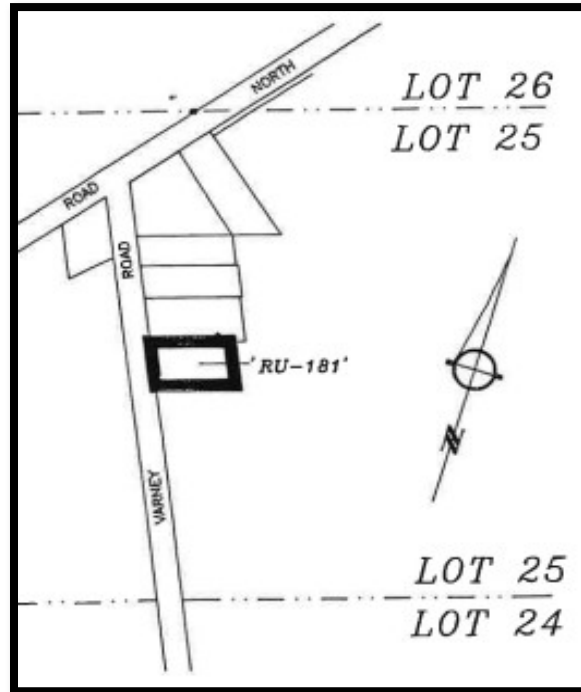
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

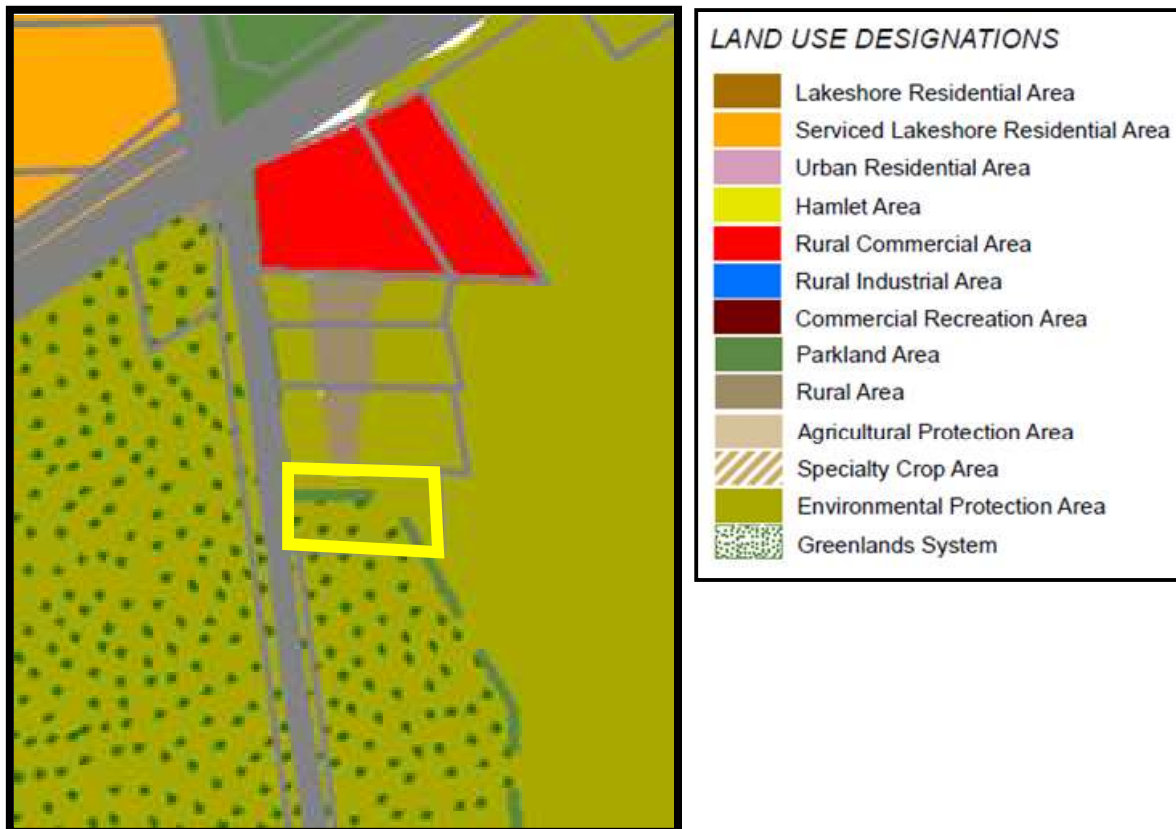
Map 4 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 500-99-004



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	126-736
Address / Site	26844 Woodbine Avenue
Location:	
Legal Description:	Part Lot 26, Con 3 (NG)
Lot Frontage (m):	
Lot Area (ha):	
Vacant / Use	Single detached dwelling
Established:	

Zoning By-law Amendment

Year Passed:	1982
By-law Number:	911-82-168
Description / Purpose:	Rezone from RU to RU-48 to permit a single family dwelling.
Zone Category – Special	RU-48
Provision(s):	
By-law Section(s):	28.5.40
Zoning Map:	4
Schedule 'B':	

Official Plan

Land Use Designation:	Rural Area and Environmental Protection Area with Greenlands System
Special Provisions:	Overlay
	N/A

Preliminary Recommendation(s)

Rezone lands from RU-48 to RU-C to recognize the area where a single detached dwelling is permitted. Rezone the balance of the lands designated as Environmental Protection Area as EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

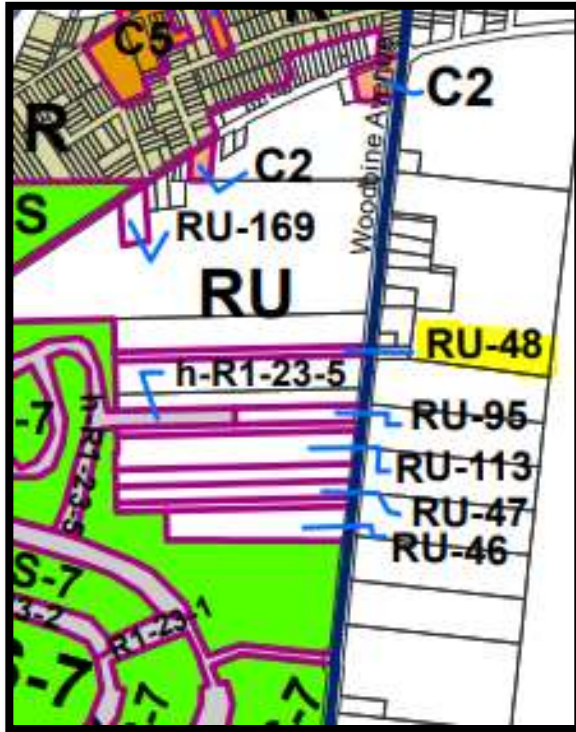
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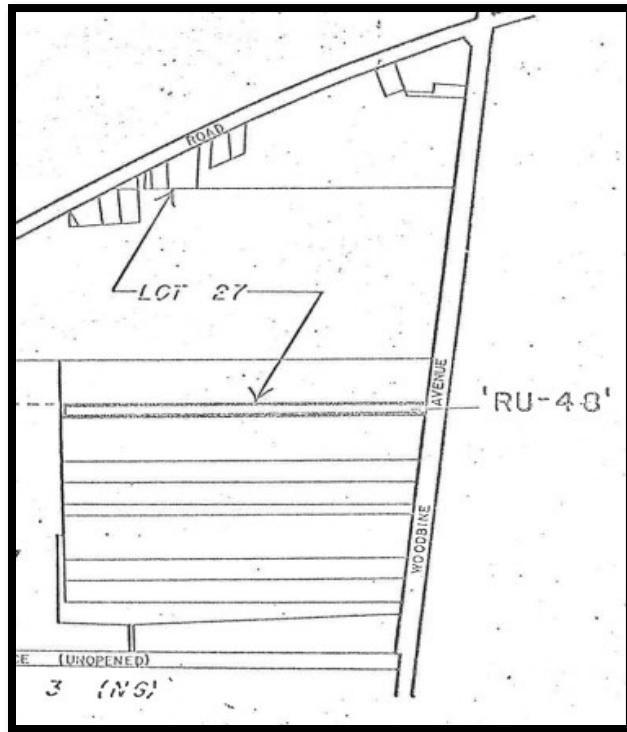
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

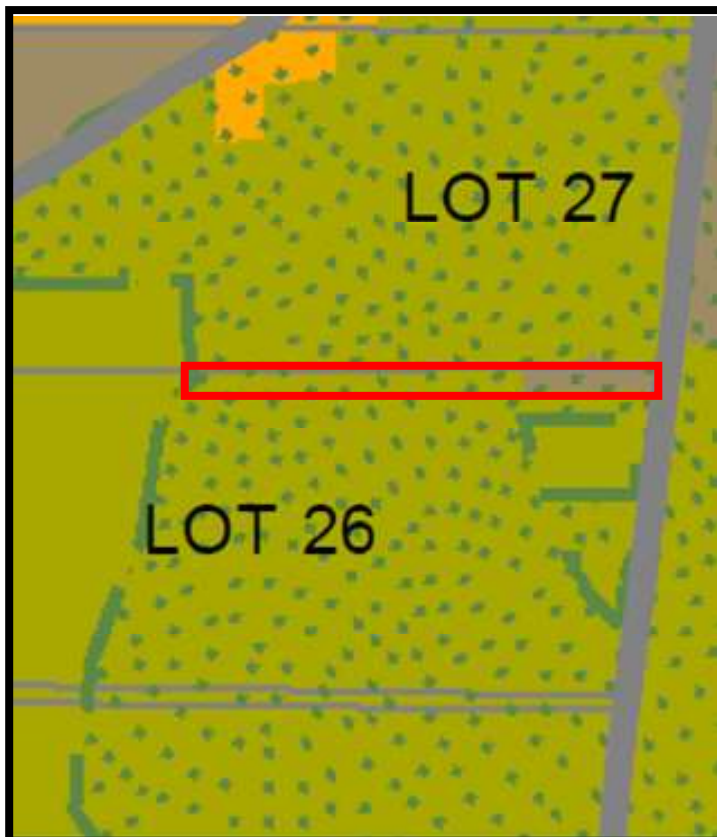
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-82-168



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	126-748
Address / Site	Woodbine Avenue
Location:	
Legal Description:	Part Lot 26, Con 3 (NG)
Lot Frontage (m):	76.8
Lot Area (ha):	4.179999999999997
Vacant / Use	Vacant residential land not on water
Established:	

Zoning By-law Amendment

Year Passed:	1987
By-law Number:	911-87-429
Description / Purpose:	To rezone from RU to RU-113 to permit a single family dwelling in an undersized lot area of 5.40ha and frontage of 38.10m.
Zone Category – Special	RU-113
Provision(s):	
By-law Section(s):	28.5.98
Zoning Map:	4
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	

Preliminary Recommendation(s)

Land is currently undeveloped. Rezone from RU-113 to EP consistent with the Official Plan. EP zone to include an H-holding symbol. Removal of the H-holding symbol will require a Planning process and submission of an EIS to determine an appropriate building envelope.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

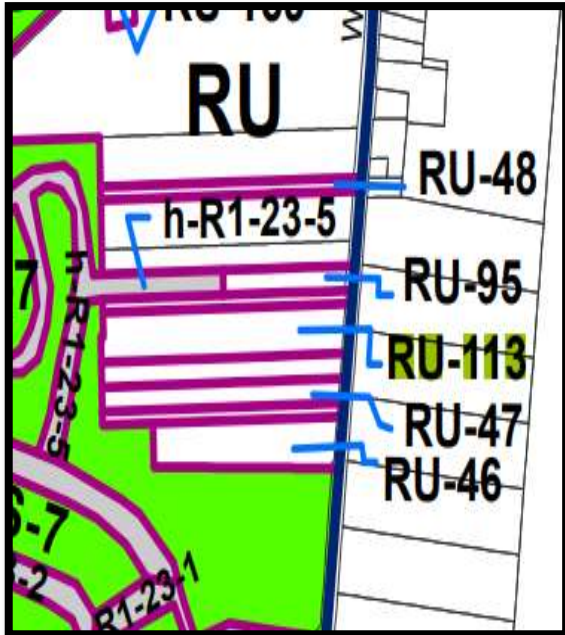
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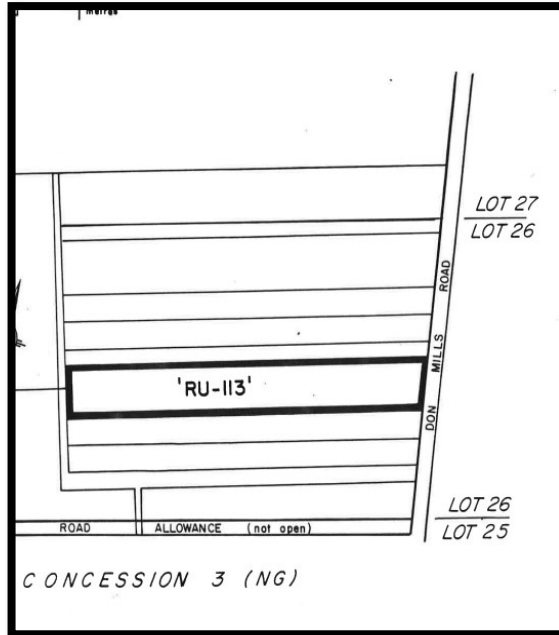
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

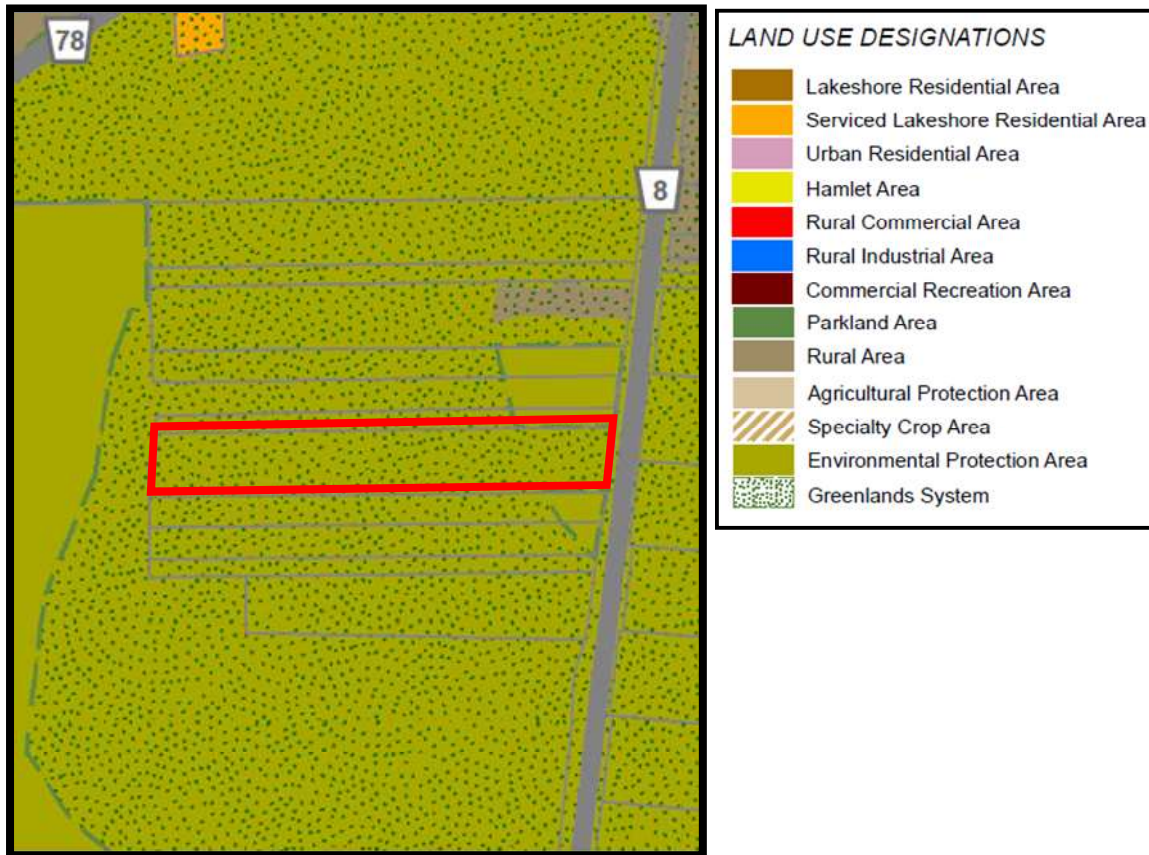
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-87-429



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	126-766
Address / Site	Woodbine Avenue
Location:	
Legal Description:	Part Lot 26, Con 3 (NG)
Lot Frontage (m):	
Lot Area (ha):	
Vacant / Use	Vacant land not on water
Established:	

Zoning By-law Amendment

Year Passed:	1982
By-law Number:	911-82-170
Description / Purpose:	Rezone from RU to RU-47 to permit a single family dwelling.
Zone Category – Special	RU-47
Provision(s):	
By-law Section(s):	28.5.37
Zoning Map:	4
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Land is currently undeveloped. Rezone from RU-47 to EP consistent with the Official Plan. EP zone to include an H-holding symbol. Removal of the H-holding symbol will require a Planning process and submission of an EIS to determine an appropriate building envelope.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

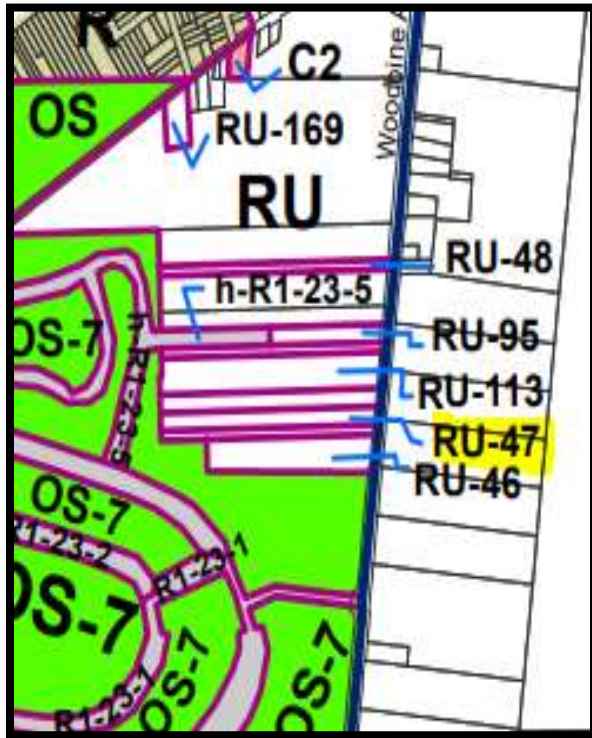
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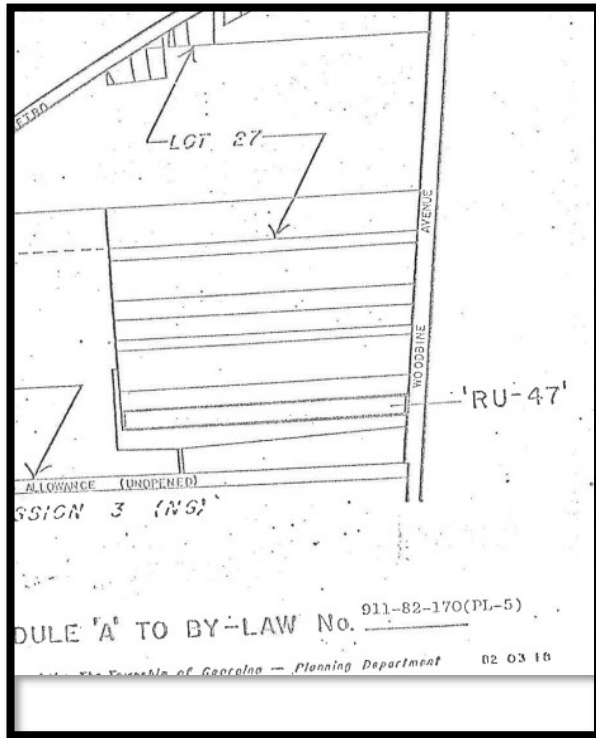
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

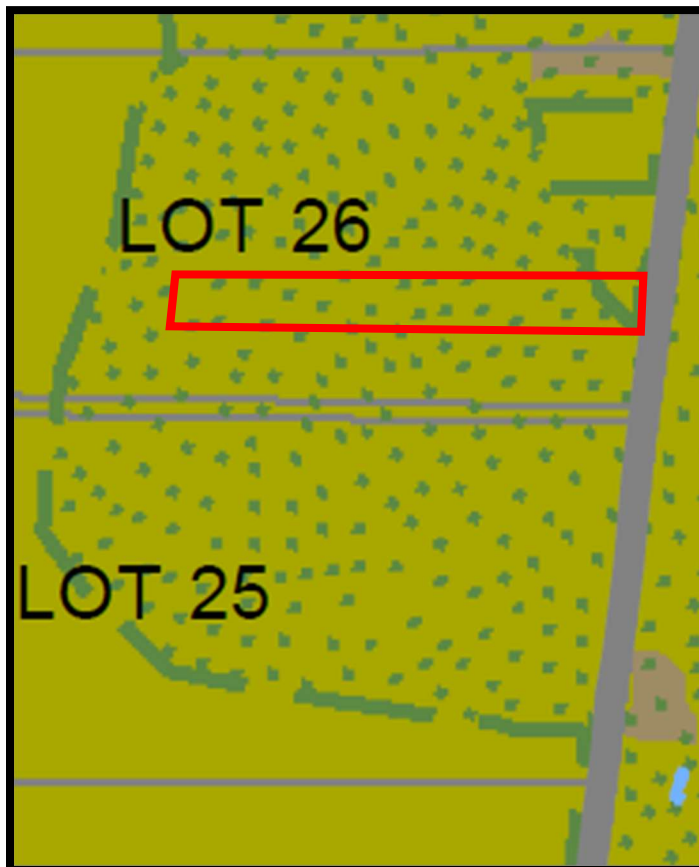
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-82-170



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	126-769
Address / Site	Woodbine Avenue
Location:	
Legal Description:	Part Lot 26, Con 3 (NG)
Lot Frontage (m):	
Lot Area (ha):	
Vacant / Use	Vacant land not on water
Established:	

Zoning By-law Amendment

Year Passed:	1982
By-law Number:	911-82-169
Description / Purpose:	Rezone from RU to RU-46 to permit a single family dwelling.
Zone Category – Special	RU-46
Provision(s):	
By-law Section(s):	28.5.38
Zoning Map:	4
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Land is currently undeveloped. Rezone from RU-46 to EP consistent with the Official Plan. EP zone to include an H-holding symbol. Removal of the H-holding symbol will require a Planning process and submission of an EIS to determine an appropriate building envelope.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

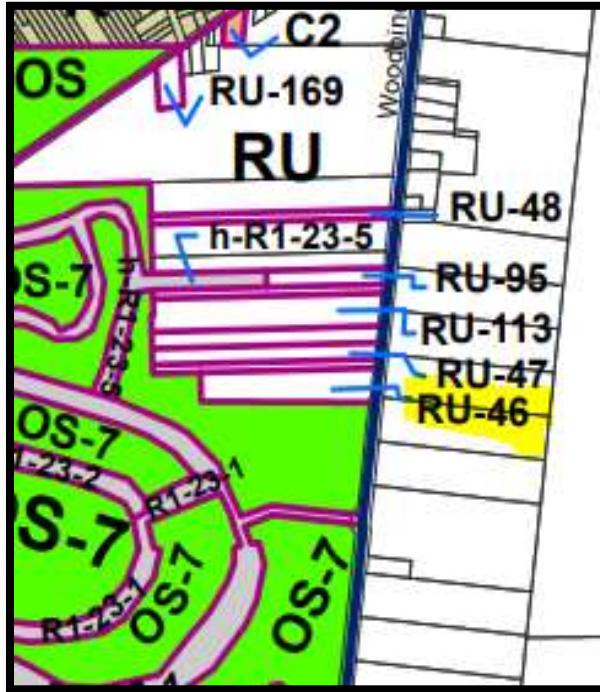
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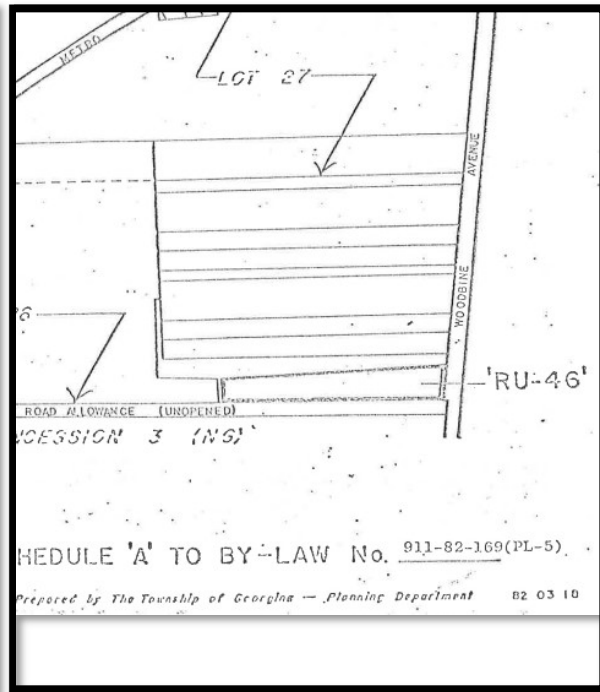
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-82-169



Schedule A2, Land Use Plan of the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	126-871 126-87110
Address / Site	26983 Woodbine Ave
Location:	26953 Woodbine Ave
Legal Description:	Part Lot 1, Con 9 (NG)
Lot Frontage (m):	
Lot Area (ha):	
Vacant / Use	Single family detached (not on water) and Industrial
Established:	

Zoning By-law Amendment

Year Passed:	1988
By-law Number:	911-88-479
Description / Purpose:	To rezone from RU to RU-130 to permit a single family dwelling on an undersized rural lot of 12.8 ha.
Zone Category – Special	RU-130
Provision(s):	
By-law Section(s):	28.5.111
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Rural Area with Greenlands System
Special Provisions:	Overlay N/A

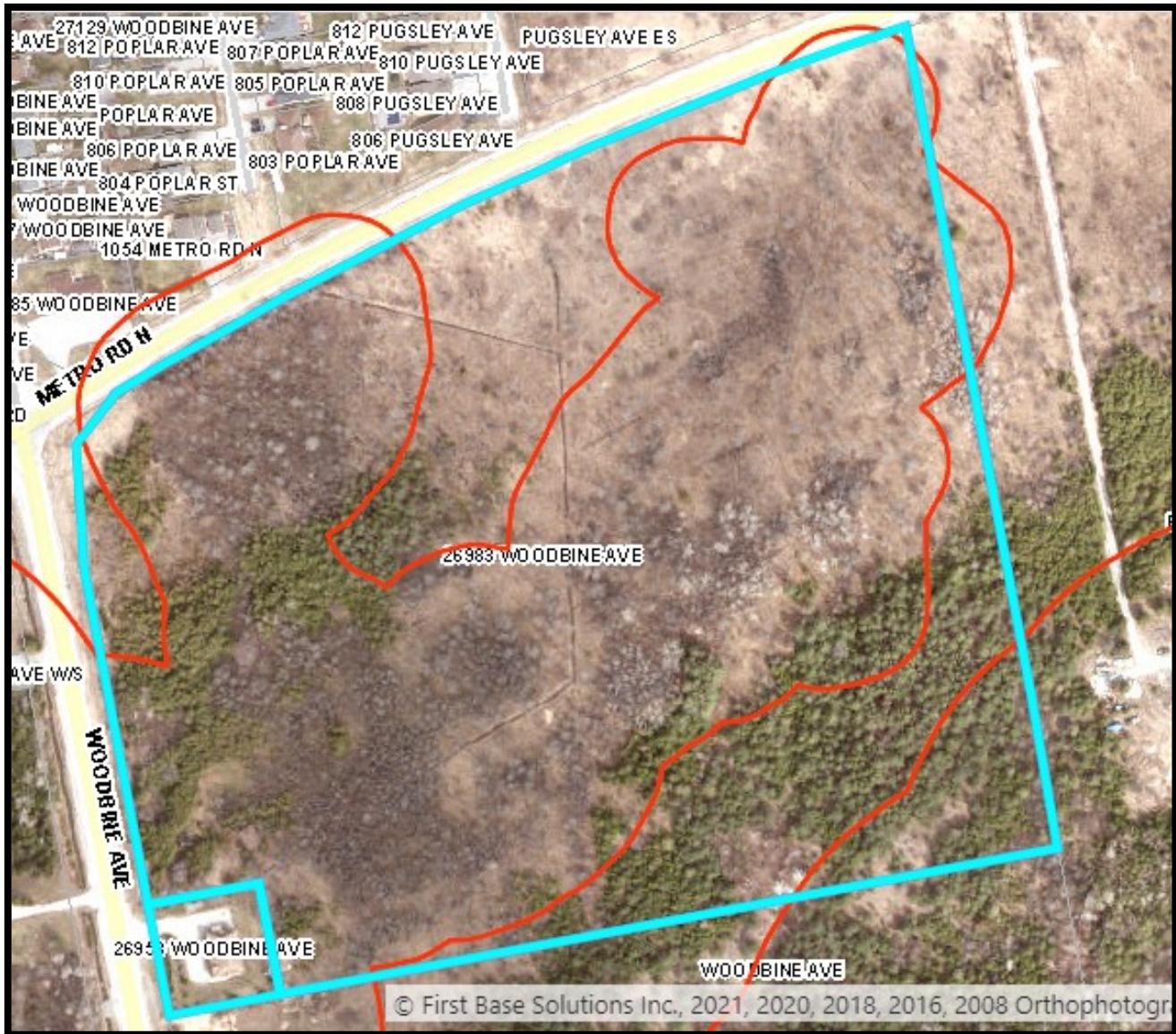
Preliminary Recommendation(s)

Rezone portion of lot associated with existing single detached dwelling from RU-130 to RU-C with a Special Provision recognizing the existing dwelling. Rezone the remainder of the site EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

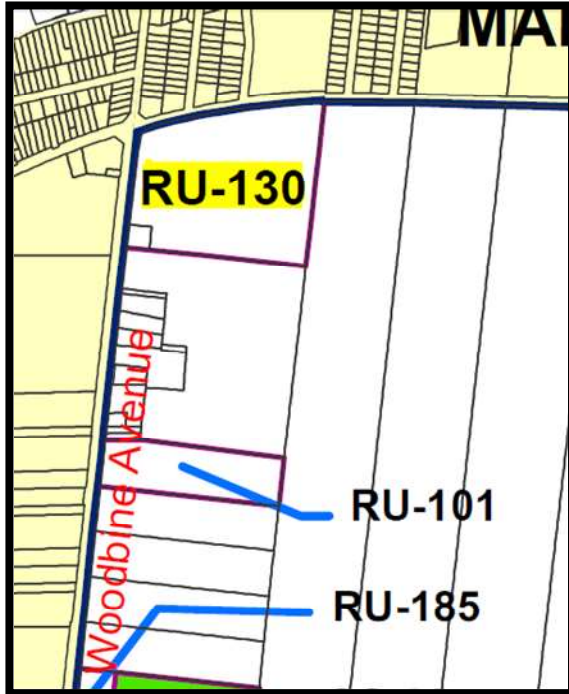
Aerial Photograph from LSRCA Interactive Mapping



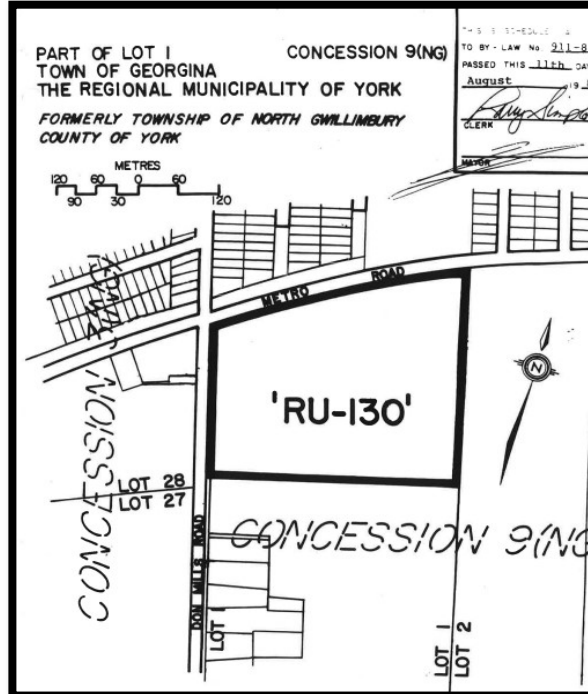
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

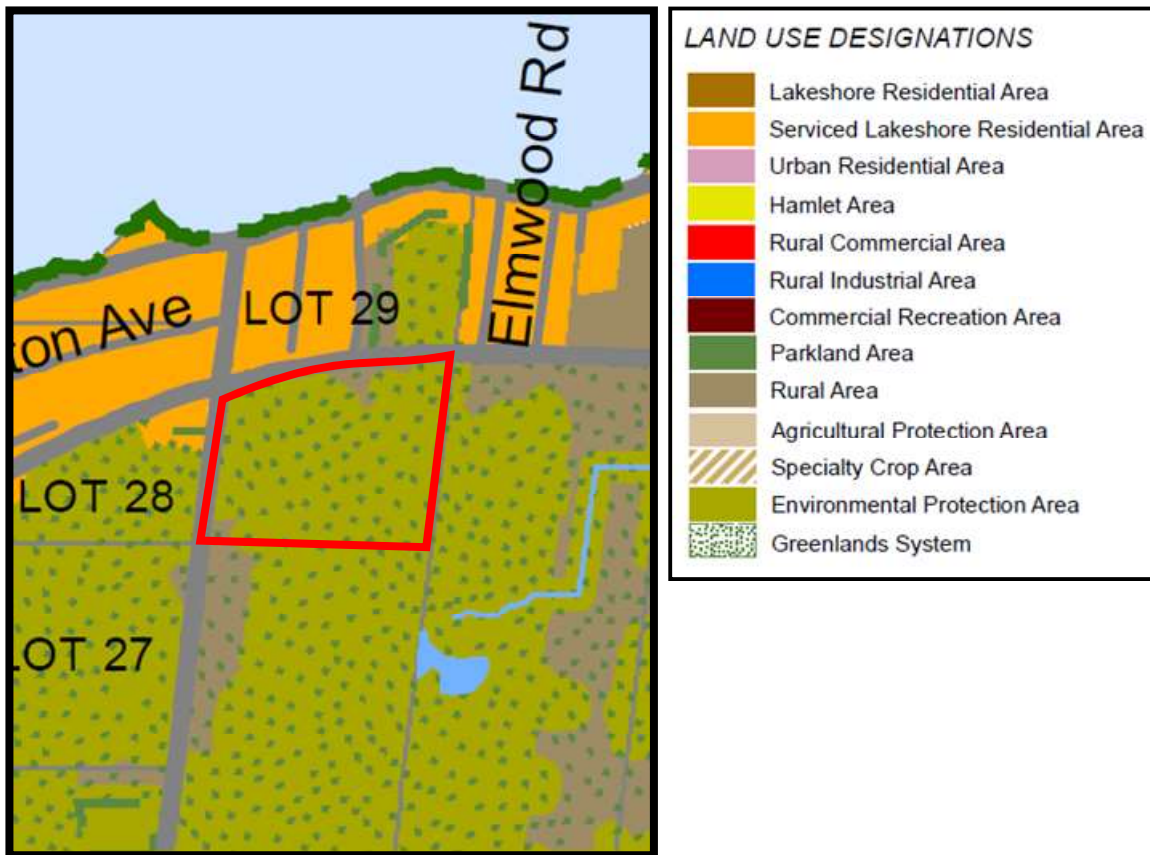
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-88-479



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	127-125
Address / Site	26781 Woodbine Ave
Location:	
Legal Description:	Part Lot 1, Con 9 (NG)
Lot Frontage (m):	60.96
Lot Area (ha):	4.0199999999999996
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1987
By-law Number:	911-87-396
Description / Purpose:	To rezone from RU to RU-101 to permit a single family dwelling on an undersized lot.
Zone Category – Special	RU-101
Provision(s):	
By-law Section(s):	28.5.86
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	

Preliminary Recommendation(s)

Rezone front portion of property from RU-101 to EP with a Special Provision recognizing the area associated with the existing single detached dwelling. Rezone remainder of the site EP consistent with the Environmental Protection Area designation of the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

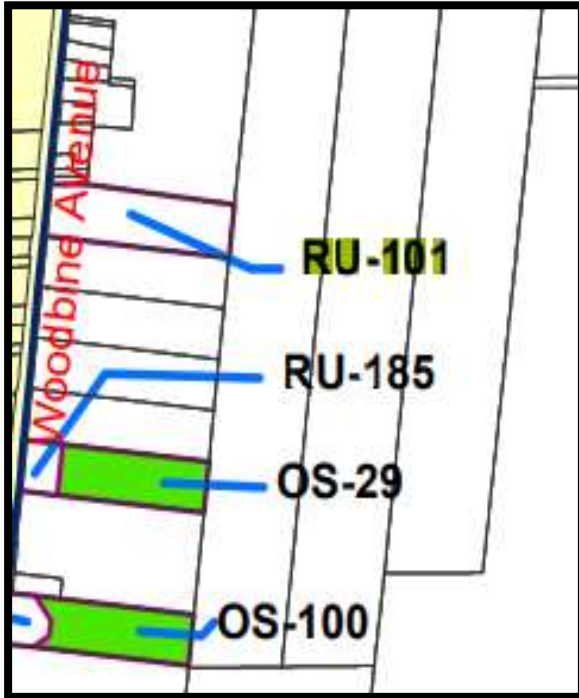
Aerial Photograph from LSRCA Interactive Mapping



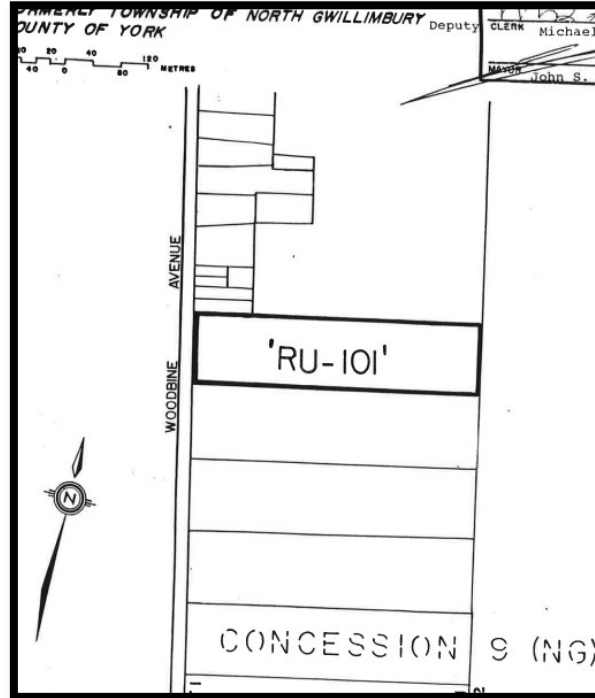
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

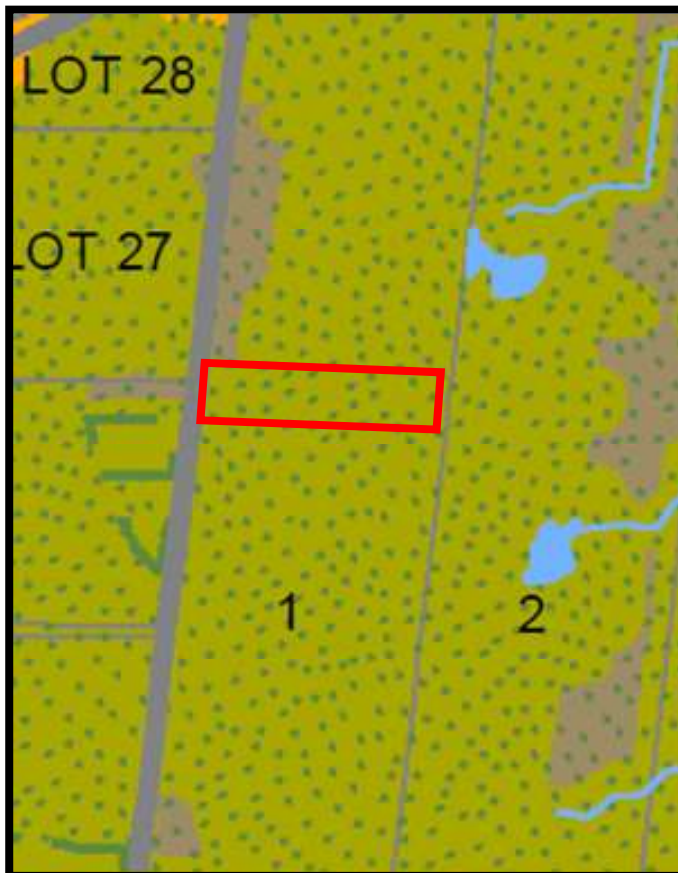
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-87-396



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	127-250
Address / Site	E/S Woodbine Avenue
Location:	
Legal Description:	Part Lot 1, Con 9 (NG)
Lot Frontage (m):	101.49
Lot Area (ha):	4
Vacant / Use	Vacant residential land not on water
Established:	

Zoning By-law Amendment

Year Passed:	2000
By-law Number:	500-2000-005
Description / Purpose:	Rezone from RU to RU-185 to permit a single detached dwelling and accessory structures within a 1 ha envelope on the site. The remainder lands are zoned OS-29 which only permits forestry and conservation uses with no buildings or structures.
Zone Category – Special	RU-185 OS-29
Provision(s):	
By-law Section(s):	28.5.164 27.5.29
Zoning Map:	1
Schedule 'B':	B-27

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-185 to EP with a Special Provision permitting the existing single detached dwelling and specifying the building envelope location and rezone from OS-29 to EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

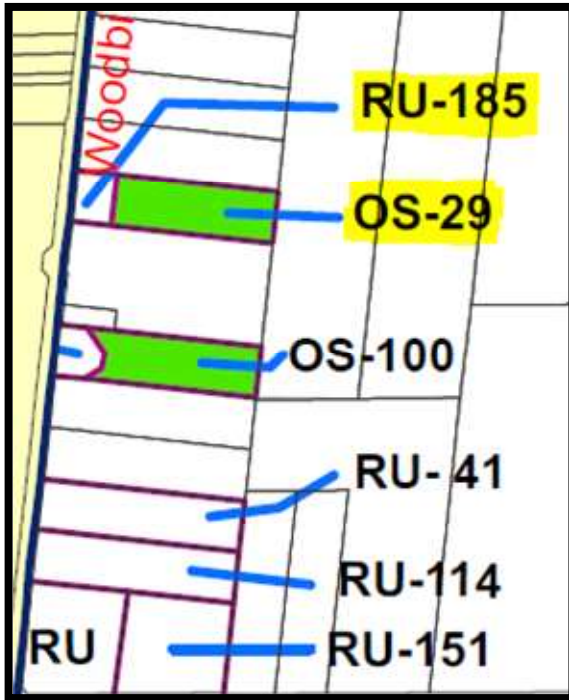
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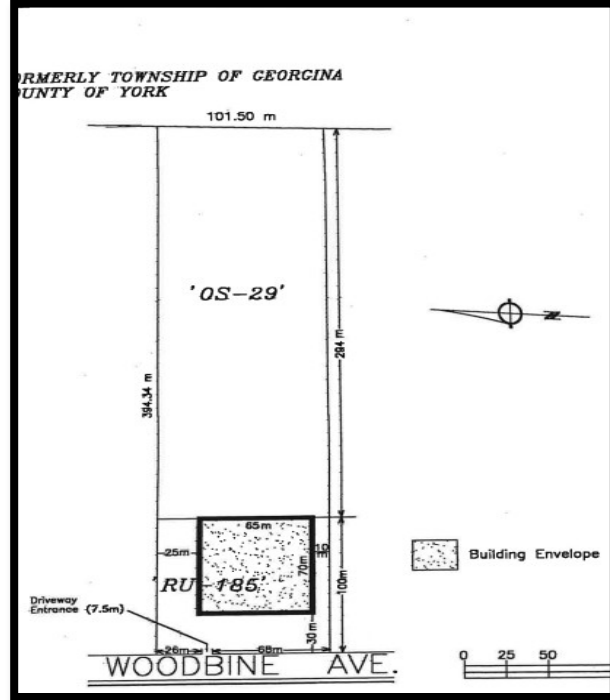
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

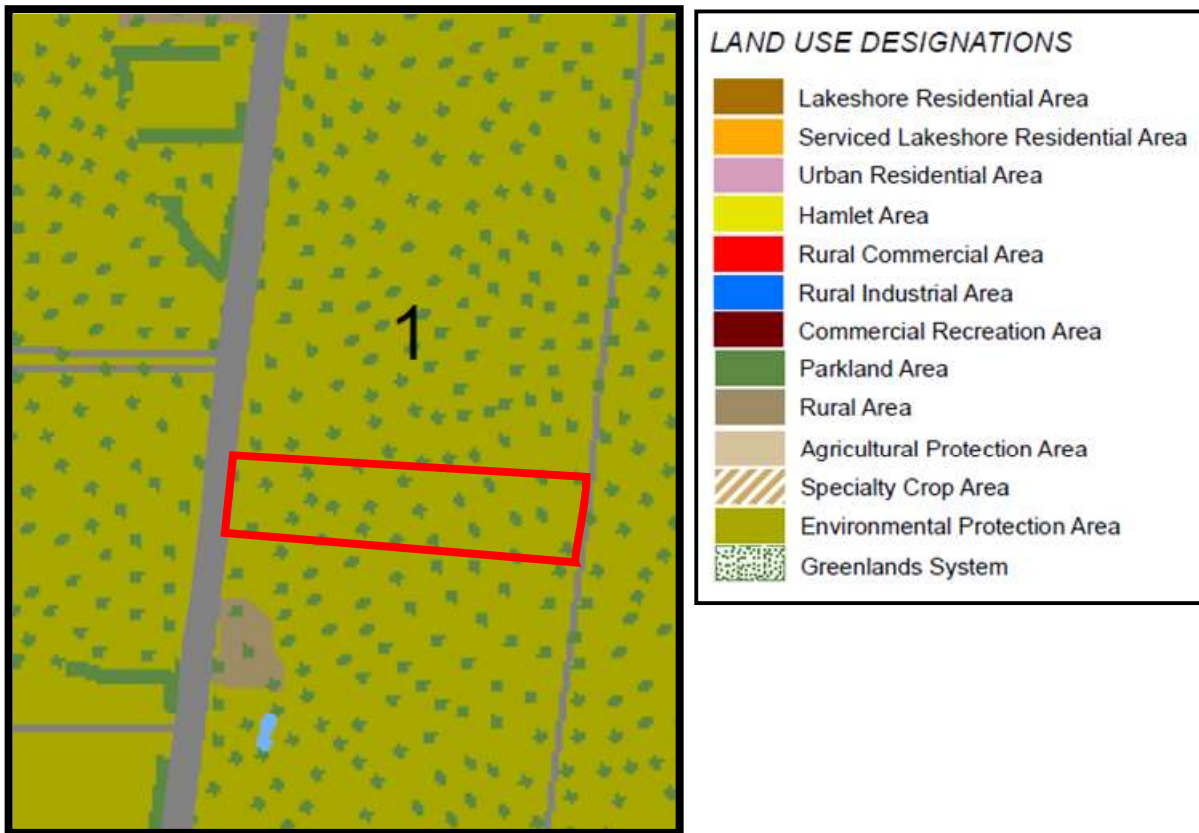
Map 1 to Zoning By-law 500



Schedule A to Zoning By-Law 500-2000-005



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	127-315
Address / Site	E/S Woodbine Ave
Location:	
Legal Description:	Part Lot 1, Con 9 (NG)
Lot Frontage (m):	101.49
Lot Area (ha):	4.0499999999999998
Vacant / Use	Vacant residential land not on water
Established:	

Zoning By-law Amendment

Year Passed:	2018
By-law Number:	500-2018-0016
Description / Purpose:	Rezone from RU to RU-239 and OS-100 to permit one single detached dwelling with a front yard setback of 8 metres as the only permitted use in the RU-239 zone and to establish development limits with the OS-100 zone in which conservation and forestry uses without buildings and structures are the only permitted uses.
Zone Category – Special	OS-100 RU-239
Provision(s):	
By-law Section(s):	27.5.100 28.5.215
Zoning Map:	1
Schedule 'B':	B-85

Official Plan

Land Use Designation:	Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

Preliminary Recommendation(s)

Rezone from RU-239 to EP with a Special Provision to recognize the existing approvals. Rezone remainder of land from OS-100 to EP consistent with the Environmental Protection Area designation in the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Aerial Photograph from LSRCA Interactive Mapping

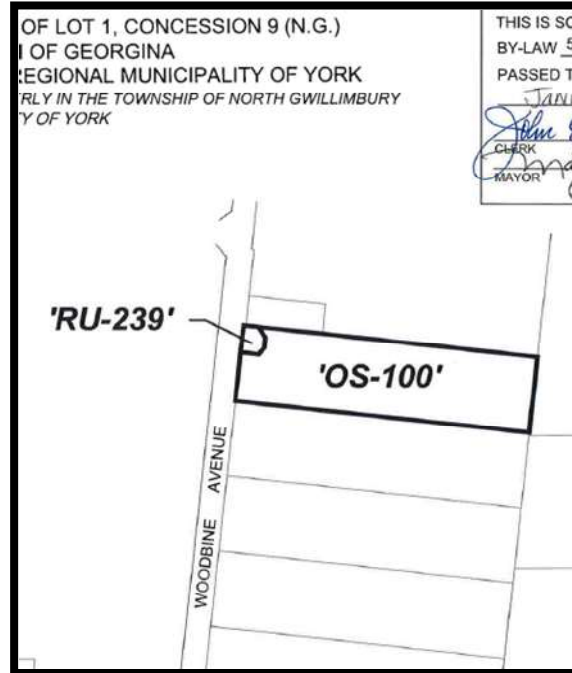
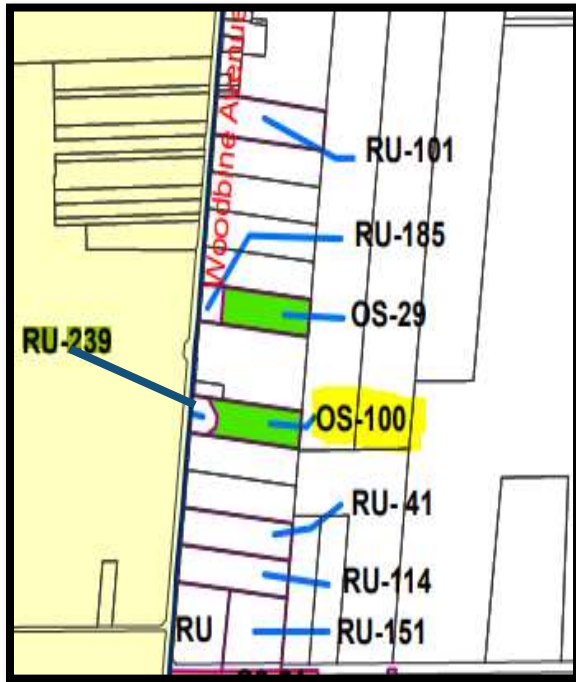


Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Map 1 to Zoning By-law 500

Schedule 'A' to Zoning By-Law 500-2018-0016



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	127-425
Address / Site	26351 Woodbine Ave
Location:	
Legal Description:	Part Lot 1, Con 9 (NG)
Lot Frontage (m):	101.49
Lot Area (ha):	4
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1987
By-law Number:	911-87-432
Description / Purpose:	To rezone from RU to RU-114 to permit a single family dwelling on an undersized Rural lot with an area of 4.05 ha and frontage of 101.5 metres.
Zone Category – Special	RU-114
Provision(s):	
By-law Section(s):	28.5.99
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Rural Area and Environmental Protection Area with Greenlands System
Special Provisions:	Overlay
	N/A

Preliminary Recommendation(s)

Rezone front portion of the site associated with the existing single detached dwelling from RU-114 to RU-C with a Special Provision to permit a single detached dwelling. Rezone the remainder of the site designated Environmental Protection Area ad EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

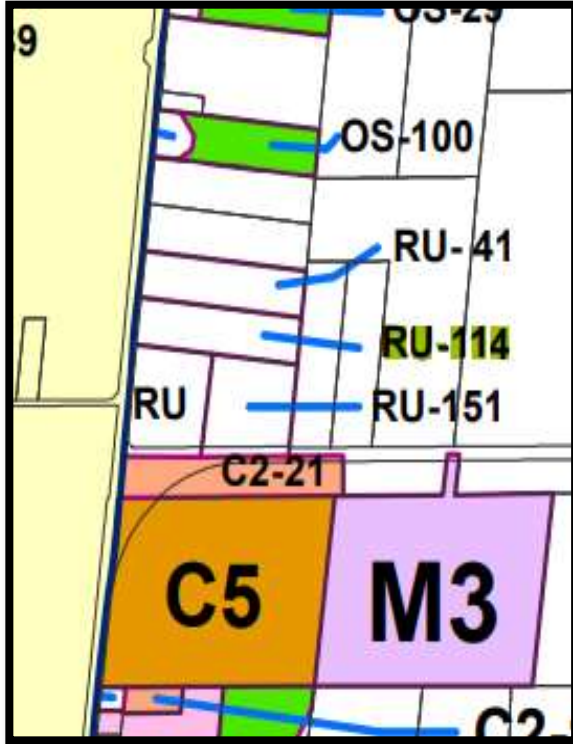
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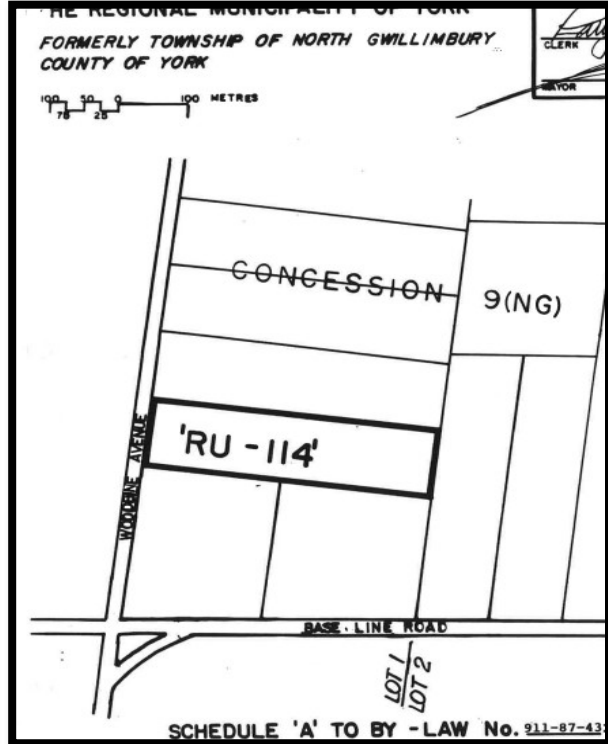
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

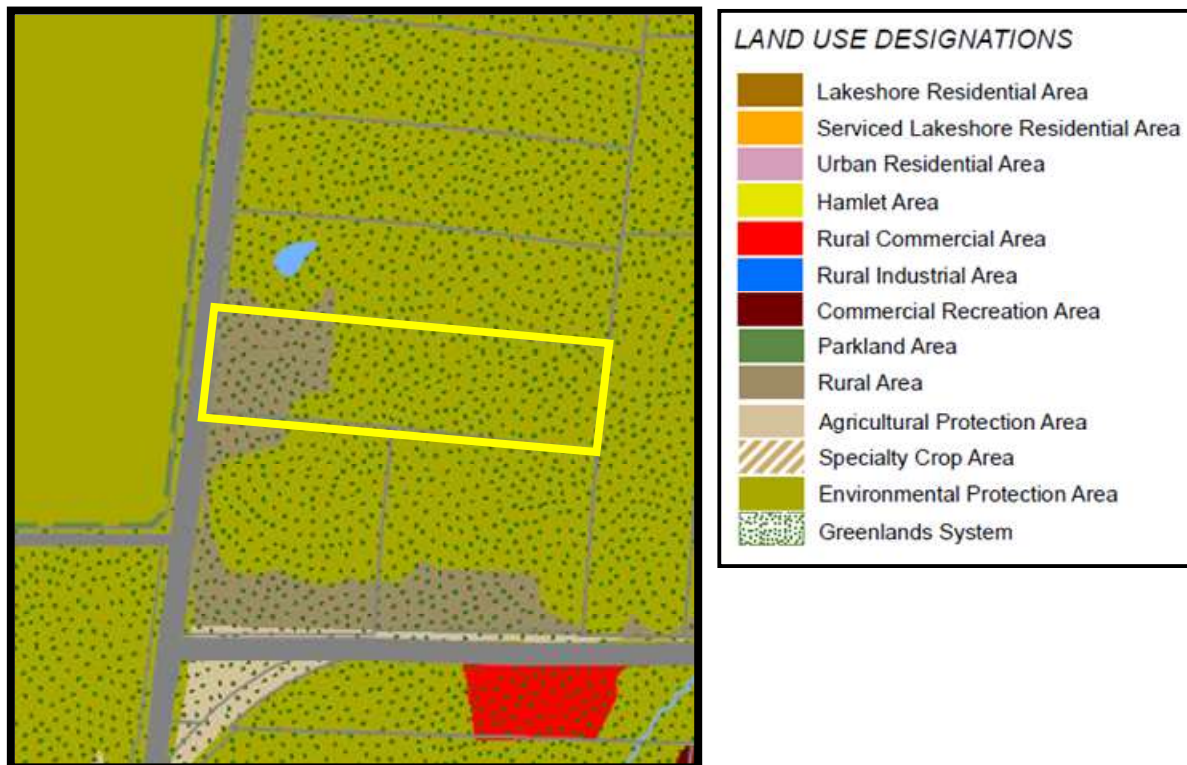
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-87-432



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	128-534
Address / Site	2364 Baseline Rd
Location:	
Legal Description:	Part Lot 1, Con 9 (NG)
Lot Frontage (m):	215.52
Lot Area (ha):	3.9900000000000002
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1990
By-law Number:	911-90-574
Description / Purpose:	To rezone from RU to RU-151 to permit a single family dwelling on an undersized rural lot of 3.99 ha with a frontage of 215.5 m subject to a requirement for a minimum front yard of 30 m.
Zone Category – Special	RU-151
Provision(s):	
By-law Section(s):	28.5.130
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Rural Area with Greenlands System
Special Provisions:	Overlay
	N/A

Preliminary Recommendation(s)

Rezone lands designated Rural Area and associated with the existing single detached dwelling as RU-C with a Special Provision carrying forward the existing zoning. Rezone the remainder of the site designated Environmental Protection Area as EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

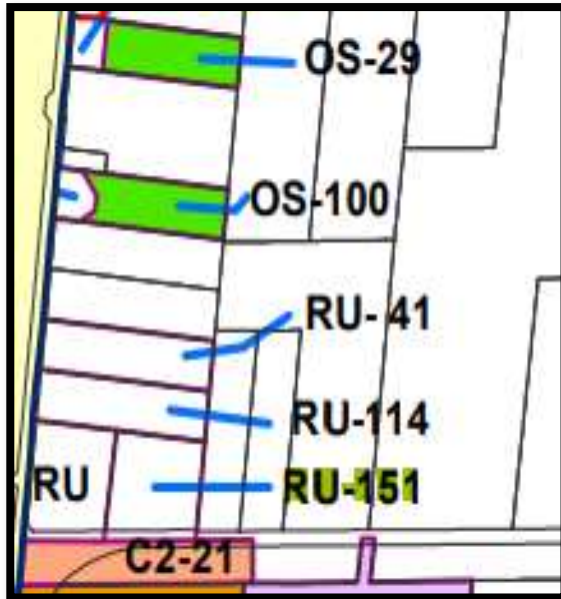
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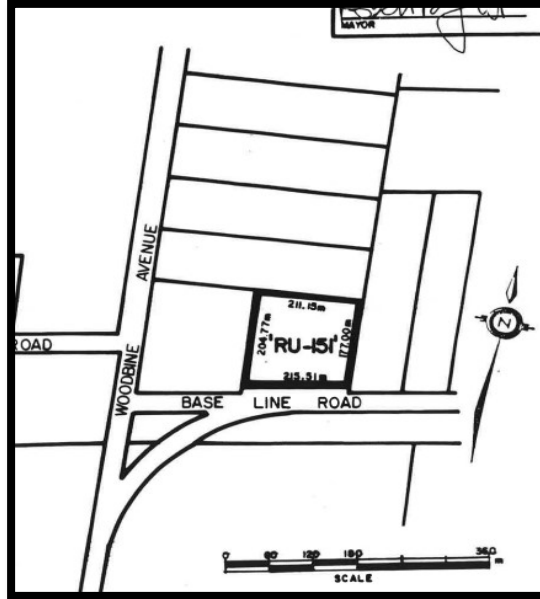
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

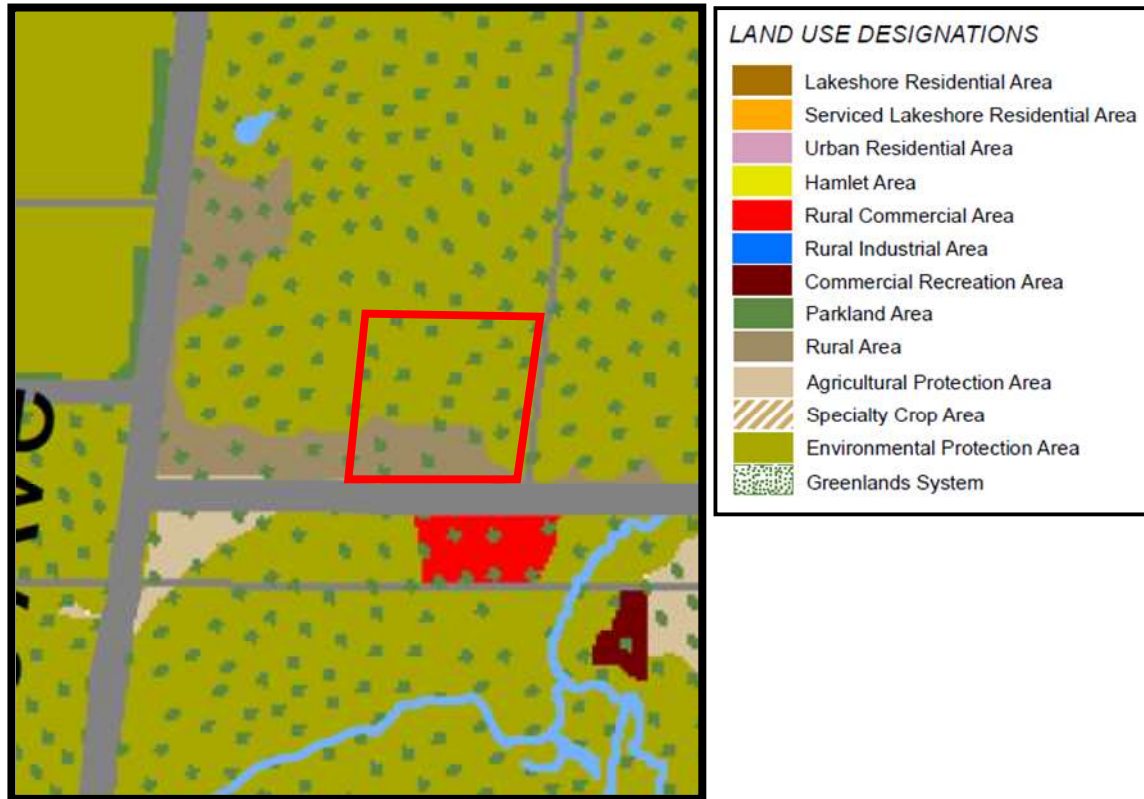
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-90-574



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	130-275
Address / Site	E/S Civic Centre Road
Location:	
Legal Description:	Part Lot 6, Con 9 (NG)
Lot Frontage (m):	60.35
Lot Area (ha):	1.53
Vacant / Use	Vacant residential land not on water
Established:	

Zoning By-law Amendment

Year Passed:	1998
By-law Number:	500-98-006
Description / Purpose:	Rezone from RU to RU-173 to permit limited open storage and public storage buildings and an accessory dwelling.
Zone Category – Special	RU-173
Provision(s):	
By-law Section(s):	28.5.152
Zoning Map:	1
Schedule 'B':	B-15

Official Plan

Land Use Designation:	Rural Area and Environmental Protection Area with Greenlands System
Special Provisions:	Overlay

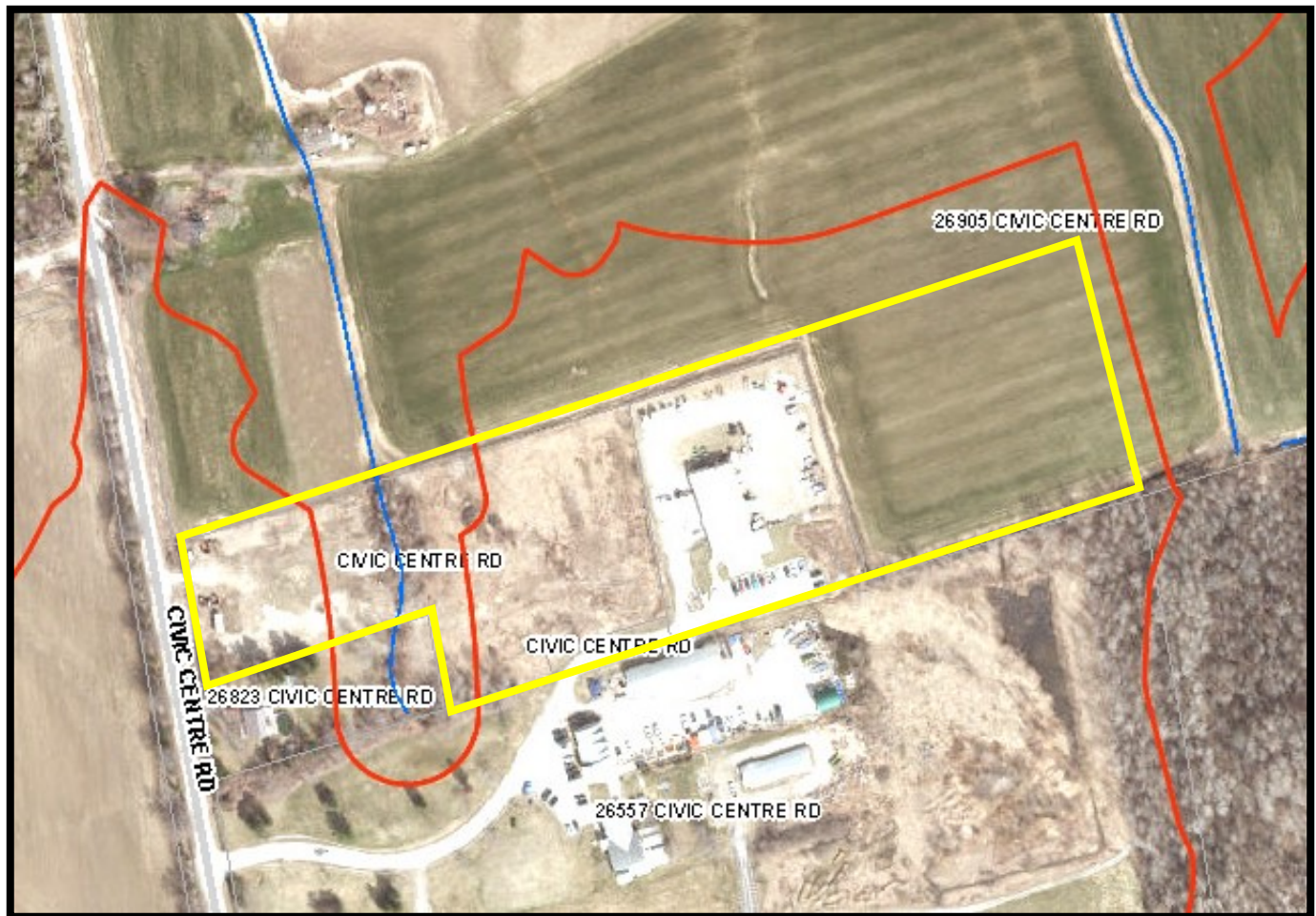
Preliminary Recommendation(s)

Rezone from RU-173 to RU-C consistent with the Rural Area designation including a Special Provision carrying forward the permissions for limited open storage, public storage facilities and an accessory dwelling unit. Rezone remainder of land designated Environmental Protection Area as EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

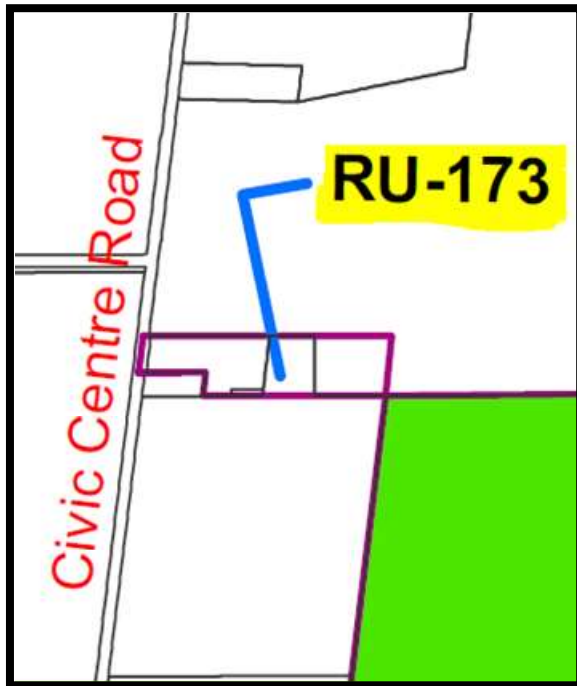
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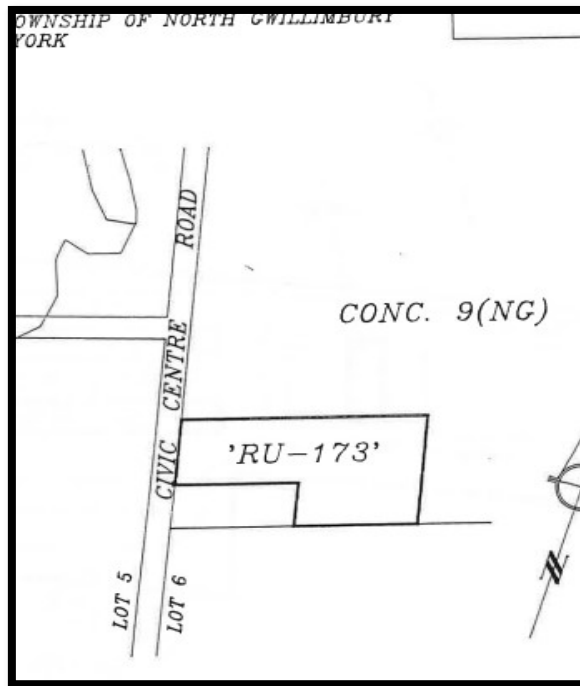
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

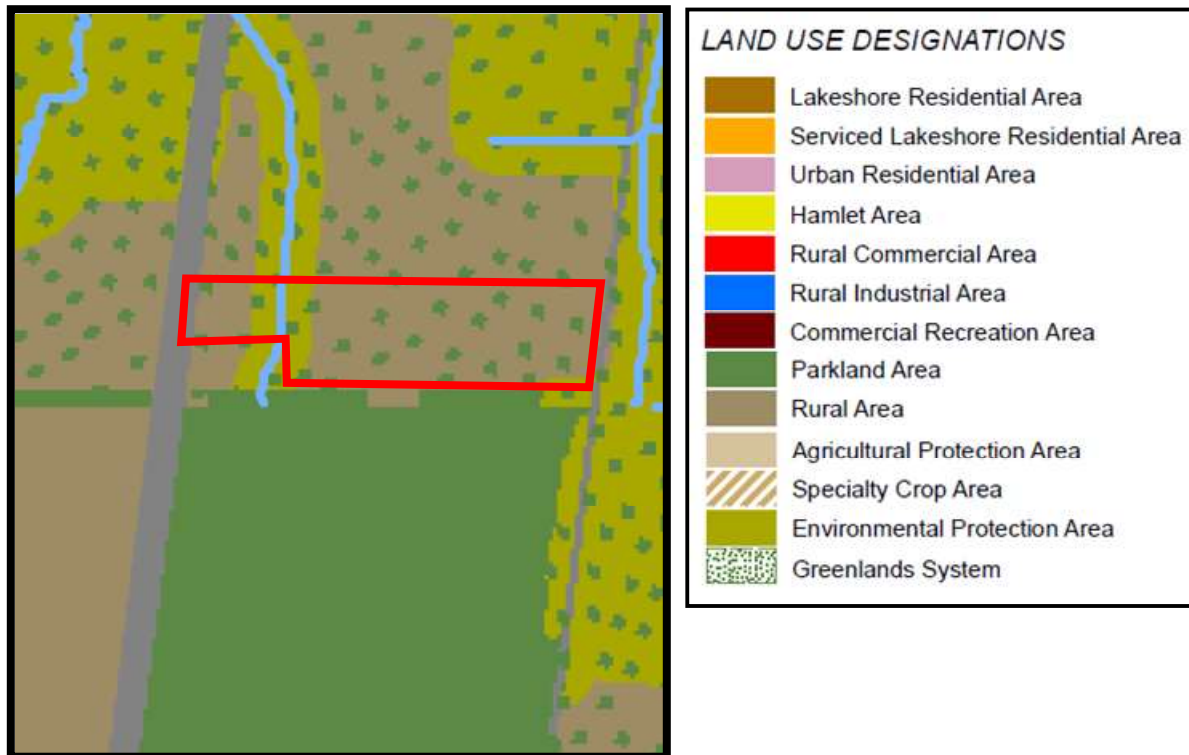
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 500-98-006



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	133-120 133-123
Address / Site Location:	3616 Baseline Rd
Legal Description:	Part Lot 9, Con 9 (NG)
Lot Frontage (m):	
Lot Area (ha):	
Vacant / Use Established:	Single family detached (not on water) and Vacant residential/commercial/industrial

Zoning By-law Amendment

Year Passed:	1980
By-law Number:	911-80-123
Description / Purpose:	Rezone from RU to RU-23, recognizes existing dwelling and allows for a 3 metre interior side yard.
Zone Category – Special Provision(s):	RU-23
By-law Section(s):	28.5.21
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Rural Area with Greenlands System Overlay
Special Provisions:	N/A

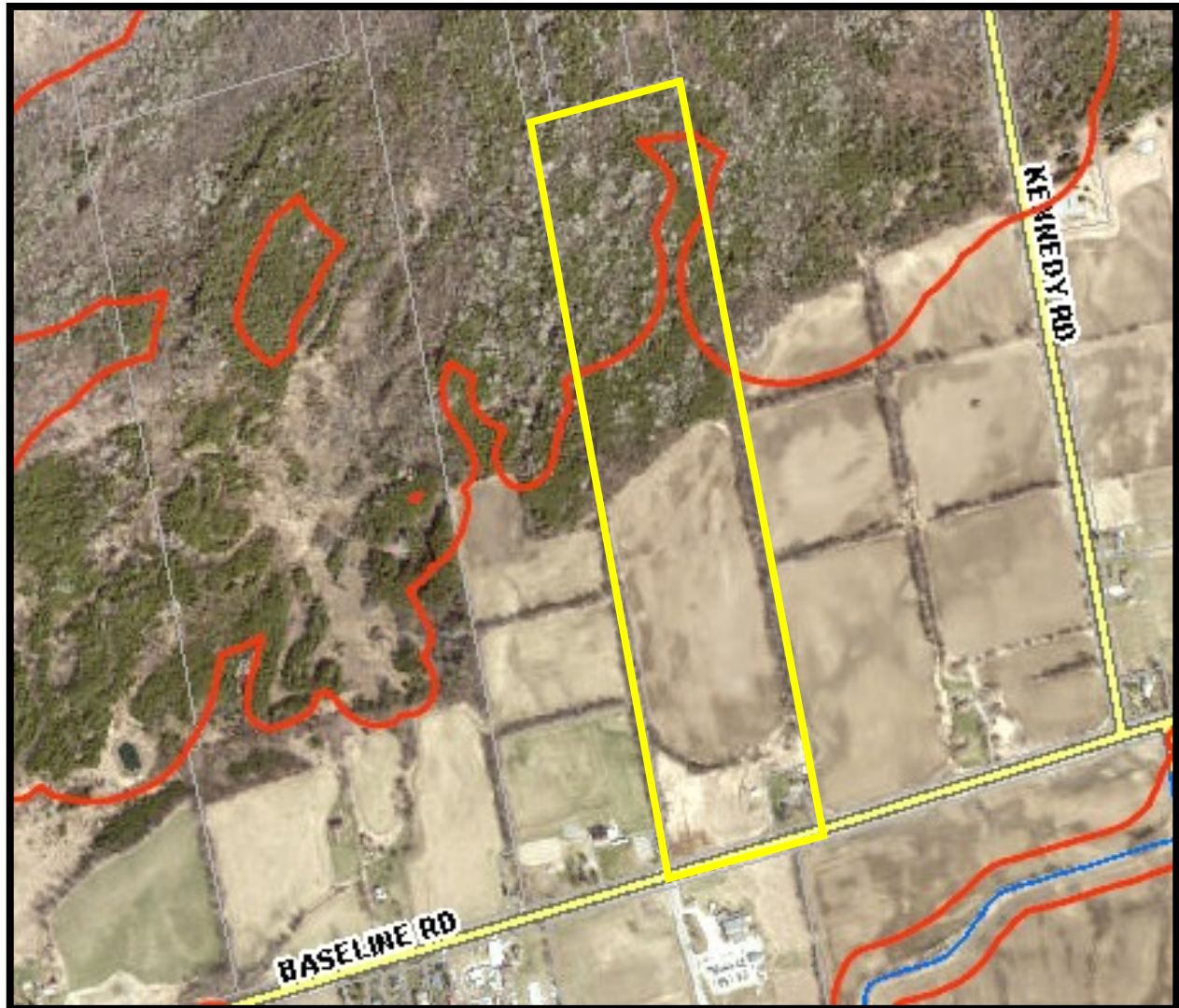
Preliminary Recommendation(s)

Rezone the front part of the lot from RU-23 to a new Special Provision under the RU-C zone to recognize and permit the existing single detached dwelling. Rezone the balance of the lands designated as Environmental Protection Area from RU-23 to EP consistent with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

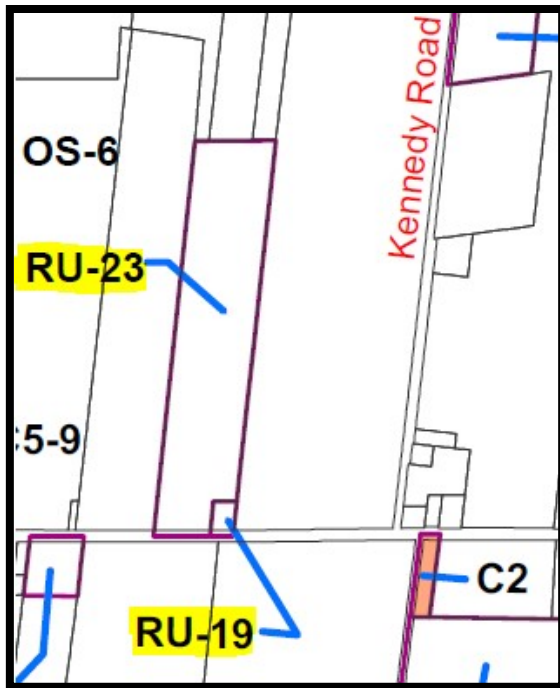
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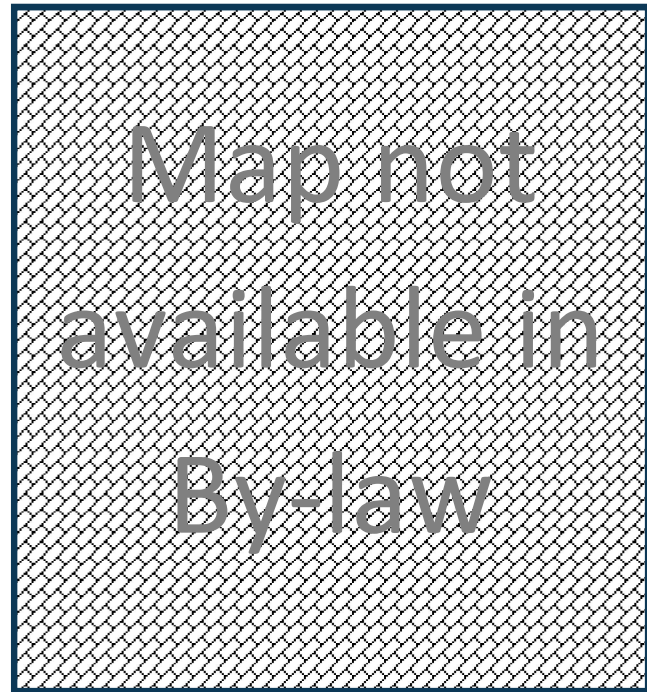
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

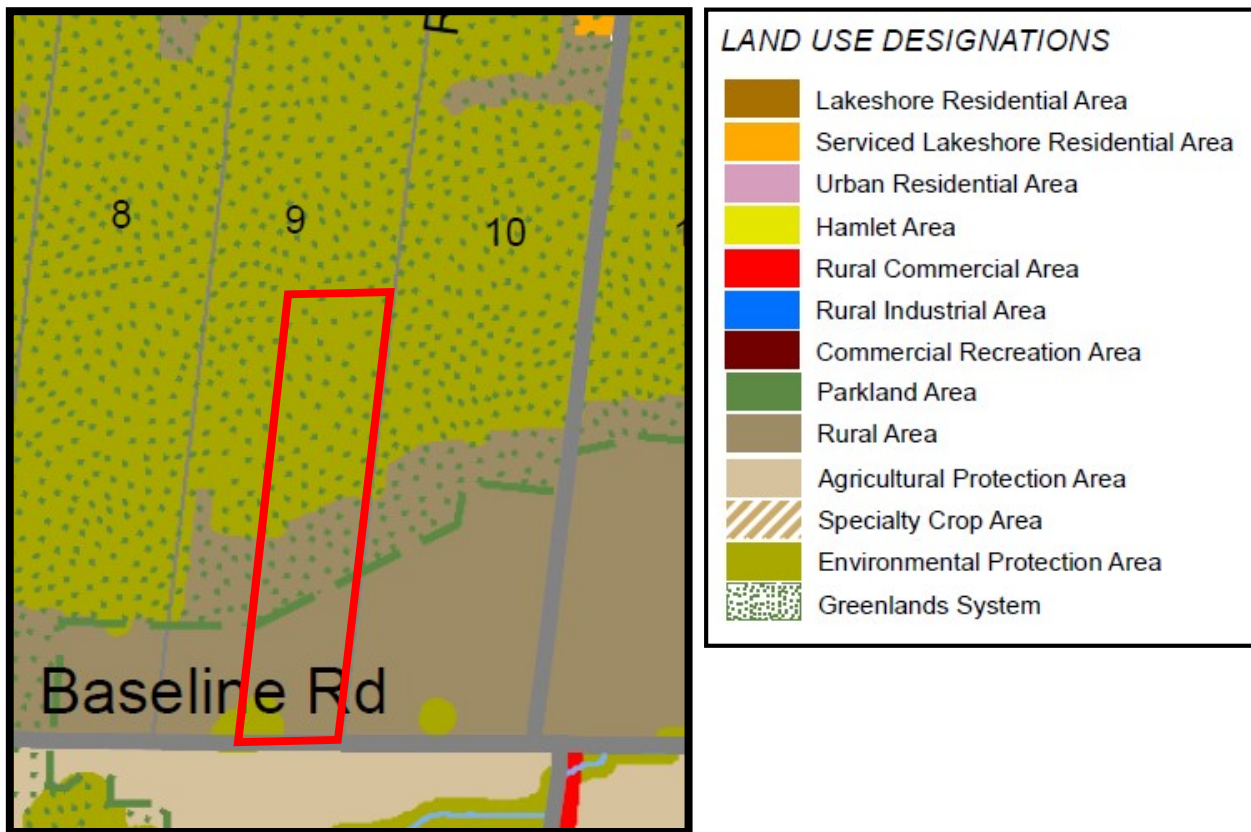
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-80-123



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	133-548
Address / Site	3210 Baseline Rd
Location:	
Legal Description:	Part Lot 7, Con 9 (NG)
Lot Frontage (m):	N/A
Lot Area (ha):	6.8099999999999996
Vacant / Use	Farm with residence
Established:	

Zoning By-law Amendment

Year Passed:	1986
By-law Number:	911-86-368
Description / Purpose:	To rezone from RU to C5-9 & OS-6 to permit outdoor recreation and commercial recreational uses and activities including ski trails, outdoor ice skating facility, golf driving range, petting zoo, go kart track and a snowmobile trail.
Zone Category – Special	C5-9 OS-6
Provision(s):	
By-law Section(s):	18.5.9 27.5.6
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Commercial Recreation Area, Rural Area and Environmental Protection Area with Greenlands System Overlay
Special Provisions:	N/A

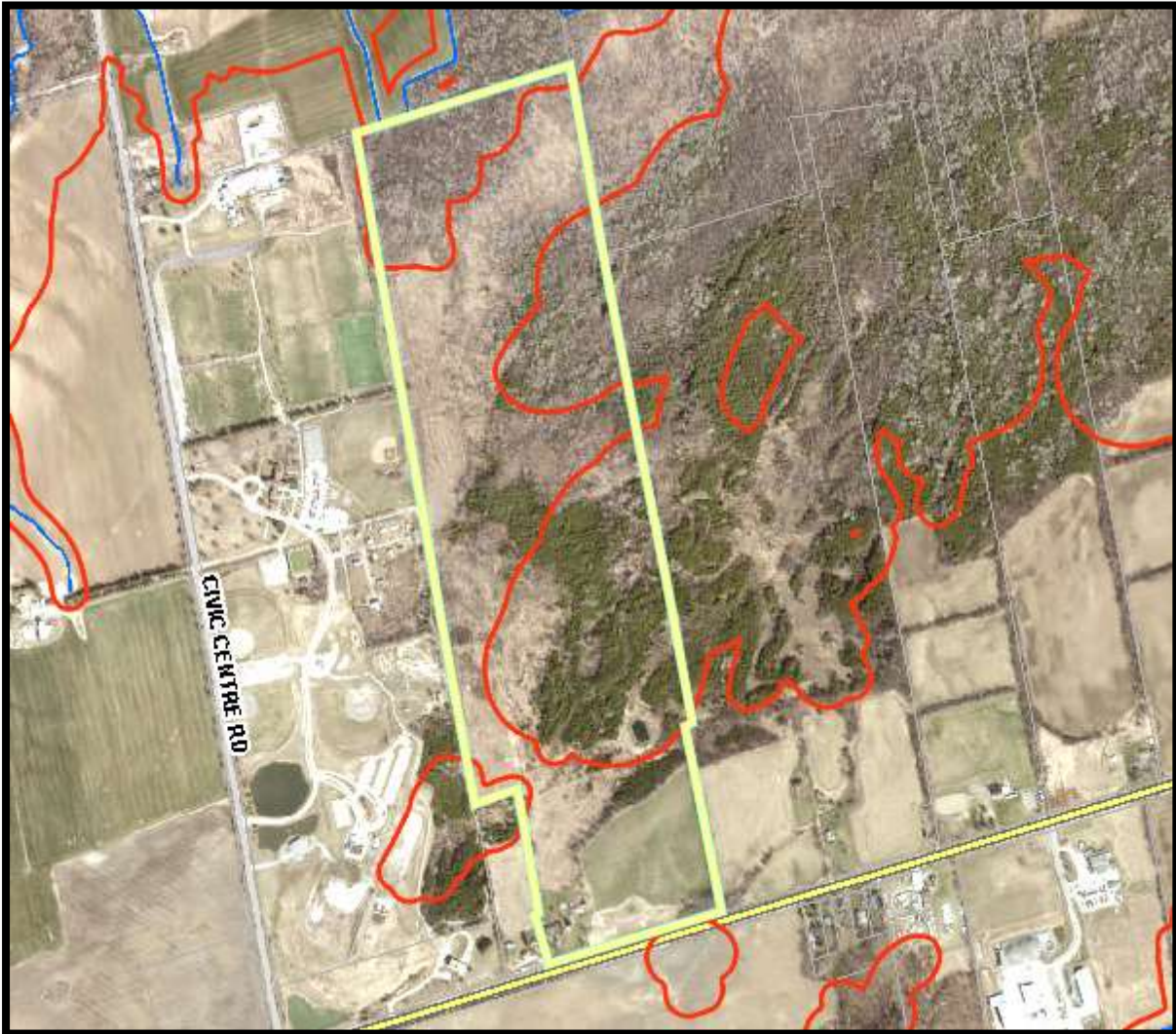
Preliminary Recommendation(s)

Need to examine the appropriateness of carrying forward the Special Provisions provided by the existing C5-9 and OS-6 zones in consultation with the LSRCA.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

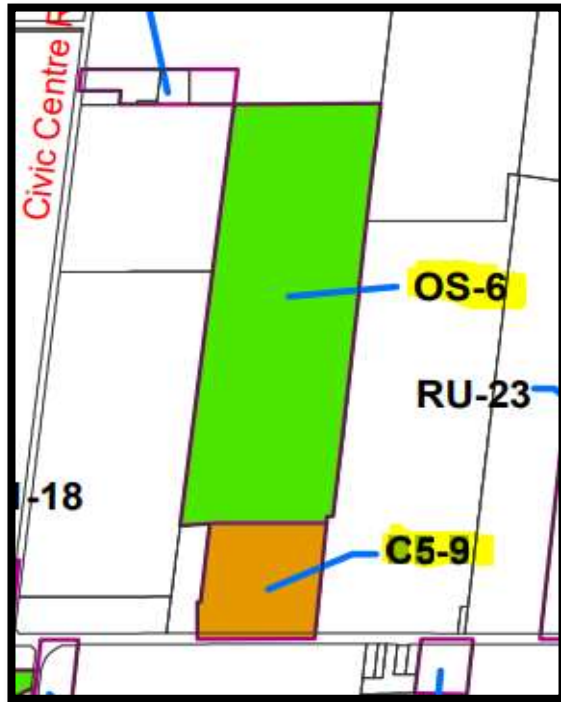
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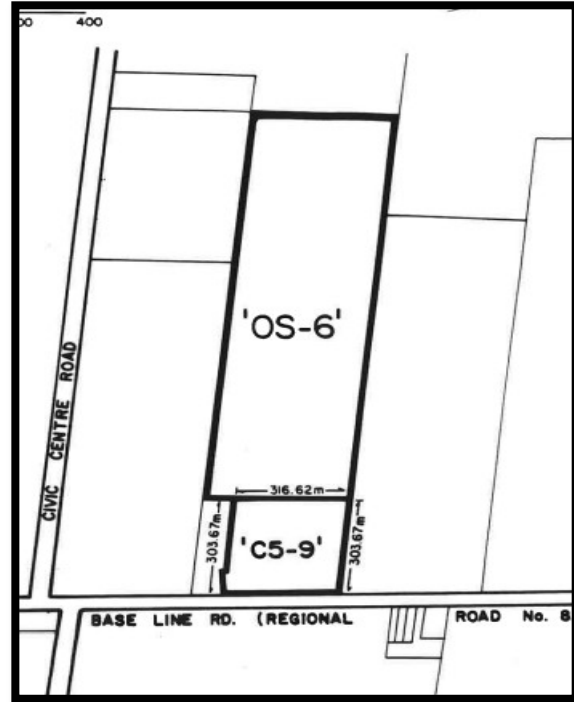
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

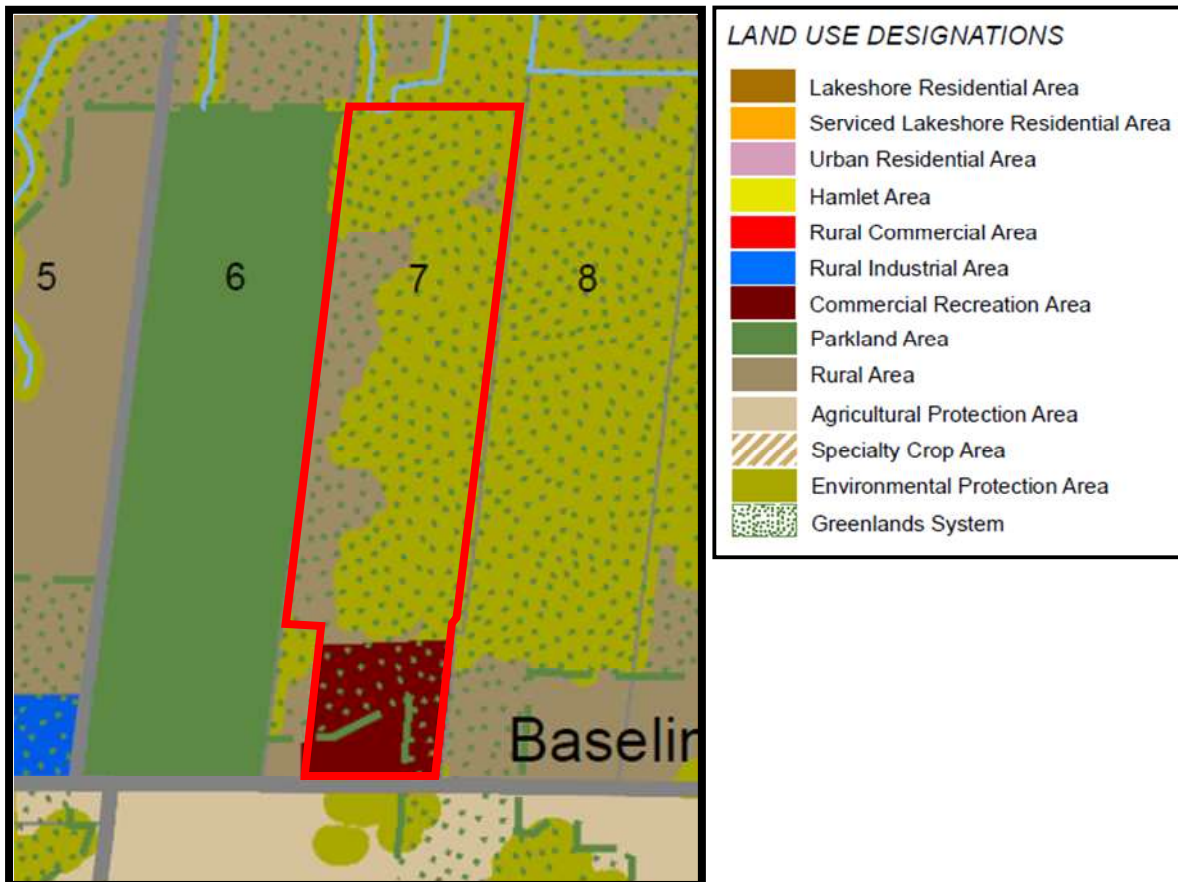
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-86-368



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	134-110
Address / Site	26831 Kennedy Rd
Location:	
Legal Description:	Part Lot 11, Con 9 (NG)
Lot Frontage (m):	201.16
Lot Area (ha):	4.04
Vacant / Use	Single family detached (not on water)
Established:	

Zoning By-law Amendment

Year Passed:	1989
By-law Number:	911-89-546
Description / Purpose:	To rezone from RU to RU-144 to permit a single family dwelling.
Zone Category – Special	RU-144
Provision(s):	
By-law Section(s):	28.5.123
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Environmental Protection Area and Rural Area with Greenlands System
Special Provisions:	Overlay
	N/A

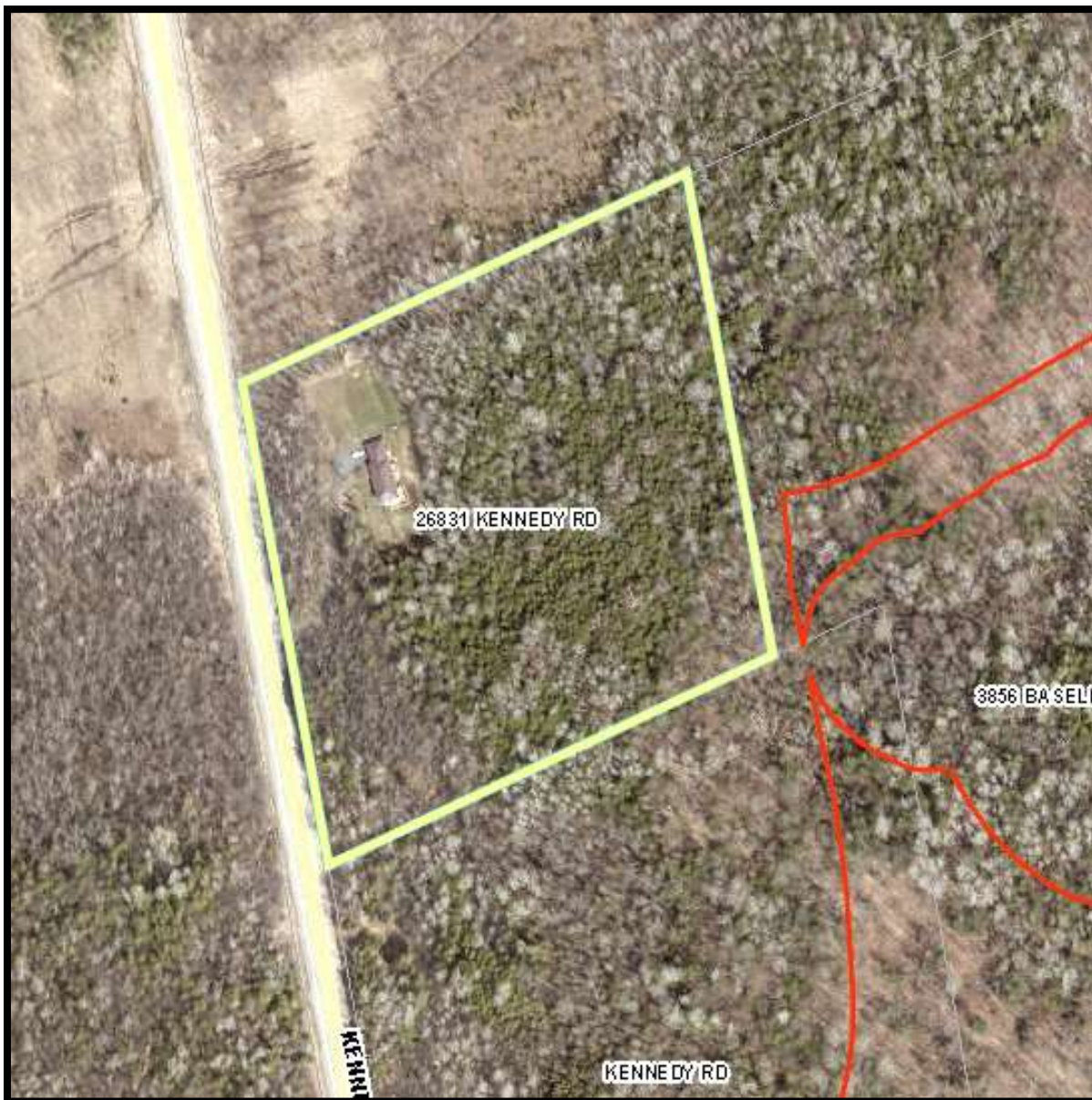
Preliminary Recommendation(s)

Rezone lands associated with the single detached dwelling from RU-144 to RU-C. Zone remainder of lands EP consistent with the Environmental Protection Area land use designation in the Official Plan. Sufficient area exists for the single detached dwelling to meet new zoning standards for residential use in the RU-C zone.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

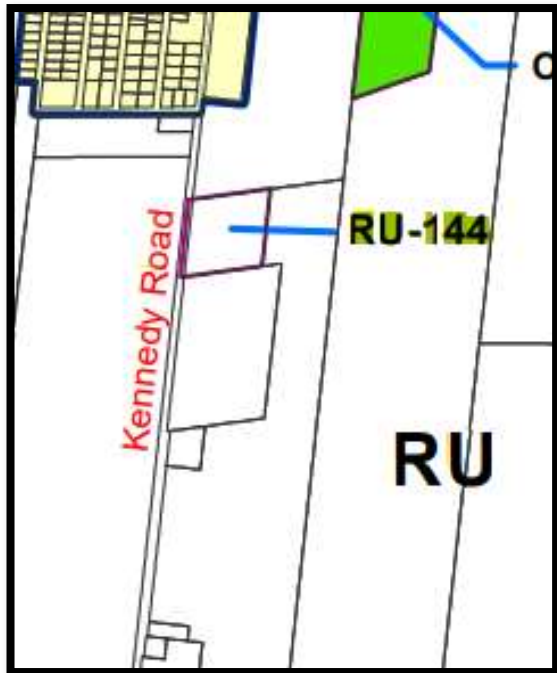
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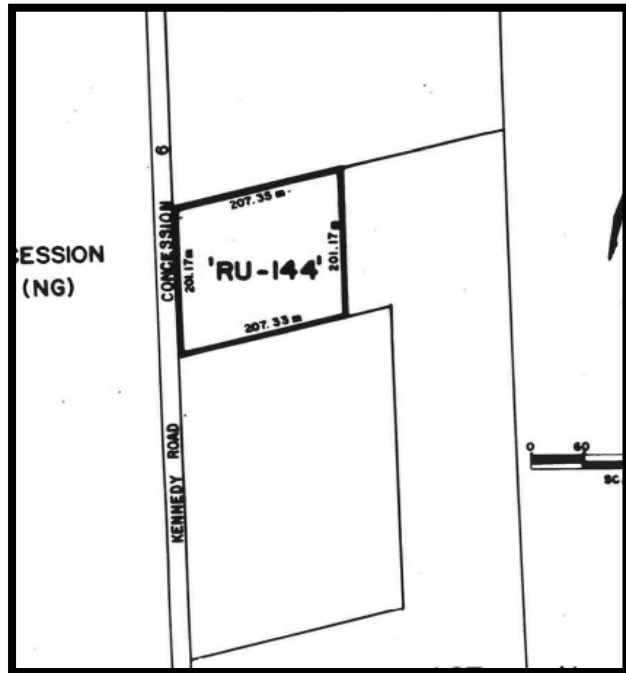
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

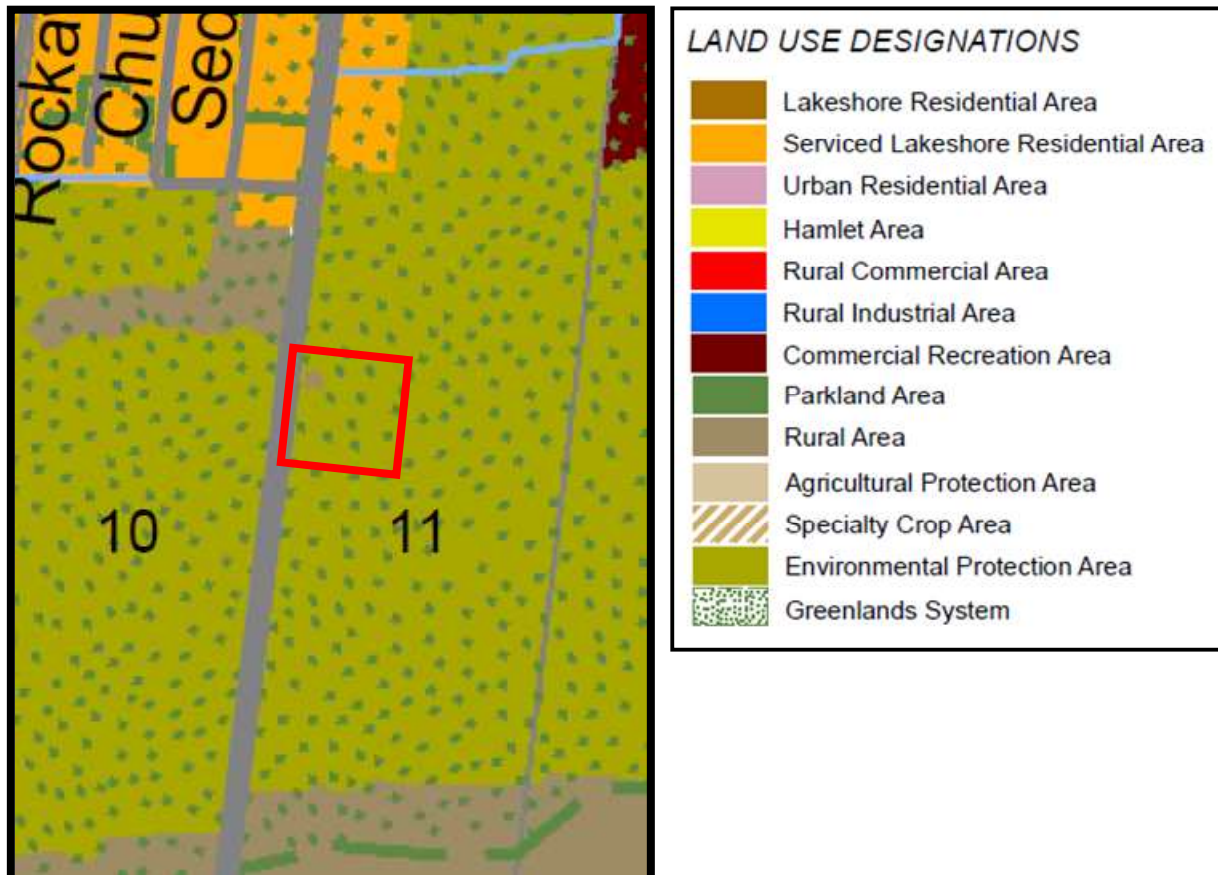
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 911-89-546



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	139-085
Address / Site	S/S Metro Road North
Location:	
Legal Description:	Part Lot 12, Con 9 (NG)
Lot Frontage (m):	812.57
Lot Area (ha):	20.66
Vacant / Use	Golf Course
Established:	

Zoning By-law Amendment

Year Passed:	1996
By-law Number:	500-96-044
Description / Purpose:	Rezoning to OS-9 to permit a nine hole golf course.
Zone Category – Special	OS-9
Provision(s):	
By-law Section(s):	27.5.9
Zoning Map:	1
Schedule 'B':	

Official Plan

Land Use Designation:	Commercial Recreation Area with Greenlands System Overlay
Special Provisions:	N/A

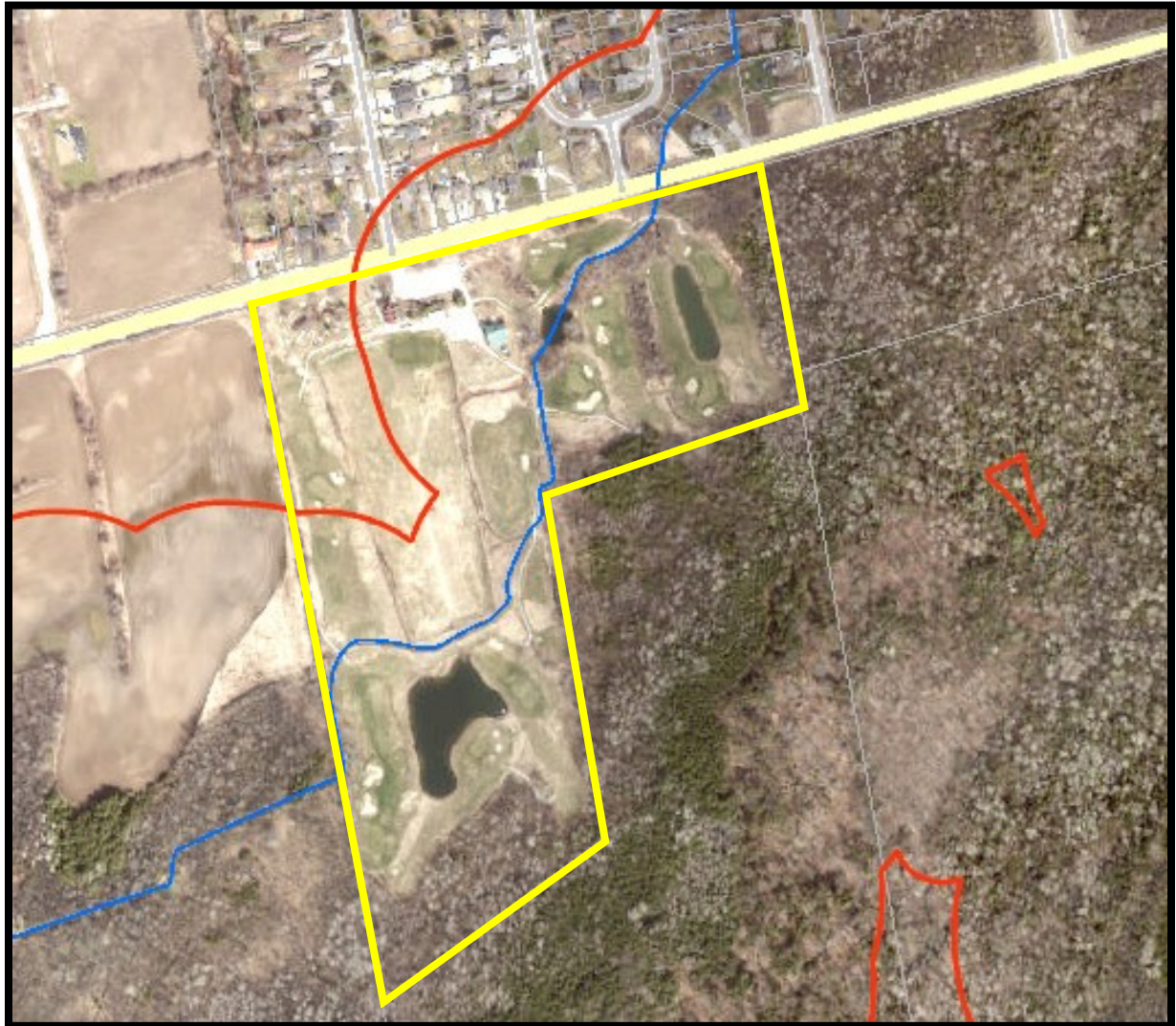
Preliminary Recommendation(s)

Rezone from OS-9 to CR with a Special Provision recognizing the golf course consistent with the Commercial Recreation Area designation in the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

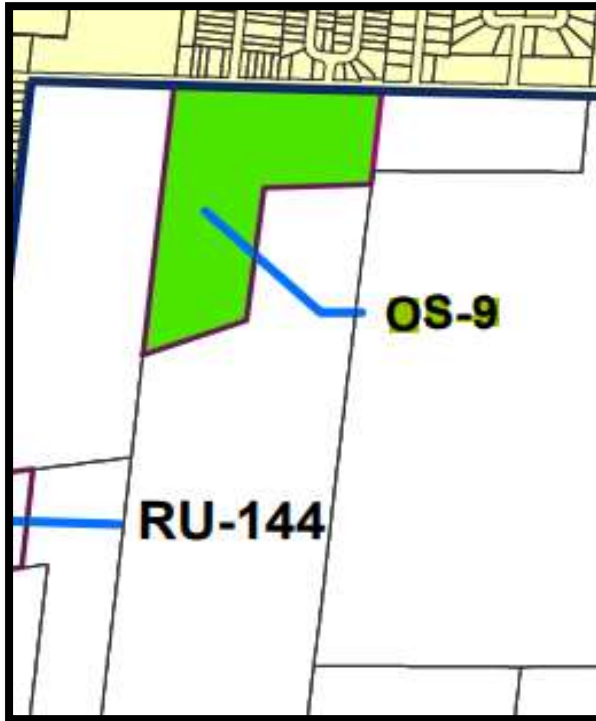
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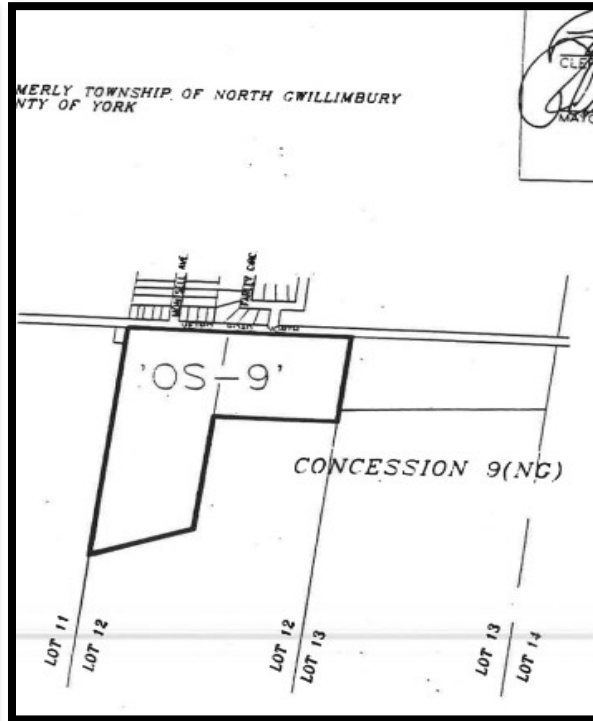
Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

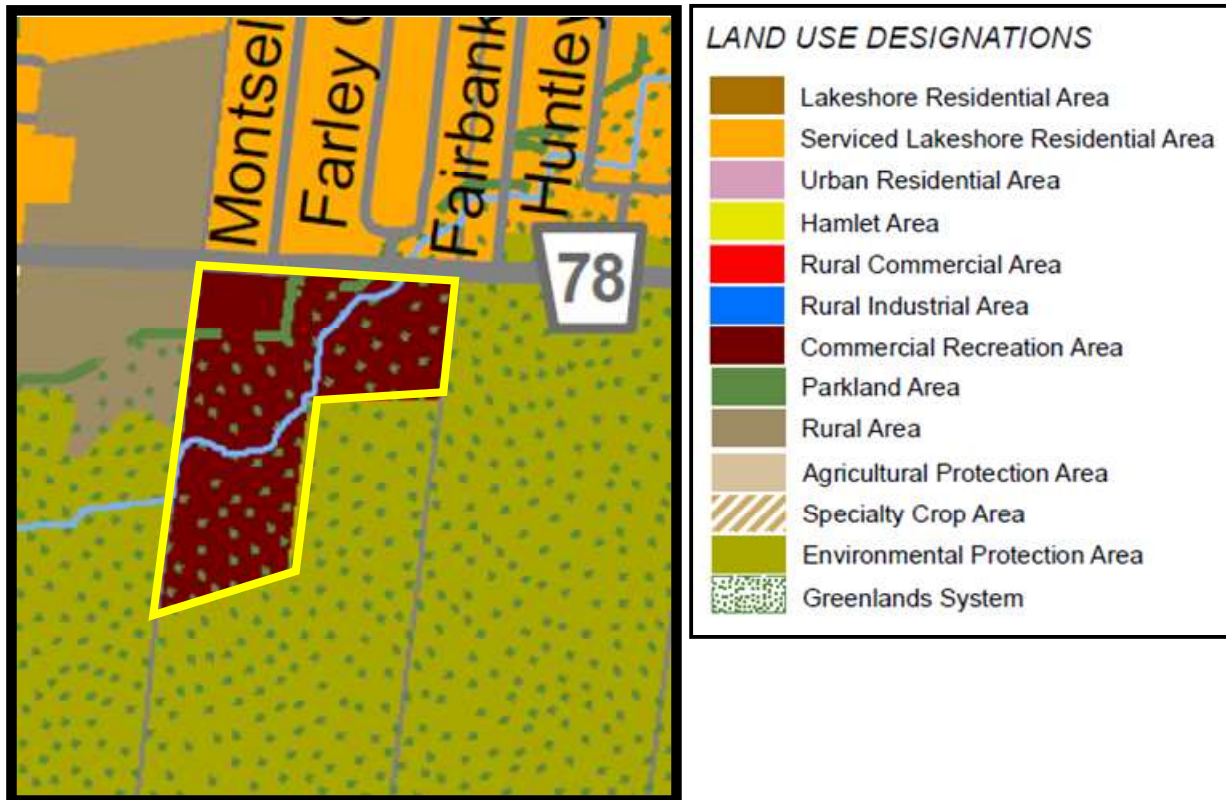
Map 1 to Zoning By-law 500



Schedule 'A' to Zoning By-Law 500-96-44



Schedule A2, Land Use Plan to the Official Plan



Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Property Information

Phase:	1
Roll No.:	139-870
Address / Site	4440 Baseline Road
Location:	
Legal Description:	Part Lot 15, Con 9 (NG)
Lot Frontage (m):	99.66
Lot Area (ha):	2.1600000000000001
Vacant / Use	Cement/Asphalt manufacturing plant
Established:	

Zoning By-law Amendment

Year Passed:	2021
By-law Number:	500-2021-0008
Description / Purpose:	Rezone from RU to M2-11 and OS-98 to recognize the existing concrete batching plant, bring the subject property into conformity with the Official Plan designation, and recognize the floodplain area on the property. Map 1 of Zoning By-law 500 has not been updated to reflect this by-law.
Zone Category – Special	M2-11 OS-98
Provision(s):	
By-law Section(s):	21.5.8 27.5.98
Zoning Map:	1
Schedule 'B':	B-83

Official Plan

Land Use Designation:	Rural Industrial Area
Special Provisions:	N/A

Preliminary Recommendation(s)

Retain existing M2-11 zoning in conformity with Rural Industrial Area designation. Rezone from OS-98 to EP with a Special Provision to recognize the floodplain on site in conformity with the Official Plan.

Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Aerial Photograph from LSRCA Interactive Mapping

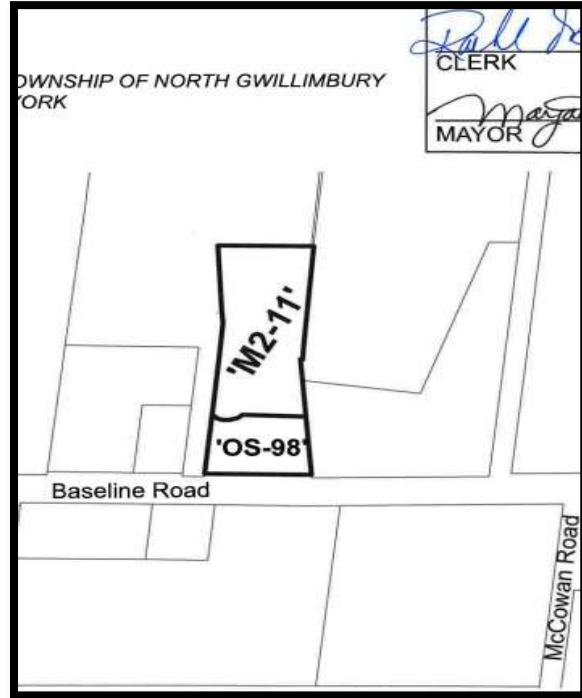
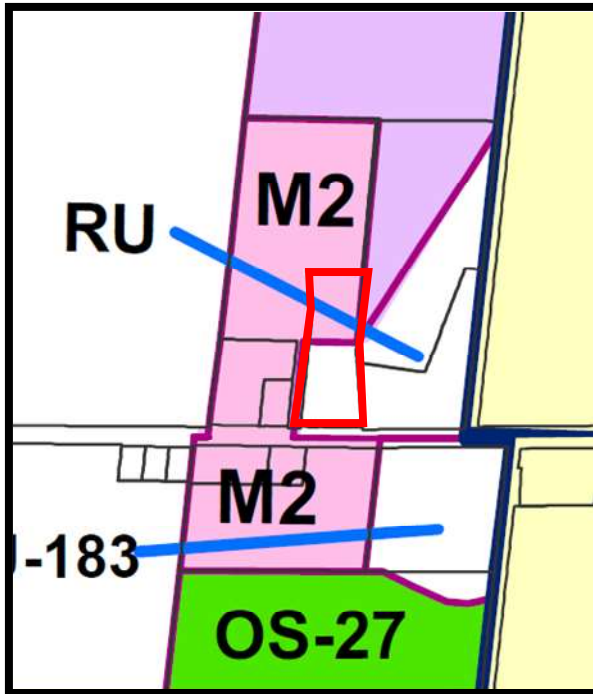


Zoning By-law 500 Update – Phase I

Site-Specific Zoning Review

Map 1 to Zoning By-law 500

Schedule 'A' to Zoning By-Law 500-2021-0008



Schedule A2, Land Use Plan to the Official Plan



LAND USE DESIGNATIONS	
	Lakeshore Residential Area
	Serviced Lakeshore Residential Area
	Urban Residential Area
	Hamlet Area
	Rural Commercial Area
	Rural Industrial Area
	Commercial Recreation Area
	Parkland Area
	Rural Area
	Agricultural Protection Area
	Specialty Crop Area
	Environmental Protection Area
	Greenlands System