

## **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**

(As submitted by the Applicant)



### **BY-LAW NO. 2021-XXXX**

Being a By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Block 290, Plan 20M-1208, Part of Lot 11, Concession 10, ESQ (Georgetown), Town of Halton Hills, Regional Municipality of Halton (File Nos. TO BE ASSIGNED).

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended;

**AND WHEREAS** on \_\_\_\_\_, 2021, Council for the Town of Halton Hills approved Report No. PI 2021-XXXX, dated \_\_\_\_\_, 2021 in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

**AND WHEREAS** said recommendation conforms to the Official Plan for the Town of Halton Hills;

### **NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Schedule "A19" of Zoning By-law 2010-0050, as amended is hereby further amended by rezoning the lands described as Block 290, Plan 20M-1208, Part of Lot 11, Concession 10, ESQ (Georgetown), Town of Halton Hills, Regional Municipality of Halton as shown on Schedule "B" attached to and forming part of this By-law:  
  
    **From** a Development (D) Zone;  
    **To** a Urban Residential Exception AAA (UR-AAA) Zone.
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "A" attached to and forming part of this By-law.

## SCHEDULE “A” to By-law 2021-XXXX

### Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX  2021-XXXX	UR	Block 290, Plan 20M-1208, Part of Lot 11, Concession 10, ESQ (Georgetown)	Rear Lane Townhouses			

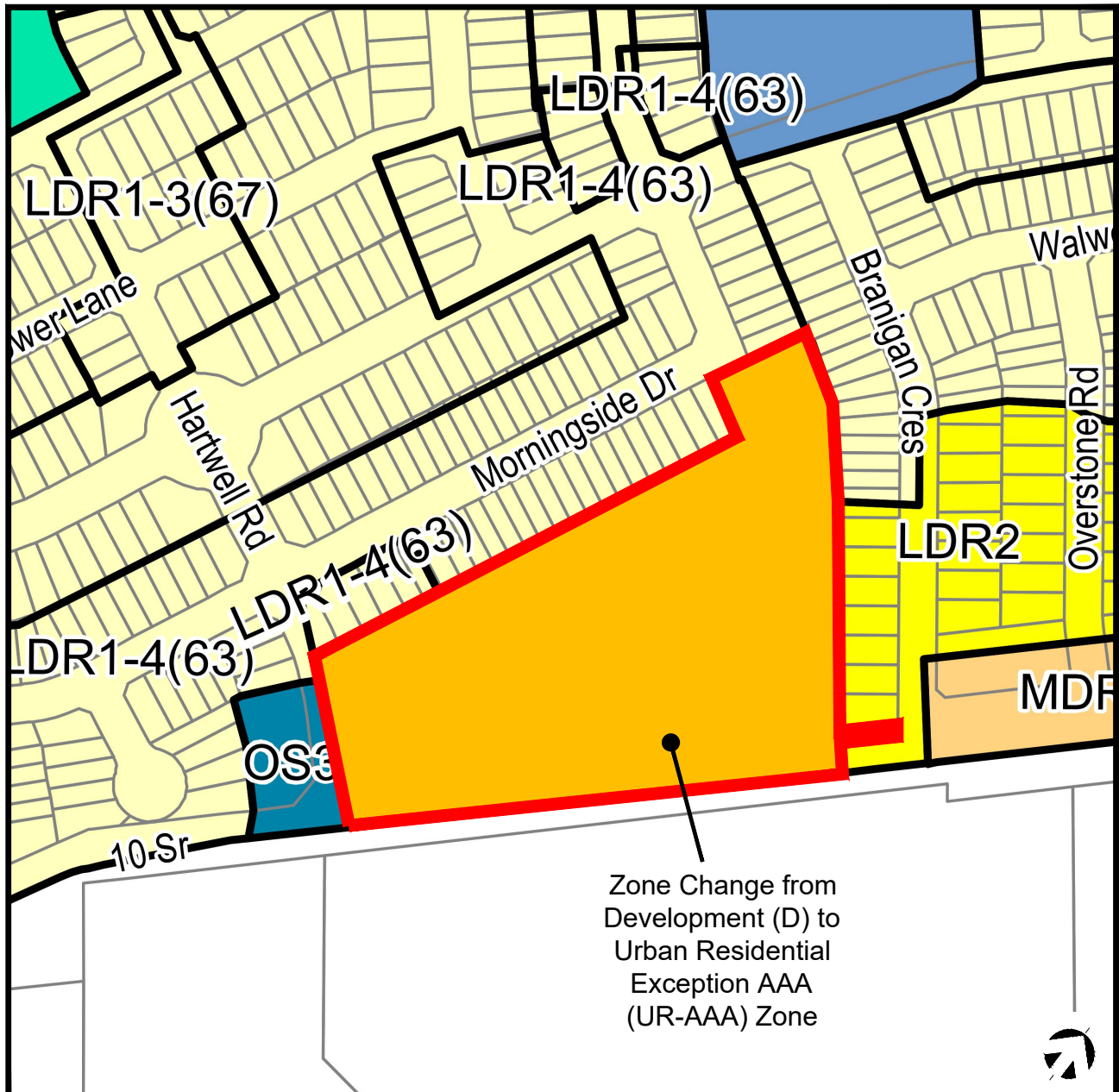
### 7 Special Provisions: Exception UR-AAA

- i) Special Site Provisions Applicable to All Dwelling Types
  - a. For the purpose of this by-law, a “unit” within a plan of condominium, on which a dwelling unit is situated, shall be considered a lot for administering the Zoning By-law.
  - b. Notwithstanding Table 5.2, minimum number of parking spaces required:
    - i. All dwelling types - 2 spaces per dwelling unit, plus 0.3 visitor spaces.
- ii) Notwithstanding any provisions to the contrary, for Single Detached Dwellings (All Types) the following shall apply:
  - a. Minimum Rear Yard – 4.4 metres
  - b. Minimum Exterior Side Yard – 2.0 metres
  - c. When abutting a sidewalk, the Minimum Exterior Side Yard shall be 1.5 metres to the sidewalk.
  - d. Minimum Interior Side Yard: 0.6 metres
  - e. Maximum Lot Coverage – 48 percent
  - f. A deck may encroach into the Rear Yard but at no time shall be closer than 2.0 metres from the Rear Lot Line.
- iii) Notwithstanding any provisions to the contrary, for Rear Lane Townhouses, the following shall apply:
  - a. For all lane-based townhouses, the yard where the driveway is located is deemed to be the Rear Yard.
  - b. Maximum Lot Coverage – Does not apply
  - c. Minimum Lot Frontage – 6.0 metres
  - d. Minimum Front Yard - 2.3 metres
  - e. Minimum Exterior Side Yard – 1.6 metres
  - f. Minimum Interior Side Yard (interior unit) - 0.0 metres
  - g. Minimum Interior Side Yard (end unit) – 0.6 metres
  - h. Minimum Rear Yard Setback – 0.3 metres
  - i. Maximum Building Height- 12.0 metres
  - j. An attached garage and driveway are permitted in the Rear Yard.
  - k. The maximum driveway width shall be 6.2 metres

- I. A porch is permitted to encroach into a required Front or Side Yard but at no time shall be closer than 1.0 m to the property line

**SCHEDULE “B” to By-law 2021-XXXX**

SCHEDULE 'B' to By-law 2021-\_\_\_\_\_



- Low Density Residential One, LDR1
- Low Density Residential Two, LDR2
- Medium Density Residential One, MDR1
- Open Space Two, OS2
- Open Space Three, OS3
- Institutional, I
- Urban Residential Exception AAA, UR-AAA
- Subject Site

