

Waite Road



Legend

- Upper Municipalities
- Lower Tier Municipalities
- Property ROLL#

Notes

Notes

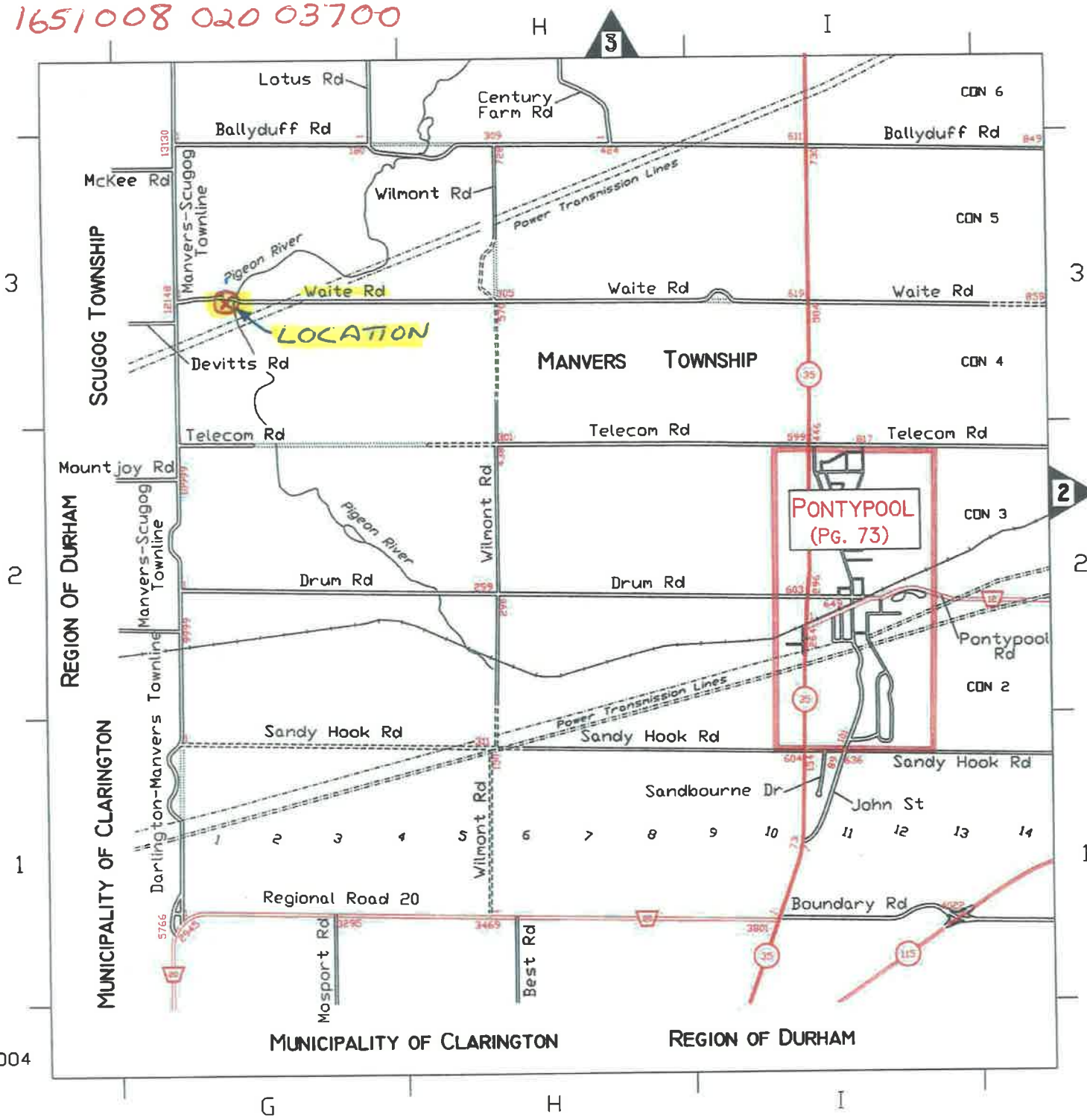
0.12

Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Section 8

Oak Ridges Moraine Core Area (ORMCA) Zone

8.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in the Oak Ridges Moraine Core Area (ORMCA) Zone, except for the following uses:

- a) fish, wildlife and forest management;
- b) conservation projects including flood and erosion control projects;
- c) agricultural uses;
- d) low intensity recreational uses;
- e) publicly initiated transportation, infrastructure and utilities;
- f) home business;
- g) bed and breakfast establishments;
- h) unserviced parks;
- i) home industries;
- j) farm vacation homes; and
- k) single detached dwelling if:
 - i) the use, erection and location would have been permitted by the Township of Manvers Zoning By-law 87-06, as amended, on November 15, 2001; and
 - ii) the applicant demonstrates, to the extent possible, that the use, erection and location will not adversely affect the ecological integrity of the Oak Ridges Moraine Plan Area; and
- m) accessory uses to the above permitted uses.

8.2 REGULATIONS

No person shall hereafter change the use of any building, structure or land or erect or use any building or structure in an Oak Ridges Moraine Core Area (ORMCA) Zone, except in conformity with the following zone requirements.

- a) Minimum lot area 32 hectares

b) Minimum lot frontage	183 metres
c) Minimum front yard	30 metres
d) Minimum exterior side yard	15 metres
e) Minimum interior side yard	9 metres
f) Minimum rear yard	20 metres
g) Maximum building height:	
i) Building accessory to farm	No restriction
ii) Other uses	10 metres
h) Maximum lot coverage	10 percent
i) Maximum number of dwelling units	1

8.2.1 Notwithstanding the above, dwelling units shall be subject to the setback requirements of the RR1 Zone. Where a lot is created by consent, such lot shall only be used in accordance with the provisions of the RR1 Zone of this By-law and shall not exceed a lot area of 1.0 hectares.

8.2.2 In the case of an accessory building being used for the parking or storage of school buses or commercial motor vehicles on a lot in an agricultural zone, the maximum height of such building shall be 6 metres and the total floor area for all accessory buildings on the lot shall not exceed 150 square metres.

8.3 SPECIAL PROVISIONS

All provisions contained in Section 6 Special Provisions, where applicable to any land, lot, building, structure, or use within the Oak Ridges Moraine Core Area (ORMCA) Zone, shall apply.

Section 7

Oak Ridges Moraine Environmental Protection (ORMEP Zone)

7.1 PERMITTED USES

No person shall hereafter change the use of any building or structure or erect or use any building or structure in an Oak Ridges Moraine Environmental Protection (ORMEP) Zone, except for the following uses:

- a) fish, wildlife and forest management;
- b) conservation projects including flood and erosion control project;
- c) publicly initiated transportation, infrastructure and utilities uses in accordance with the applicable policies of the Official Plan;
- d) low intensity recreation; and
- e) accessory uses to the above permitted uses.

7.2 PROHIBITION OF BUILDING CONSTRUCTION

Within any Oak Ridges Moraine Environmental Protection (ORMEP) Zone, no person shall hereafter erect any building or structure, except structures for flood and erosion control authorized by a Conservation Authority or the Ministry of Natural Resources.

7.3 SPECIAL PROVISIONS

All provisions contained in Section 6 Special Provisions where applicable to any land, lot, building, structure, or use within the Oak Ridges Moraine Environmental Protection (ORMEP) Zone, shall apply.