

SCHEDULE 5 - DRAFT ZONING BY-LAW AMENDMENT (as prepared by Applicant)

DRAFT ZONING BY-LAW AMENDMENT
BY-LAW NO. 2022- _____

Being A By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Lots 3, 4, 5, 6, 38 and 39, and Part of Lots Part of Lots 1 and 37 on Plan 29 , Lots 30, 31, 32, 33-39 on Plan 37, municipally known as 1 Rosetta Street, Part of Lots 1 & 2, PL 29 municipally known as 6 St. Michaels St. and Part of Lot 2 Plan 29 municipally known as 8 St. Michaels St.
Town of Halton Hills, Regional Municipality of Halton (“the Subject Lands”)

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 _____, 2022, Council for the Town of Halton Hills approved Report No. PL _____, dated _____ 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 “A03-1 and A03-2-Georgetown” of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the Subject Lands described above as shown on Schedule 1 attached to and forming part of this By-law from a Development (D) Zone to a HDR - High Density Residential – Exception as shown on Schedule 2 attached to and forming part of this By-Law.
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule 2 attached to and forming part of this By-law.
3. That Part 14 Holding Provisions and Table 14.1: Holding Zones of Zoning By-law 2010- 0050 is hereby further amended by amending the Holding Provision contained in Schedule 3 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 _____, 2022.

Mayor - Rick Bonnette

Clerk – Suzanne Jones

SCHEDULE 1 to By-Law 2022- XXXX

SCHEDULE 2 to By-law 2022-XXXX – DRAFT ZONING BY-LAW

EXCEPTIONS

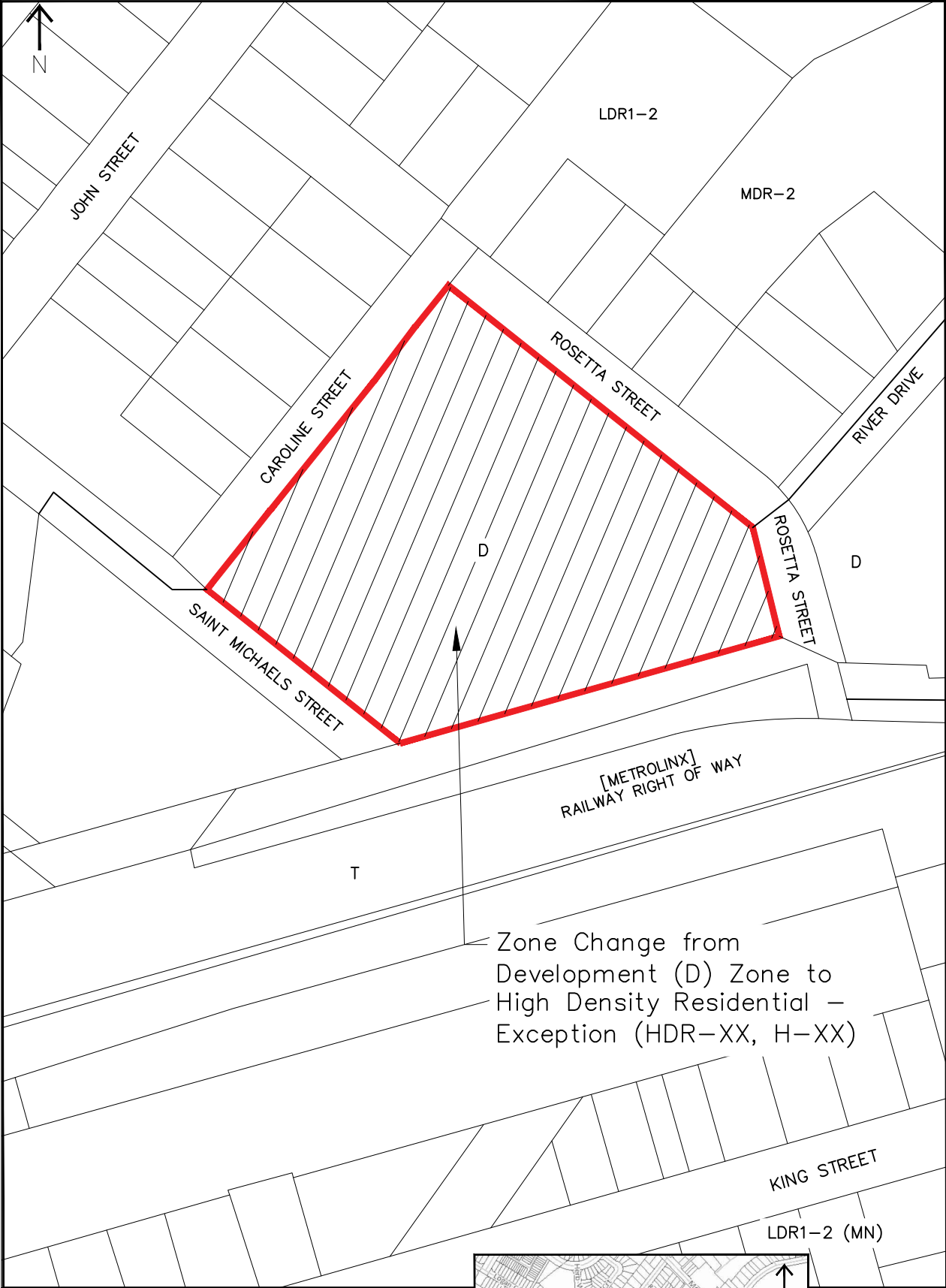
1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX 2022-XXX	HDR	1 Rosetta Street, 6 and 8 St. Michaels St.				<ul style="list-style-type: none"> (i) All lands within this zone are deemed to be one lot for the purposes of this Bylaw; (ii) All setback and FSI requirements are calculated subsequent to any dedications to the municipality for road widenings; (iii) Maximum height –The maximum height for buildings abutting railway lands (River Drive and St. Michaels Street) shall not exceed 41m or 12 stories and the maximum height for Buildings abutting local roads (Caroline and Rosetta Streets) shall not exceed 29m or 8 stories; (iv) No portion of the building or structure, excluding parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres specified by provision iv) of this Bylaw; (v) Maximum Number of Dwelling Units: 500 units per hectare (vi) For the purposes of this zone Rosetta Street is defined as the front yard; (vii) Minimum required front yard – 2.3m (Rosetta Street)

						<ul style="list-style-type: none"> (viii) Minimum required rear yard (St. Michaels Street – 3.9m; (ix) Minimum required interior side yard (River Drive)– 0.8m; (x) Minimum required exterior side yard (Caroline Street)– 5.9 m; (xi) The minimum setback from an interior side lot line or rear lot for buildings that have a height greater than 13.4 metres does not apply (xii) Maximum Height: 40.0 metres (xiii) Notwithstanding Section 5.2.11 – Minimum Width of Aisles, the minimum width of an aisle providing access to a surface parking space shall be 6.0m except as set out in Table 5.1; (xiv) Notwithstanding Table 5.2- Residential parking requirements - residential parking requirements for apartment dwellings shall be calculated at 1.0 space per unit plus 0.1 spaces for visitor parking; (xv) Maximum number of buildings on the same lot – 3 (xvi) Notwithstanding Section 4.3.4- Special Railway Right of Way Setbacks, buildings shall be located no closer than 30.0m measured from the building face to the centerline of the active lay-by lane of the Railway.
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SCHEDULE 3 to By-law 2022-XXXX

14.1 HOLDING ZONES

	Zone Designation	Property Description	Conditions for Removal	Date Enacted
H-XX	HDR (XX)	1 Rosetta Street, 6 and 8 St. Michaels St.	<p>The Holding (H XX) provision may be lifted upon:</p> <ul style="list-style-type: none">i. Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development;ii. The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE). A Water Usage and Sanitary Discharge Report shall be submitted to the Region of Halton for review;iii. Approval by Town Administration of a Construction Management Plan.	



Zone Change from
Development (D) Zone to
High Density Residential –
Exception (HDR-XX, H-XX)

 SUBJECT PROPERTY

