

PART THREE
COMPLIANCE

3. COMPLIANCE WITH THE BY-LAW

3.1 COMPLIANCE

No land, building, structure, excavation, lot or premises shall be used or occupied, and no building, structure or excavation shall be erected, altered or made, in whole or in part, for any purpose EXCEPT in conformity with the provisions of this By-law.

3.2 INTERPRETATION

The provisions of this By-law shall be held to be the minimum requirement EXCEPT where the word maximum is used, in which case the maximum requirement shall apply.

3.3 CHANGE IN LOT SIZE

No lot shall be changed in area, depth or width, by the conveyance of land or otherwise, so that the lot coverage exceeds the maximum permitted by this By-law; or, so that the existing or resulting lot area, lot width or yards will be less than the minimum permitted by the provisions of this By-law.

3.4 CHANGE IN USE

A use, activity or occupation of land, building, structure, excavation or premises, which under the provisions of this By-law, is not permissible within the applicable Zone category, shall not be changed except to a use, activity or occupation which is permissible within such Zone category.

3.5 PUBLIC ACQUISITION

No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or have been conveyed to or acquired by any public authority, provided that two or more separate lots are not thereby created.

(B/L No. 91-97) Notwithstanding the foregoing provision, no person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or been conveyed to or acquired by the Corporation of the Township of Uxbridge.

3.6 AVAILABILITY OF MUNICIPAL SERVICES

(B/L No. 2010-115)

3.6.1 Notwithstanding the provisions of this By-law or any other By-law hereinbefore enacted pursuant to Section 34 of the *Planning Act*, no land shall be used or built upon and no building or structure shall be erected or used unless:

- a) full municipal water and sanitary sewer capacity are available and the Council of the Corporation of the Township of Uxbridge has allocated full municipal water and sanitary sewer capacity to service said lands or building or structure; or,
- b) where full municipal water and sanitary capacity is not available or contemplated, other approved water supply and sewage disposal systems are in existence or are available.

3.6.2 For the purposes of this By-law, the availability of full municipal water and sanitary sewer capacity shall be determined by the Regional Municipality of Durham.

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3.6.3 For the purposes of this By-law, the availability of other approved water supply and sewage disposal systems shall be determined by the Regional Municipality of Durham.

3.6.4 Nothing in the foregoing provision shall prevent the erection of model homes and sales offices in accordance with the provisions of Section 5.29 of this By-law.