



**BY-LAW NO. 2021-00##**

Being A By-law to Amend Zoning By-law 2010-0050, as amended,  
of the Town of Halton Hills, Part of Lot 19, Concession 9  
(Geographic Township of Esquesing), and Part of Lot 17  
Registered Plan 341 (Geographic Township of Georgetown),  
Town of Halton Hills, Regional Municipality of Halton (File  
Nos.#### and ####)

**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. ###, 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 "A3-1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lot 19, Concession 9 (Geographic Township of Esquesing), and Part of Lot 17 Registered Plan 341 (Geographic Township of 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 Low Density Residential One (LDR1-2) and Low Density Residential One Mature Neighbourhood ((LDR1-2)(MN)) Zone

**To** a High Density Residential (HDR-XX) Exception 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.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this \_\_\_\_ day of \_\_\_\_\_, 2021.

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MAYOR – RICK BONNETTE

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CLERK – VALERIE PETRYNIAK

## SCHEDULE "A" to By-law 2021-00##

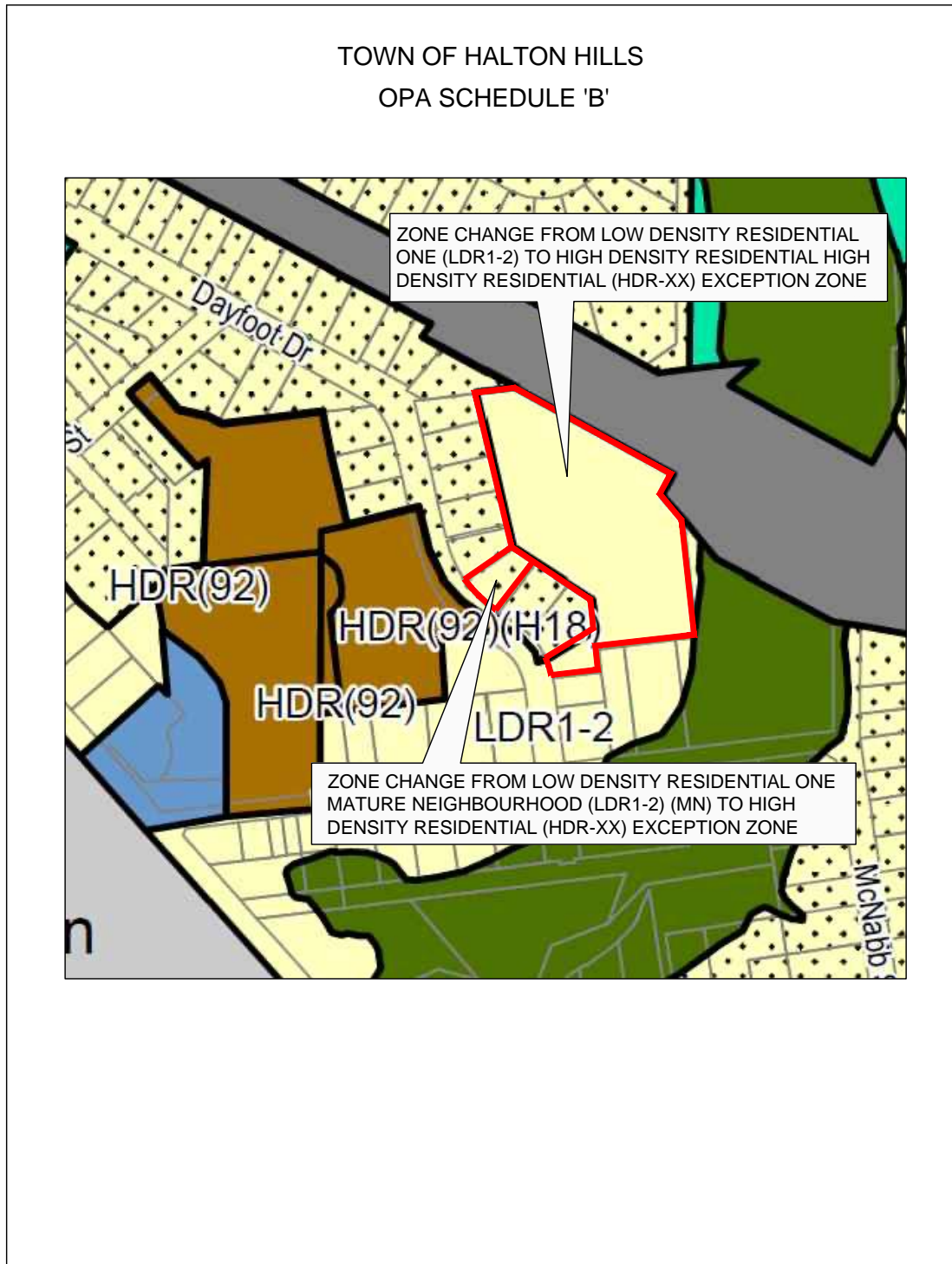
### Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
##  2021-00##	HDR - XX	12, 22 and 24 Dayfoot Drive		Apartment Dwellings  Home Occupations (6)(7)		<p>i) For the purposes of this By-law <i>established grade</i> shall mean a geodetic elevation of 249.50 metres above sea level</p> <p>ii) Maximum Height: 27.0 metres</p> <p>iii) Maximum number of storeys - 6</p> <p>iv) For the purposes of this By-law, any level of a building utilized primarily for the parking of bicycles or motor vehicles, and building operations shall not constitute a <i>Storey</i>.</p> <p>v) In addition to the elements listed in Section 4.9, the height requirements of this By-law shall not apply to:</p> <p>a. any mechanical features, including structures containing a mechanical penthouse or the equipment necessary to control an elevator, stairs, stair enclosures, elevators and elevator lobbies/vestibules for the purposes of accessing the rooftop, provided that such features do not project more than 5.5 metres above the highest point of the roof and does not occupy greater than 50% of the area of the roof;</p> <p>b. window washing equipment, antennae, lighting rods, and satellite dishes, which may project above the highest point of the roof to a maximum of 5.0 metres;</p> <p>c. Parapets, railings, terraces, patios, planters, balustrades, bollards, stairs, safety railings, guard railings, accessory structures, chimneys, vents, stacks, and exhaust stacks, retaining walls, wheelchair ramps, ornamental or architectural features,</p>

						<p>structures and elements related to outdoor patios, roofing assembly, landscape features, garbage chutes and vents, and roofs may project above the highest point of the roof to a maximum of 1.5 metres;</p> <p>d. Ornamental elements, parapets, guardrails, safety railings, vents, stacks, fences, wind, noise or privacy screens/mitigation measures, chimneys or flues, access roof hatches, trellises, private terrace dividers, cabanas, or outdoor furniture, may project above the highest point of the roof to a maximum of 3.0 metres;</p> <p>e. Elements of the roof of the building or structure used for green roof technology, landscape elements, thermal insulation, roof ballast, and skylights may project above the highest point of the roof to a maximum of 1.0 metres</p> <p>vi) The Minimum lot area - 9000 sq metres</p> <p>vii) The Maximum number of apartment dwellings – 165</p> <p>viii) The Maximum number of dwellings units permitted shall not exceed 165 units per 1.0 hectare of lot area</p> <p>ix) The Maximum lot coverage shall be 30%</p> <p>x) The Minimum building setbacks shall be shown on Schedule C to this By-law</p> <p>xi) Notwithstanding Section (x) above, the following features shall be permitted within the minimum setbacks:</p> <p>a. Balconies, awnings, and canopies may encroach into the minimum building setbacks on the lot to a point not less than 1.0 metres from a lot line;</p> <p>b. At-grade decks, patios, and terraces;</p> <p>c. Pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety</p>
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						<p>railings, bollards, fences, landscape elements, and retaining walls;</p> <p>d. Electrical Transformers,</p> <p>e. Structures used for the ventilation of an underground parking facility,</p> <p>vi) A barrier erected for the purposes of rail safety shall not be considered a structure, and shall not require a setback from a lot line abutting lands owned by the Canadian National Railway Company</p> <p>vii) Parking shall be provided at a rate of:</p> <ul style="list-style-type: none"> <li>- 1.1 spaces per dwelling unit</li> <li>- 0.2 visitor spaces per dwelling unit</li> </ul> <p>viii) Bicycle parking shall be provided at a rate of 0.3 spaces per dwelling unit</p> <p>ix) Accessory waste storage area may be located outside of the main building</p>
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**SCHEDULE "B" to By-law 2021-00##**



**See Schedule C for guidance on application of lot specific provision**

**Schedule "C" to By-law 2021-00##**

**TOWN OF HALTON HILLS**

ZONING BY-LAW SCHEDULE 'C'  
TO BY-LAW 2021-##

