

SCHEDULE 4 – ZONING BY-LAW AMENDMENT



BY-LAW NO. 2023-

A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as Part of Lot 10, Concession 10, Esquesing, Block 290, PLAN 20M-1208, Town of Halton Hills, Regional Municipality of Halton 15651 10 Side Road (Georgetown)

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, c. P.13, as amended;

AND WHEREAS on April 17, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-017, dated March 10, 2023, 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 will conform to the Official Plan for the Town of Halton Hills, as amended by Official Plan Amendment No. 48;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule "A3-4" 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 "1" attached to and forming part of this By-law;

From a Development (D) Zone;

To an Urban Residential (UR) Exception (112) Zone; and,

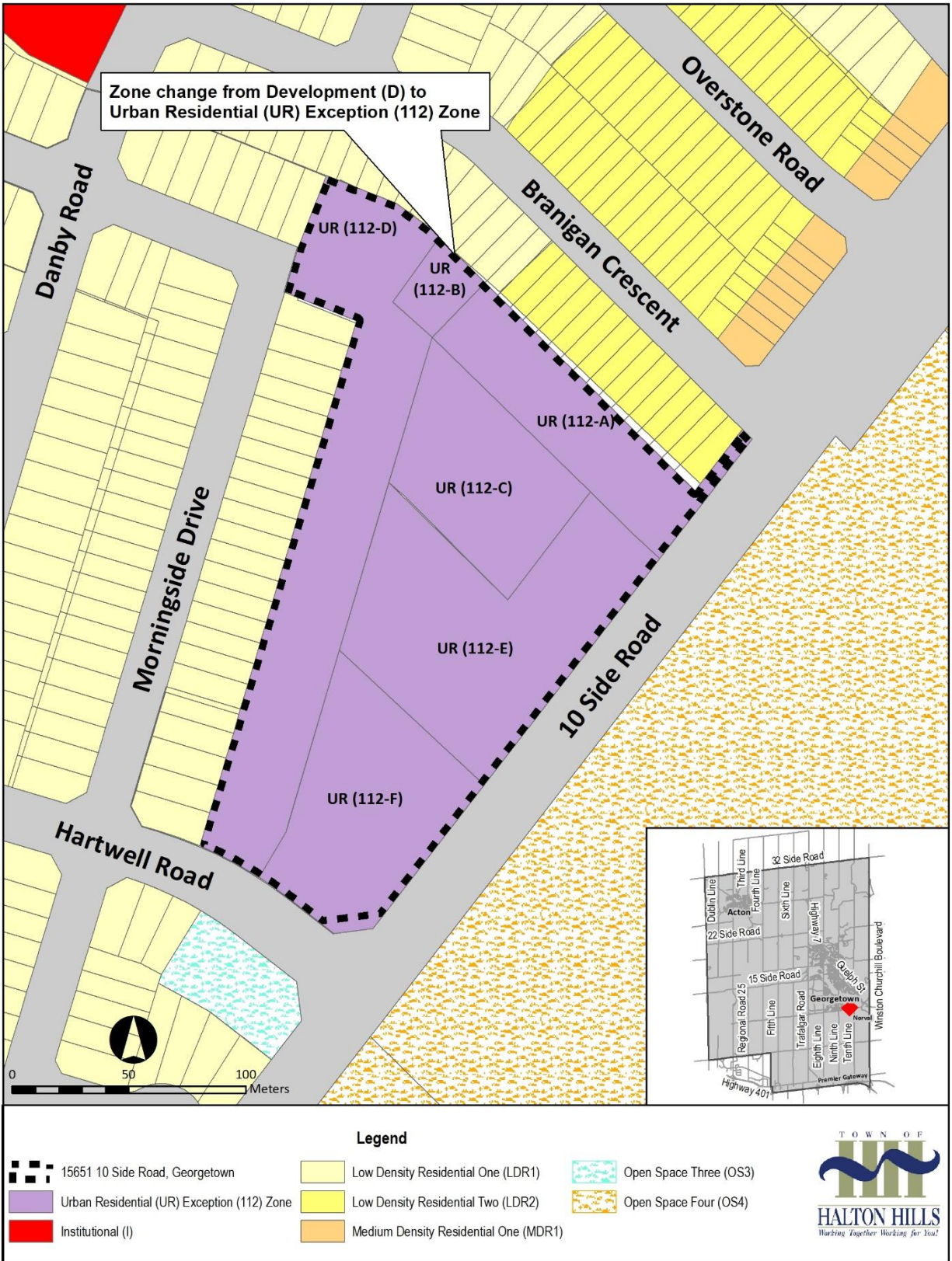
2. That Table 13.1 Exceptions of Zoning By-law 2010-0050 is hereby amended by adding Exception Provisions contained in Schedule "2" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this 17th day of April, 2023.

MAYOR – ANN LAWLOR

CLERK – VALERIE PETRYNIAK

SCHEDULE '1' to By-law 2023-



SCHEDULE '2' to By-law 2023-

13.1 EXCEPTIONS

1 Exception Number	2 Zone	3 Municipal Address	4 Additional Permitted Uses	5 Only Permitted Uses	6 Uses Prohibited	7 Special Provisions
112	UR	Block 290, Plan 20M-1208, Part of Lot 11, Concession 10, ESQ (Georgetown)	(i) <i>Dwelling Unit, Rear Lane Townhouse</i> (ii) <i>Dwelling Unit, Private Road Townhouse</i>			<ul style="list-style-type: none"> (i) Maximum number of <i>dwelling units</i> – 88; (ii) Minimum required number of parking spaces – 2 parking spaces per <i>dwelling unit</i>, plus 0.3 spaces per <i>dwelling unit</i> for visitor parking; (iii) Notwithstanding Section 5.2.14.b), the maximum driveway width is 7.0 m provided a minimum of 30% of the <i>front</i> or <i>exterior side yard</i> in which the <i>driveway</i> is located shall be <i>soft landscaping</i>; (iv) Motor vehicle access to a <i>private garage</i> shall be from a <i>private road</i>; (v) The following additional provisions apply to lands zoned UR(112-A), UR(112-B), UR(112-C) and UR(112-D) described as Lots 1 to 46 on Schedule 3 to this By-law: <ul style="list-style-type: none"> a. Maximum <i>height</i> – 9.0 metres; b. Minimum <i>front yard</i> – 5.0 metres; c. The wall of the private garage facing the lot line where the driveway crosses to access the private garage is to be located no closer than 5.5 metres from that lot line; d. When abutting a sidewalk, the minimum <i>exterior side yard</i> shall be 2.0 metres to the sidewalk; e. Minimum <i>interior side yard</i> – 0.6 metres on one side, 1.2 metres on the other side; f. Covered or uncovered, unenclosed porches, decks and/or stairs are permitted to encroach up to 2.0 metres into a required <i>front</i> or <i>rear yard</i>; g. Covered or uncovered, unenclosed porches and/or stairs are permitted to encroach into the <i>exterior side yard</i> provided they are setback 1.2 metres from the exterior side lot line; h. Covered or uncovered, unenclosed porches and/or stairs are permitted to encroach into the <i>interior side yard</i> provided they are setback 1.0 metre from the interior side lot line; i. Minimum <i>rear yard</i> for lands zoned UR(112-A) described as Lots 26 to 35 on Schedule 3 to this By-law – 7.0 metres; j. Minimum <i>rear yard</i> for lands zoned UR(112-B) described as Lots 24 and 25 on Schedule 3 to this By-law – 6.0 metres; k. Minimum <i>rear yard</i> for lands zoned UR(112-C) described as Lots 36 to 46 on Schedule 3 to this By-law – 4.5 metres; l. Minimum <i>rear yard</i> for lands zoned UR(112-D) described as Lots 1 to 23 on Schedule 3 to this By-law – 7.5 metres (vi) The zoning requirements for <i>Street Townhouse Dwelling Units</i> in the Urban Residential zone shall apply to <i>Private Road Townhouse Dwelling Units</i>; (vii) Notwithstanding any provisions to the contrary for <i>Private Road Townhouse Dwelling Units</i> the following additional

						<p>provisions apply to lands zoned UR(112-E) described as blocks 47-50 on Schedule 3 to this By-law:</p> <ul style="list-style-type: none"> a. Maximum <i>height</i> – 9.0 metres; b. Minimum required <i>front yard</i> – 6.0 metres except for a corner unit where a minimum front yard to a corner rounding of 2.3 metres shall be required; c. The wall of the private garage facing the lot line where the driveway crosses to access the private garage is to be located no closer than 5.5 metres from that lot line; d. Minimum <i>exterior side yard</i> – 2.0 metres; e. Covered or uncovered, unenclosed <i>porches</i>, decks and/or stairs are permitted to encroach up to 2.5 metres into a required <i>front or rear yard</i>; f. Minimum <i>rear yard</i> – 4.5 metres; g. A minimum 1.2 metre maintenance access to the <i>rear yard</i> shall be provided for each <i>Private Road Townhouse Dwelling Unit</i>, free and clear of utilities, from the <i>front yard</i> without passing through a habitable room. The 1.2 metre maintenance access may be shared between two <i>dwelling units</i>. For the purpose of this by-law such maintenance access may be provided through a <i>side yard</i> associated with an end unit; h. Air conditioners are required to be located a minimum of 1 metre from the interior side lot line and no closer than the required exterior side yard setback for the main building. <p>(viii) Notwithstanding any provisions to the contrary, for <i>Rear Lane Townhouse Dwelling Units</i>, the following additional provisions apply to lands zoned UR(112-F) described as blocks 51-54 on Schedule 3 to this By-law:</p> <ul style="list-style-type: none"> a. Maximum number of <i>dwelling units</i> – 21; b. Minimum <i>lot frontage</i> – 6.0 metres; c. Maximum <i>height</i> – 12.0 metres; d. Minimum <i>front yard</i> – 1.9 metres; e. Minimum <i>exterior side yard</i> – 2.5 metres; f. When abutting a corner rounding, the minimum <i>exterior side yard</i> shall be 0.5 metres; g. Minimum interior side yard (interior unit) – 0.0 metres; h. Minimum <i>interior side yard</i> (end unit) – 0.8 metres; i. Minimum distance between rear lane townhouse dwelling block – 3 metres; j. Minimum <i>rear yard</i> – 0.5 metres; k. A covered or uncovered, unenclosed <i>porch</i> is permitted to encroach into a required <i>front or side yard</i> but at no time shall be closer than 0.5 metres to the <i>lot line</i>; l. The minimum setback to a front lot line for stairs used to access a <i>porch</i> is 0.0 metres; m. Air conditioners are required to be located a minimum of 0.3 metres from the interior side lot line and no closer than the required
--	--	--	--	--	--	---

						<p>exterior side yard setback for the main building;</p> <p>(ix) For the purpose of this by-law, a “unit” within a plan of condominium, on which a <i>dwelling unit</i> is situated, shall be considered a <i>lot</i> for administering the Zoning By-law;</p> <p>(x) For the purpose of this Zone, for <i>Single Detached Dwelling Units</i> and <i>Private Road Townhouse Dwelling Units</i>, “<i>Front Lot Line</i>” shall mean the shortest line that separates a <i>lot</i> from a <i>private road</i>;</p> <p>(xi) For the purpose of this Zone, for <i>Rear Lane Townhouse Dwelling Units</i>, “<i>Front Lot Line</i>” shall mean the shortest line that separates a <i>lot</i> from the <i>public street</i> or <i>private amenity area</i>;</p> <p>(xii) For the purpose of this Zone, the “<i>Rear Lot Line</i>” is considered the <i>lot line</i> opposite the <i>front lot line</i>;</p> <p>(xiii) For the purpose of this Zone, “<i>Rear Lane Townhouse Dwelling Unit</i>” shall mean a <i>dwelling unit</i> in a <i>multiple-unit building</i> with each <i>unit</i> fronting onto a <i>public road</i> or <i>private amenity area</i>, with <i>private garage</i> and <i>driveway</i> access from the <i>rear yard</i> via a <i>private road</i>; and,</p> <p>(xiv) For the purpose of this Zone “<i>Private Road Townhouse Dwelling Unit</i>” shall mean a <i>dwelling unit</i> in a <i>multiple-unit building</i> with each <i>unit</i> having direct access to a <i>private road</i>.</p>
--	--	--	--	--	--	---

SCHEDULE '3' to By-law 2023-

