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**NOTICE OF BY-LAW NO. 77-45**

To all property owners in the former Township of Scott and within 400 ft. of the former Township of Scott being in the former Township of Uxbridge, Township of Scugog, Township of Brock, Township of Georgina, Township of East Gwillimbury and the Town of Whitchurch-Stouffville.

**NOTICE OF APPLICATION**

TO THE ONTARIO MUNICIPAL BOARD BY THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE FOR APPROVAL OF A BY-LAW TO REGULATE LAND USE PURSUANT TO SECTION 35 AND SECTION 35a OF THE PLANNING ACT.

TAKE NOTICE that the Council of the Corporation of the Township of Uxbridge intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 35 and Section 35a of The Planning Act for approval of By-law No. 77-45 passed on the 8th day of Sept., 1977. A copy of the By-law is set out below. A note giving an explanation of the purpose and effect of the By-law and the lands affected thereby is set out below.

ANY PERSON INTERESTED MAY, within twenty-one (21) days after the date of this notice, send by registered mail or deliver to the Clerk of the Corporation of the Township of Uxbridge notice of objection to approval of the said By-law or any part thereof and shall indicate that if a hearing is held the objector or an agent will attend at the hearing to state the objection.

ANY PERSON wishing to support the application for approval of the By-law may within twenty-one (21) days after the date of this notice send by registered mail or deliver to the Clerk of the Corporation of the Township, notice of support or approval of the said By-law together with a request for notice of any hearing that may be held giving also the name and address to which such notice should be given.

THE ONTARIO MUNICIPAL BOARD may approve of the said By-law but before doing so it may appoint a time and place when any objection to the By-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the Clerk undersigned, the address to which notice of hearing is to be sent.

THE LAST DATE FOR FILING OBJECTIONS will be February 2nd, 1978.

DATED AT THE TOWNSHIP OF UXBRIDGE this 12th day of January, 1978.

Mr. R.G. Kester  
Clerk-Administrator  
Township of Uxbridge  
Box 190  
Uxbridge, Ontario  
L0C 1K0

**EXPLANATORY NOTE**

<b>Location of Lands Affected:</b>	This by-law, which amends Restricted Area and Development Control By-law No. 76-46, applies only to those areas in the former Township of Scott within the Rural (RU) Zone and Rural Residential (RR) Zone, as shown on Plates "A1" and "A2" of By-law No. 76-46
<b>Present Zoning:</b>	The zoning of the lands affected by this By-law is the Rural (RU) Zone and Rural Residential (RR) Zone.
<b>Proposed Zoning:</b>	No change in the zoning of lands is proposed by this By-law.
<b>Purpose:</b>	This By-law will decrease the minimum gross floor area presently required by By-law No. 76-46, for the construction of a single-family dwelling erected in a Rural (RU) Zone in the former Township of Scott on a lot having an area of 15 acres or less or on a lot in the Rural Residential (RR) Zone in the former Township of Scott, from 1,500 sq. ft. as required in By-law No. 76-46 to 1,200 sq. ft.
<b>Effect:</b>	If approved, the By-law will require all single-family dwelling houses to be erected in the rural (RU) Zone or the Rural Residential (RR) Zone, within the former Township of Scott, to have a minimum gross floor area of 1,200 sq. ft.

**BY-LAW NUMBER 77-45**

**THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE**

BEING A BY-LAW UNDER THE PROVISIONS OF SECTION 35 OF THE PLANNING ACT, R.S.O., 1970, c. 349, TO AMEND RESTRICTED AREA BY-LAW NUMBER 76-46 BEING THE RESTRICTED AREA AND DEVELOPMENT CONTROL BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF UXBRIDGE FOR THE AREA FORMING THE FORMER CORPORATION OF THE TOWNSHIP OF SCOTT.

WHEREAS the Council of the Corporation of the Township of Uxbridge has reviewed certain of the provisions of By-law Number 76-46, being Restricted Area and Development Controls By-law for the area comprising the former Corporation of the Township of Scott, and deems it advisable to amend said By-law.

NOW THEREFORE the Council of the Corporation of the Township of Uxbridge ENACTS as follows:

- THAT PLATE "C", "PROVISIONS FOR RESIDENTIAL USES" of By-law Number 76-46 is hereby amended by deleting from Column "B", "Single-Family Dwelling House" Subcolumn "RU", in Line 11, the number and footnote "1200 (b)" and inserting therefore the number "1200".
- THAT PLATE "C", "PROVISIONS FOR RESIDENTIAL USES" of By-law Number 76-46, is hereby amended by deleting from Column "B", "Single-Family Dwelling House", Subcolumn "RR", in Line 11, the number "1500" and inserting therefore the number "1200".
- THAT Section 7: FOOTNOTES TO PLACE "C", PROVISIONS FOR RESIDENTIAL USES" of By-law Number 76-46, is hereby amended by deleting therefrom footnote (b) "MINIMUM GROSS FLOOR AREA" in its entirety.
- THAT By-law Number 76-46 is hereby amended to give effect to the fore-going but By-law Number 76-46 shall in all other respects remain in full force and effect save as the same may be otherwise amended or hereafter dealt with.
- 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 approval of the Ontario Municipal Board.

THIS BY-LAW GIVEN ITS FIRST, SECOND AND THIRD READINGS and finally passed this 8th day of September, 1977.

MAYOR GORDON W. DAVIE  
Deputy-Clerk W.E. TAYLOR