



BY-LAW NO. 2024-0021

A By-law to amend Zoning By-law 2010-0050, as amended,
Part of Lot 19, Concession 9 (Esquesing) and Part of Lot 17,
Registered Plan 341

Town of Halton Hills, Regional Municipality of Halton,
municipally known as 12, 22 & 24 Dayfoot Drive (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 March 25, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-017, dated February 9, 2024, 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. 56.

NOW, THEREFORE, BE IT RESOLVED THAT 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 (Esquesing) and Part of Lot 17, Registered Plan 341, municipally known as 12, 22 & 24 Dayfoot Drive (Georgetown);

From a Low Density Residential One (LDR1-2) Zone;

To a High Density Residential Exception 117 (HDR)(117)(H30) Zone.

and;

From a Low Density Residential One – Mature Neighbourhood (LDR1-2)(MN) Zone

To a Holding High Density Residential Exception 117 (HDR)(117)(H30) Zone.

as shown on Schedule "1" attached to and forming part of this By-law:

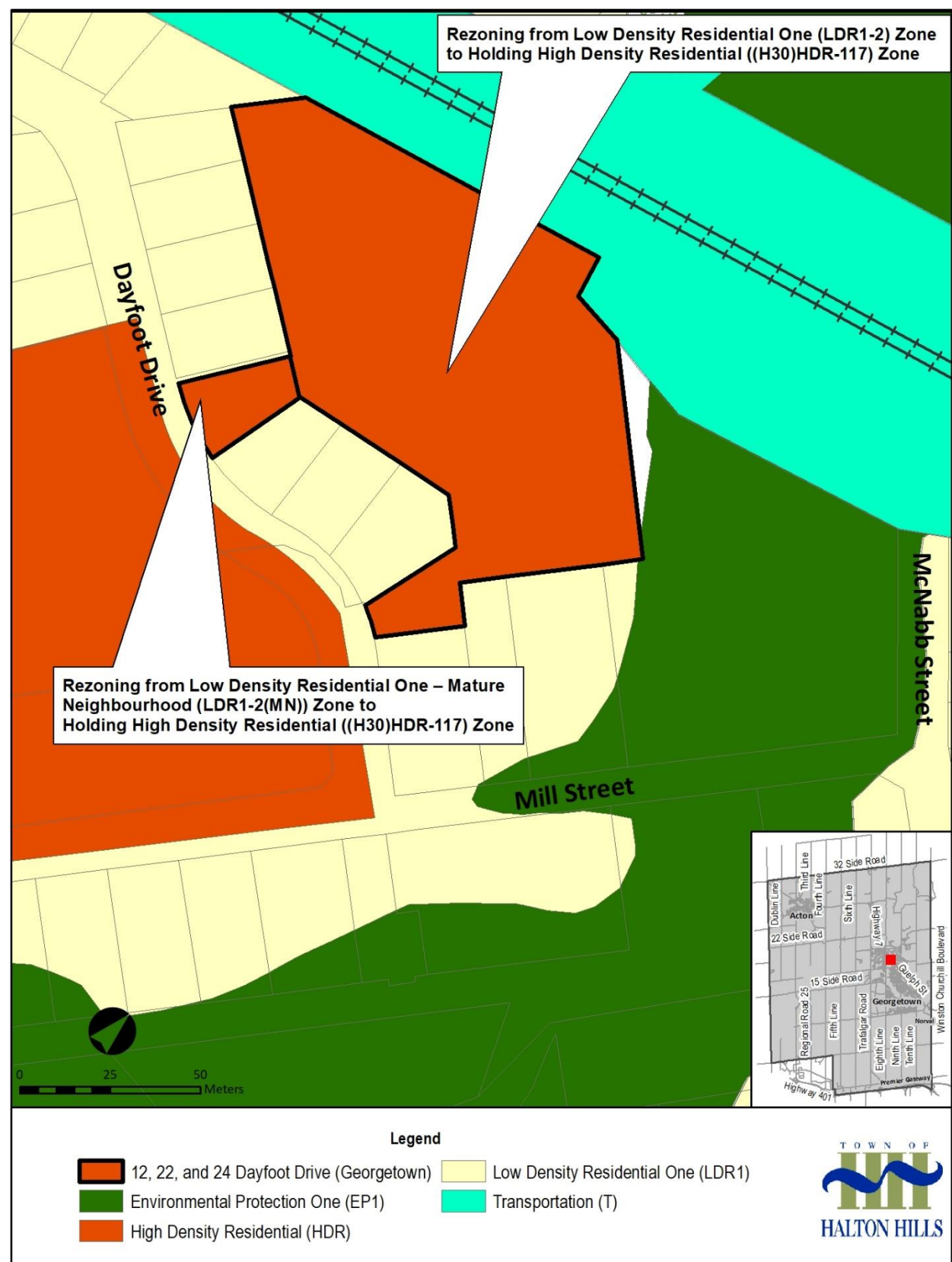
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "2" attached to and forming part of this By-law.
3. That Table 14.1: Holding Zones is hereby further amended by adding the Holding Provision contained in Schedule "4" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this 25th day of March, 2024.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

Schedule 1 to By-law 2024-0021



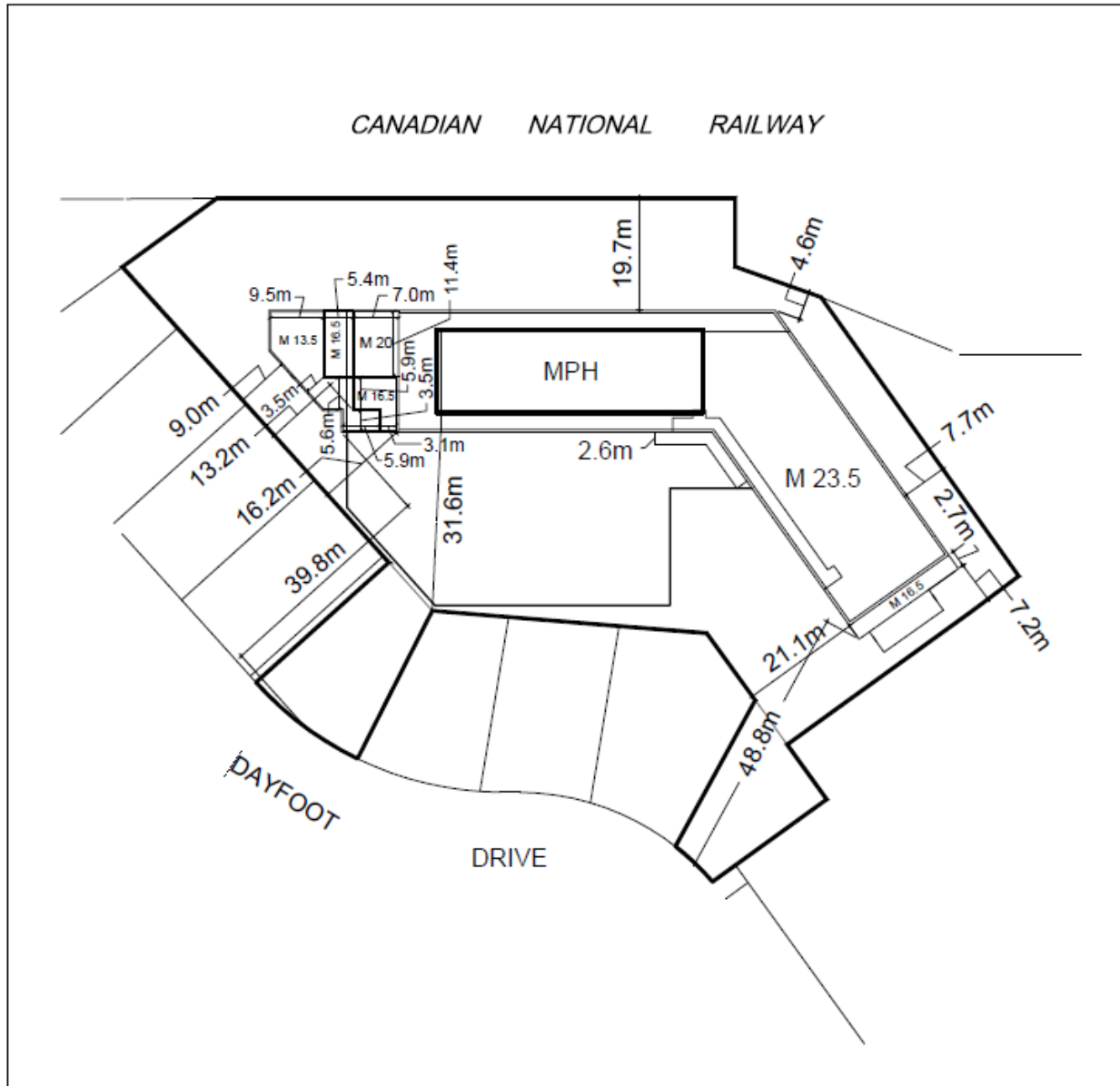
Schedule 2 to By-law 2024-0021

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
117	HDR	12, 22 & 24 Dayfoot Drive (Georgetown) Part of Lot 19, Concession 9 (Esquesing) and Part of Lot 17, Registered Plan 341				<div><div>(i)</div>Maximum number of Apartment Dwelling Units – 163;<div>(ii)</div>Maximum number of storeys - 6;<div>(iii)</div>Minimum required parking spaces for residents – 1.4 spaces per dwelling unit;<div>(iv)</div>Minimum required visitor parking spaces – 0.24 spaces per dwelling unit;<div>(v)</div>Minimum required bicycle parking spaces – 0.36 spaces per dwelling unit;<div>(vi)</div>Maximum height – as shown on Schedule 3 to this By-law;<div>(vii)</div>Minimum required yard setbacks – as shown on Schedule 3 to this By-law;<div>(viii)</div>Minimum setback from a building or structure containing a dwelling unit to a railway right-of-way – as shown on Schedule 3 to this By-law;<div>(ix)</div>An accessory waste storage area may be located outside of the main building;<div>(x)</div>The vertical clearance of a parking space may be obstructed by such facilities intended to be used for a suspended bicycle parking space for the exclusive use of the owner of the parking space, where as the By-law requires a minimum vertical clearance of 2.1 metres.<div>(xi)</div>The height (in addition to the elements listed in Section 4.9) and setback requirements of this By-law shall not apply to:<div>a.</div>any mechanical features, including structures containing a mechanical penthouse or the equipment necessary to control an elevator, stairs, stair enclosures, elevators and</div>

						<p>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, planters, balustrades, bollards, stairs, safety or guard railings, chimneys, retaining walls, wheelchair ramps, structures and elements related to outdoor patios or terraces, roofing assembly, landscape features, garbage chutes and associated vents or roofs may project above the highest point of the roof to a maximum of 1.5 metres;</p> <p>d. Ornamental or architectural elements, intake/exhaust vents or 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; and,</p> <p>e. Elements of the roof of the building or structure used for green roof technology, thermal insulation, roof ballast, and skylights may project above the highest point of the roof to a maximum of 1.0 metres.</p>
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Schedule 3 to By-law 2024-0021



Notes:

- M DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE OF 249.50 CANADIAN GEODETIC DATUM
- ALL DIMENSIONS ARE IN METRES. BUILDING SETBACKS ARE PROVIDED A FLEXIBILITY OF +/- 0.1 METRES

Schedule 4 to By-law 2024-0021

14.1 HOLDING ZONES

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H30	HDR(117)	12, 22 & 24 Dayfoot Drive (Georgetown) Part of Lot 19, Concession 9 (Esquesing) and Part of Lot 17, Registered Plan 341	<p>The Holding (H30) provision may be lifted upon:</p> <ul style="list-style-type: none">i) The Town of Halton Hills and Halton Region are satisfied that the subject site has received the necessary servicing allocation (SDE);ii) The remaining analysis with respect to potential site contamination be undertaken to the Region of Halton's satisfaction, following the direction of the Region's Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites.iii) The applicant shall prepare and execute a monitoring plan of the proposed infiltration gallery to ensure that it is functioning as intended without adverse effects to the groundwater, to the satisfaction of the Region of Halton and Town of Halton Hills and without negatively impacting the surrounding properties to the satisfaction of the Town of Halton Hills.iv) Appropriate screening through a combination of fencing and landscaping between the subject lands and abutting lots containing single detached dwelling is secured through the Site Plan Control process.	March 25, 2024