

SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT

As Submitted by the Applicant



BY-LAW NO. 2019-

A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as Part Lots 18 and 19, Concession 8, Geographic Township of Esquesing, Town of Halton Hills, Regional Municipality of Halton 11571 - 11605 Trafalgar Road (Georgetown)

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, as amended;

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;

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

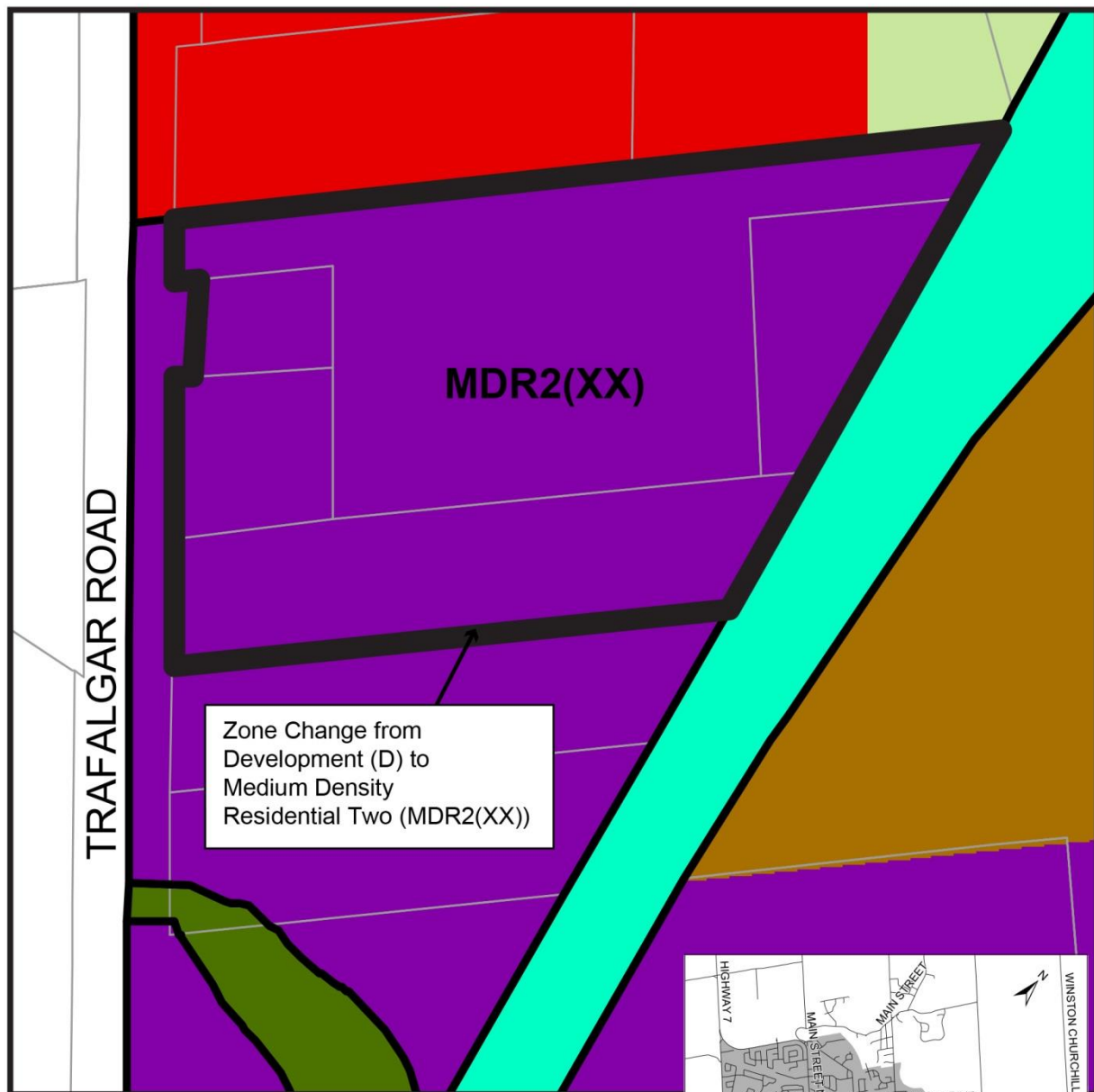
1. That Schedule "A3-1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lots 18 and 19, Concession 8, Geographic Township of Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11571 - 11605 Trafalgar Road (Georgetown) from a Development (D) Zone to Medium Density Residential Two Exception (MDR2(XX)) Zone, as shown on Schedule "1" attached to and forming part of this By-law; and
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the 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 day of , 2019.

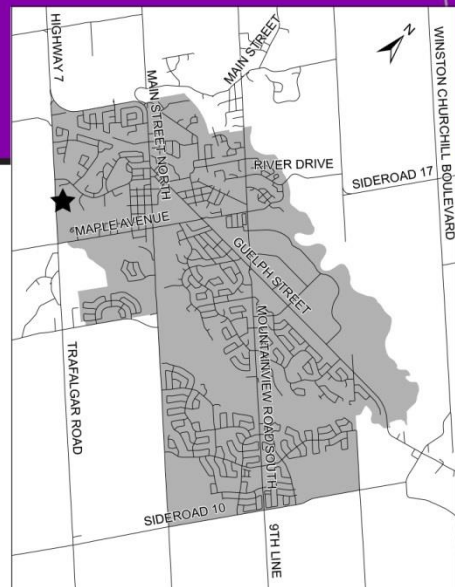
MAYOR –

CLERK –

SCHEDULE 1 to By-law 2019-_____



-  Environmental Protection One (EP1)
-  Institutional (I)
-  Development (D)
-  Transportation (T)



SCHEDULE 2 to By-law 2019-_____

13.1 EXCEPTIONS

1	2	3	4	5	6	7
	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX	MDR 2	11571, 11583, 11597, 11603, and 11605 Trafalgar Road				<p>(i) Minimum required lot frontage per multiple dwelling unit – 5m</p> <p>(ii) Minimum required front yard for multiple dwelling units fronting onto a public street or Town owned block – 3.95m</p> <p>(iii) Minimum required front yard for multiple units fronting on a private road:</p> <p>a) To the dwelling unit: 4.5m</p> <p>b) To the private garage: 6m</p> <p>(iv) Minimum required rear yard for multiple units fronting on a private road: 6m</p> <p>(v) Minimum required rear yard for multiple dwellings fronting on a public street or Town owned block:</p> <p>a) To the dwelling unit: 4.5m</p> <p>b) To the private garage: 6m</p> <p>(vi) Minimum required side yards:</p> <p>a) Interior: 1.45m</p> <p>b) Exterior: 1.45m</p> <p>(vii) Minimum distance between multiple dwelling unit buildings: 3m</p> <p>(viii) Maximum height: 11 m</p> <p>(ix) Minimum required number of parking spaces: 2 per dwelling unit, plus 0.50 spaces per dwelling unit for visitor parking spaces</p> <p>(x) Motor vehicle access to a private garage shall be from a private road</p> <p>(xi) No building or structure shall encroach within a required yard, save except for the following:</p>

					<p>a) Architectural features such as eaves, gutters, chimney breasts, pilasters, and roof overhangs may encroach to a maximum of 0.5 into a required yard</p> <p>b) Covered or uncovered, unenclosed porches, decks or stairs are permitted to encroach a maximum of 1.9m into a required front or rear yard</p> <p>(xii) A minimum 0.8 metre maintenance access to the rear yard shall be provided for each dwelling unit free and clear from utilities, from the front room without passing through a habitable room. For the purposes of this By-law, such maintenance access may be provided through a side yard associated with an end unit</p> <p>(xiii) For the purposes of this Zone, "Multiple Unit Building" shall mean a building that is vertically divided into a minimum of three dwelling units, each of which has an independent entrance at to the front of the building which shares a common wall that has a minimum height of 2.4 metres and a depth of 6.0 metres above grade. Such dwelling units shall be located within a Plan of Condominium, with each dwelling unit being access by a private condominium road</p> <p>(xiv) For the purposes of this Zone, "Dwelling Unit" shall mean the following:</p> <p>a) Private Road Townhouse Unit shall mean a dwelling unit in a multiple unit building with each unit having direct access to a private road and a rear yard amenity space</p> <p>b) Dual-Frontage Townhouse Unit shall mean a dwelling unit in a multiple unit building, with each unit having access to both a public street or Town owned block, and a garage and access via a private road and amenity in the form of a porch facing a private road</p> <p>c) Back-to-back Townhouse Unit shall mean a dwelling unit in multiple unit building, with each unit divided vertically by common walls, including a common rear wall, with each unit having direct access to a private road and amenity in the form of a porch facing a private road</p>
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					<p>(xv) For the purpose of this Zone, "Private Road" shall mean a road having a minimum width of 6.5 metres, within a condominium that is privately owned, managed and maintained</p> <p>(xvi) For the purposes of this Zone, "Lot" shall mean a parcel of tied land within the subject lands containing a dwelling unit with a private front and/or rear yard exclusive use areas with frontage on a private and/or public road</p> <p>(xvii) For the purposes of this Zone, "Front Lot Line" shall mean the shortest line that separates a lot from a public street or private road. In the case where a lot abuts both a public street and a private road, and where those lot lines are parallel to each other, the front lot line shall be deemed to be along the public road</p> <p>(xviii) For the purposes of this Zone, "Rear Lot Line" shall mean the lot line that is opposite to the front lot line</p> <p>(xix) For the purposes of this Zone, "Side Lot Line" shall mean a lot line other than a front lot line or rear lot line</p>
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