

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



**BY-LAW NO. 2024-00XX**

Being a By-law to Amend Zoning By-law 2010-0050, as amended  
Lot 1 and Part of Lot 2, Parcel 5, Plan 54  
Town of Halton Hills, Regional Municipality of Halton,  
municipally known as 59 & 61 King Street (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, as amended;

**AND WHEREAS** on January 22, 2024, Council for the Town of Halton Hills approved Report No. PD-2023-052, dated November 20, 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 conforms to the Official Plan for the Town of Halton Hills, as amended by Official Plan Amendment No. 53.

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

1. That Schedule "A3-2" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part Lot 1 and Part of Lot 2, Parcel 5, Plan 54, municipally known as 59 & 61 King Street (Georgetown), as shown on Schedule "1" attached to and forming part of this By-law;

**From** a Low Density Residential One Mature Neighbourhood (LDR1-2(MN)) zone;

**To** an Urban Residential Exception 115 (UR)(115)(H29)) zone

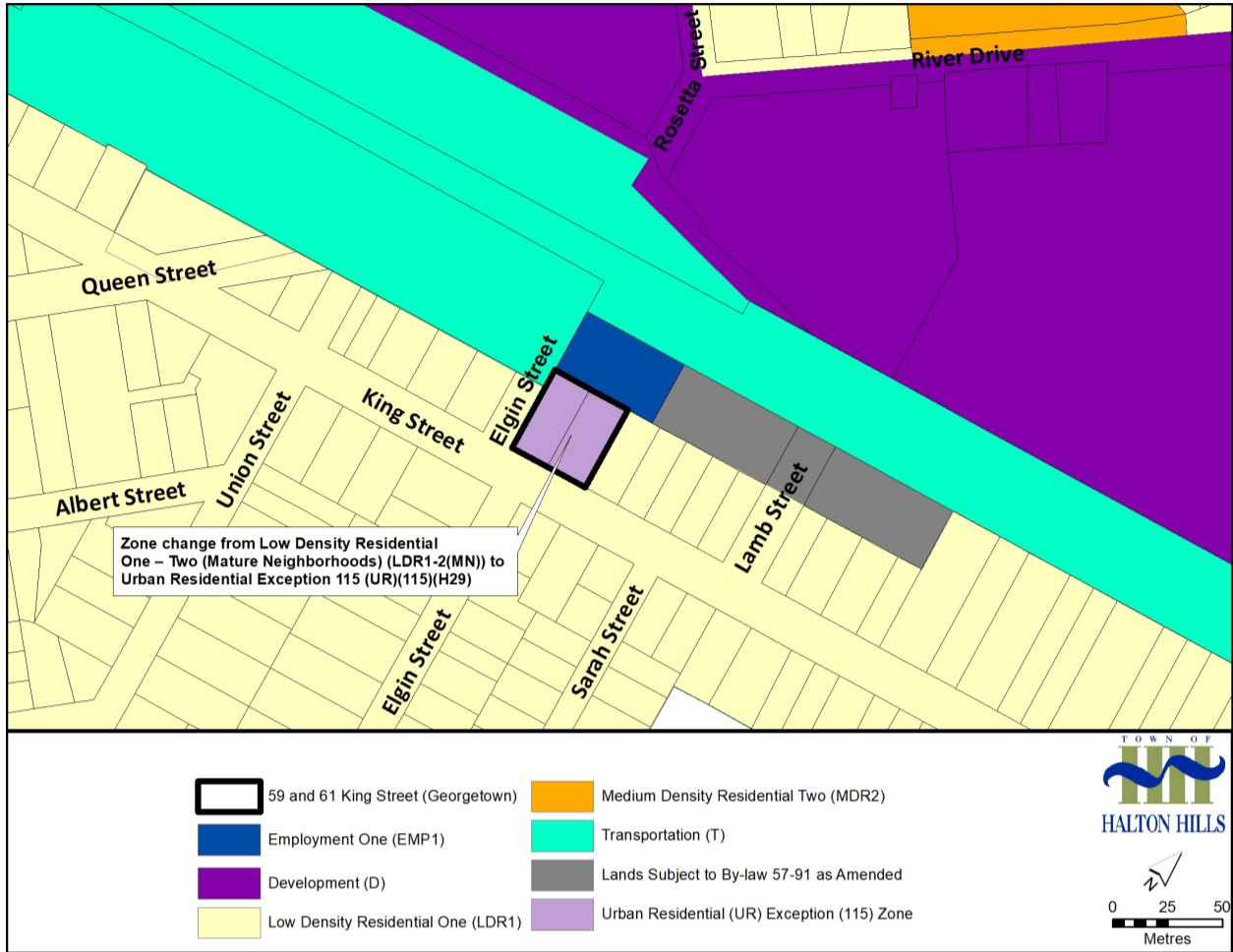
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "2" attached to and forming part of this By-law.
3. That Table 14.1: Holding Zones is hereby further amended by adding the Holding Provision contained in Schedule "3" attached to and forming part of this By-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 22<sup>nd</sup> day of January, 2024.

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MAYOR – ANN LAWLOR

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TOWN CLERK – VALERIE PETRYNIAK

Schedule 1 to By-law 2024-\_\_\_\_\_



Schedule 2 to By-law 2024-\_\_\_\_\_

13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
115	UR	59 & 61 King Street (Georgetown) Lot 1 & Part of Lot 2, Parcel 5, Plan 54				<ul style="list-style-type: none"> <li>(i) Maximum number of <i>dwelling units</i> – <ul style="list-style-type: none"> <li>a) Single detached dwelling – 1 unit</li> <li>b) Multiple dwellings – 4 units</li> <li>c) Street townhouse dwellings – 4 units;</li> </ul> </li> <li>(ii) Minimum required number of parking spaces – 16 parking spaces;</li> <li>(iii) Maximum height – 10.0 metres;</li> <li>(iv) Maximum number of storeys for the townhouse dwellings - 2;</li> <li>(v) Minimum required rear yard to the single detached dwelling – 1.2 metres;</li> <li>(vi) Minimum required exterior side yard – 1.7 metres; and,</li> <li>(vi) Minimum required interior side yard – 2.3 metres.</li> </ul>

Schedule 3 to By-law 2024-\_\_\_\_\_

14.1 HOLDING ZONES

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H29	UR(115)	59 & 61 King Street (Georgetown) Lot 1 & Part of Lot 2, Parcel 5, Plan 54	<p>The Holding (H29) provision may be lifted upon:</p> <ul style="list-style-type: none"> <li>i) Approval of a Site Plan application and execution of a Site Plan Agreement with the Town of Halton Hills;</li> <li>ii) Implementation of the recommendations of the Noise and Vibration Impact Study through the Site Plan Control process by way of a Letter of Commitment, to the satisfaction of the Town of Halton Hills;</li> <li>iii) The Town of Halton Hills and Halton Region are satisfied that the subject site has received the necessary servicing allocation (SDE);</li> <li>iv) An addendum to the Functional Servicing Report be submitted that addresses the outstanding watermain and wastewater analysis requirements detailed in the Regional comment letters dated July 10, 2023 and November 10, 2023, to the satisfaction of Halton Region's Development Project Manager;</li> <li>v) Signed and executed CN Development Agreement; and,</li> <li>vi) Granting CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.</li> </ul>	January 22, 2024