

BY-LAW NUMBER 2024-089

OF

THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE

BEING A BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, TO AMEND ZONING BY-LAW NO. 81-19, AS AMENDED, OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE, WITH RESPECT TO CERTAIN LANDS DESCRIBED AS PART LOTS 30 AND 31, CONCESSIONS 6 AND 7, TOWNSHIP OF UXBRIDGE, IN THE REGIONAL MUNICIPALITY OF DURHAM (DOWNTOWN REVITALIZATION STRATEGIC PLAN & ACTION PLAN IMPLEMENTATION)

WHEREAS the Planning Committee of the Council of the Corporation of the Township of Uxbridge conducted a statutory public meeting, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, on the 16th day of September 2024 with respect to an amendment to Zoning By-law No. 81-19 with respect to certain lands described as Parts Lot 30 and 31, Concessions 6 and 7 in the Township of Uxbridge in the Downtown Commercial (C3) Zone, Holding Downtown Commercial Exception No. 2 ((H) C3-2) Zone and Holding Downtown Commercial Exception No. 8 ((H) C3-8 Zone to amend the regulations for the subject zones to implement Township Official Plan Amendment No. 73, Downtown Revitalization Strategic Plan & Action Plan Implementation;

AND WHEREAS the By-law hereinafter set out conforms with the general intent and purpose of the Greenbelt Plan, Lake Simcoe Protection Plan, and the Official Plans for the Regional Municipality of Durham and the Township of Uxbridge;

AND WHEREAS the Council of the Corporation of the Township of Uxbridge has, pursuant to Section 34 (17) of the Planning Act, R.S.O. 1990, as amended, considered whether further notice is to be given with respect to the By-law prior to the passing thereof and has determined that the By-law hereinafter set out substantially implements the proposal presented at the public meeting with respect to the subject lands held on the 16th day of September 2024, and that no further public meeting is necessary.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE HEREBY ENACTS A BY-LAW AS FOLLOWS:

1. **THAT** Section 4.16 "GENERAL COMMERCIAL ZONE" of Zoning By-law No. 81-19, as amended is hereby amended by:
 - i) Adding at the end of Section 4.16.1 a. i. the phrase ", Toronto Street or Main Street";
 - ii) Adding to Section 4.16.2 e. after the phrase "Brock Street West", wherever it appears the phrase ", Toronto Street or Main Street";
 - iii) Adding to Section 4.16.2 e. in the first sentence, the word "respectively" after the word "front" and before the word "on";
 - iv) Adding to Section 4.16.2 e. i. the word "respectively" after the word "access" and before the word "to";
 - v) Adding to Section 4.16.2 e. ii. the word "respectively" after the word "facing" and before the word "Brock";
 - vi) Deleting in Section 4.16.2 g. the term "4" and replacing it with the term "6"; and,
 - vii) Deleting in Section 4.16.2 i., the term "4" and replacing it with the term "3.5".

2. **THAT** Section 4.16.5.2 entitled "HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 2 ((H) C3-2) ZONE" of Zoning By-law No. 81-19, as amended, is

hereby amended by deleting the text in the subsection c. i. and renumbering subsections ii. and iii. as i. and ii. accordingly:

3. **THAT** Section 4.16.5.8 entitled "HOLDING DOWNTOWN COMMERCIAL EXCEPTION NO. 8 ((H) C3-8) ZONE" of Zoning By-law No. 81-19, as amended, is hereby amended by deleting the second sentence.
5. **THAT** Zoning By-law No. 81-19, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 81-19, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with
5. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Uxbridge subject to the applicable provisions of the Planning Act, R.S.O. 1990, as amended

READ A FIRST, SECOND and THIRD time and finally passed on the 21st day of October, 2024.



DAVE BARTON
MAYOR



EMILY ELLIOTT
DEPUTY CLERK