

**BY-LAW NUMBER 2024-041**

**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 LOCATED ON THE SOUTH SIDE OF BROCK STREET WEST, EAST OF TORONTO STREET SOUTH, COMPRISING OF PART OF LOT 587 BLK PPP, MUNICIPAL PLAN 83, IN THE TOWNSHIP OF UXBRIDGE, REGION OF DURHAM AND KNOWN MUNICIPALLY AS 34 AND 36 BROCK STREET WEST (TOWNSHIP OF UXBRIDGE AND JOHN RODYCH)**

**WHEREAS** the Council of the Corporation of the Township of Uxbridge amended Zoning By-law No. 81-19 by Zoning By-law No. 2019-099 with respect to the use of land, or erection, alteration or use of any building on certain lands located on the South Side of Brock Street West, East of Toronto Street South, comprising of Part of Lot 587 Blk PPP, Municipal Plan 83, in the Township of Uxbridge, Region of Durham and known municipally as 34 and 36 Brock Street West;

**AND WHEREAS** Zoning By-law No. 2019-099 included the use of the Holding (H) Symbol which precludes certain uses of the lands until the conditions for the lifting of the Holding (H) Symbol as set out in Zoning By-law No. 2019-099 have been met;

**AND WHEREAS** the conditions for the lifting of the Holding (H) Symbol as set out in Zoning By-law No. 2019-099 have been met and the Council of the Corporation of the Township of Uxbridge now considers it appropriate to remove the Holding (H) symbol on the lands located on the South Side of Brock Street West, East of Toronto Street South, comprising of Part of Lot 587 Blk PPP, Municipal Plan 83, in the Township of Uxbridge, Region of Durham and known municipally as 34 and 36 Brock Street West;

**AND WHEREAS** the Council of the Corporation of the Township of Uxbridge did give notice by ordinary mail of its intent to pass the amending by-law to remove the holding (H) symbol to every owner of land within 120 metres in the area where the subject land is located on Monday, March 25, 2024.

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

- 1. THAT** Schedule 'A1' and 'A2' of Zoning By-law No. 81-19, as amended by Zoning By-law No. 2019-099 is hereby amended by deleting the Holding (H) Symbol from the Holding Downtown Commercial Exception No. 2 (C3-2) with respect to certain lands located on the South Side of Brock Street West, East of Toronto Street South, comprising of Part of Lot 587 Blk PPP, Municipal Plan 83, in the Township of Uxbridge, Region of Durham and known municipally as 34 and 36 Brock Street West, in accordance with Schedule 'A' attached hereto and by reference forming part of this By-law.
- 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 adding a new subsection 4.16.5.2A as follows:

**"4.16.5.2A DOWNTOWN COMMERCIAL EXCEPTION NO. 2 (C3-2) ZONE**

Within the Downtown Commercial Exception No. 2(C3-2) Zone, on lands in the Township of Uxbridge known municipally as 34 and 36 Brock Street West, and shown on Schedule 'A1' and 'A2' of Zoning By-law 81-19, as amended, no person shall use any land or erect, alter or use any building or structure except in accordance with the provisions of Sections 4.16.1, 4.16.2, 4.16.3, and 4.16.4 of Zoning By-law 81-19."

- 3. 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.

- 4. 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 13<sup>th</sup> day of May 2024.**

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DAVE BARTON  
MAYOR

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DEBBIE LEROUX  
CLERK

