

**BY-LAW NO. 2019-0018**

A By-law to amend the Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended to implement the recommendations of the Glen Williams Mature Neighbourhood Study.

**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** upon the approval of Official Plan Amendment No 34, the matters set out herein are in conformity with the Town of Halton Hills Official Plan.

**AND WHEREAS** on April 15, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0028, in which certain recommendations were made relating to the Glen Williams Mature Neighbourhood Study.

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

1. **THAT** PART 9 – NON-URBAN ZONES, Section 9.3 – ZONE STANDARDS of Zoning By-law 2010-0050 as amended, is hereby further amended as follows:

**ZONE STANDARDS**

No person shall within any Non-Urban Zone *use* or permit the *use* of any *lot* or *erect, alter, use* any *building* or *structure* except in accordance with the following *Zone* standards. The standards applicable to the Hamlet of Glen Williams are contained in Table 9.3. A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 9.2 and Table 9.3, below:

2. **THAT** Part 9 – NON-URBAN ZONES, Section 9.3 – ZONE STANDARDS, of Zoning By-law 2010-0050 as amended, is hereby further amended by adding a new Table 9.3 – Standards for Non-Urban Zones in the Hamlet of Glen Williams as follows:

**Table 9.3 – Standards for Non-Urban Zones in the Hamlet of Glen Williams**

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height	Maximum Lot Coverage
HR1	30,0m	0.2ha	4.5m (5)	7.5m	2.25m	4.5m(5)	9.0m	N/A
HR1(MN1)	30.0m	0.2ha	4.5m (3)	7.5m	2.25m(1)(2)	4.5m(5)	9.0m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)
HR1(MN2)	30.0m	0.2ha	4.5m (5)	7.5m	2.25m	4.5m(5)	9.0m	15% (4)
HR2	30.0m	0.4ha	7.5m	7.5m	4.5m	7.5m	9.0m	N/A
HR2(MN2)	30.0m	0.4ha	7.5m	7.5m	4.5m	7.5m	9.0m	15% (4)
HCC(MN1)	30.0m	0.2ha	4.5m (3)	7.5m	2.25m(1)(2)	4.5m(5)	9.0m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)

## SPECIAL PROVISIONS

1. The minimum *interior side yard* is 2.25m for the first storey, plus an additional 1.2m for each full storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
  2. For existing lots with lot frontages of less than 18 metres, the existing minimum *interior side yard* for *single detached dwellings* existing prior to the passing of the by-law shall be permitted.
  3. For dwellings with attached *private garages*, the wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* must be recessed by at least 1 m from the main wall of the house facing that same *lot line*.
  4. Detached *rear yard* garages are exempt from the maximum *lot coverage* provisions of this by-law.
  5. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
  6. Applicable only to *single-detached dwellings*.
3. **THAT** Schedule A19 of Zoning By-law 2010-0050 as amended, is further amended as shown on Schedule '1' to of this by-law, to add MN1 and MN2 Zone overlays.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 15<sup>th</sup> day of April, 2019.

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MAYOR – RICK BONNETTE

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CLERK – SUZANNE JONES

