

SCHEDULE 5 – DRAFT ZONING BY-LAW AMENDMENT **(as prepared by the Applicant)**

ZONING BY-LAW AMENDMENT **BY-LAW NO. 2019-xxxx**

A By-law to amend Zoning By-law 2010-0050, as amended, for the lands with the municipal address of 26, 28, 30, 34, 36 and 38 Mill Street and 3 Dayfoot Drive in the Town of Halton Hills and in the Regional Municipality of Halton

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

AND WHEREAS on November ??, 2019, Council for the Town of Halton Hills approved Report No. PDS-???????, dated October ??, 2019, 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;

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

1. That Schedule “A6” of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive Town of Halton Hills, Regional Municipality of Halton, (Georgetown) from Low Density Residential LDR1-2 to HOLDING Medium Density Residential Exception (HMR(??)(H??)) 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, Exception Number 92, Column 4, Additional Permitted Uses as created by amending By-law 2017-0045 is hereby amended by adding “xiii) Back to Back Townhomes defined as a townhome unit that is attached at the rear to another townhome unit with each unit having separate access.” to the end of the column;
3. That Table 13.1: Exceptions of Zoning By-law 2010-0050, Exception Number 92, Column 7, Special Provisions as created by amending By-law 2017-0045 is hereby amended by changing item (x) to read “(x) Minimum Required yard setback to Dayfoot Drive- 7 metres”;
4. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the wording contained in Schedule “2” attached hereto and forming part of this By-law to the end of the existing Table 13.1;
5. That Schedule 3 that was introduced into By-law 2010-0050 by By-law 2017-0045 is partially deleted where it pertains to the building in Phase II and is replaced with the information on Schedule 3 that pertains to the building in Phase II which Schedule 3 is attached hereto and forms part of this By-law;

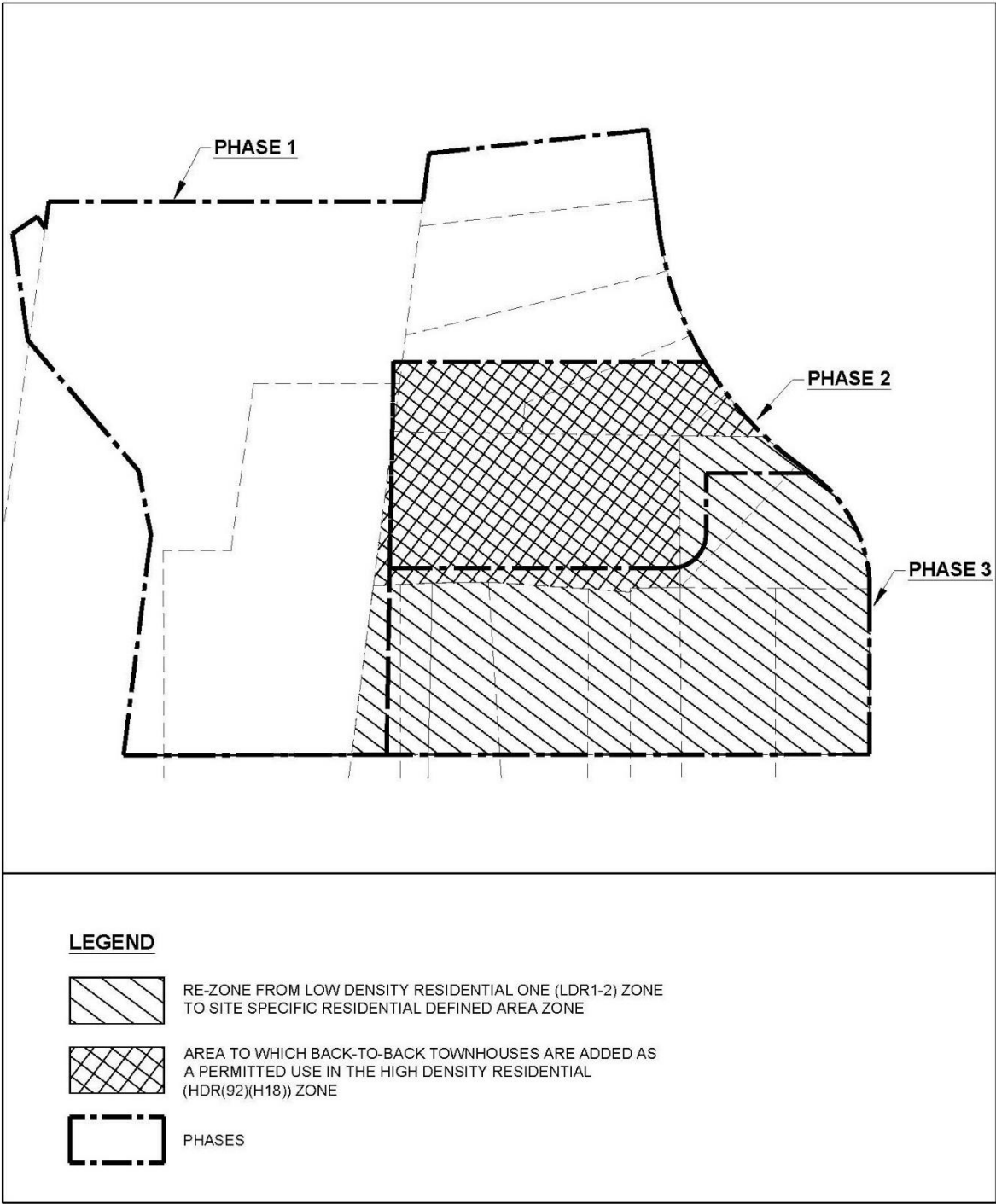
6. That Part 14 Holding Provisions and Table 14.1: Holding Zones of Zoning By-law 2010-0050 is hereby amended by adding the wording contained in Schedule “4” attached to and forming part of this By-law to the end of the existing Table 14.1;
7. That Schedule 5 attached hereto and forming part of this By-law is included in Zoning By-law 2010-0050 and pertains to lands zoned HMR(?) (H??).

BY-LAW read and passed by the Council for the Town of Halton Hills this day of November, 2019.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

SCHEDULE 1 to By-law 2019-_____



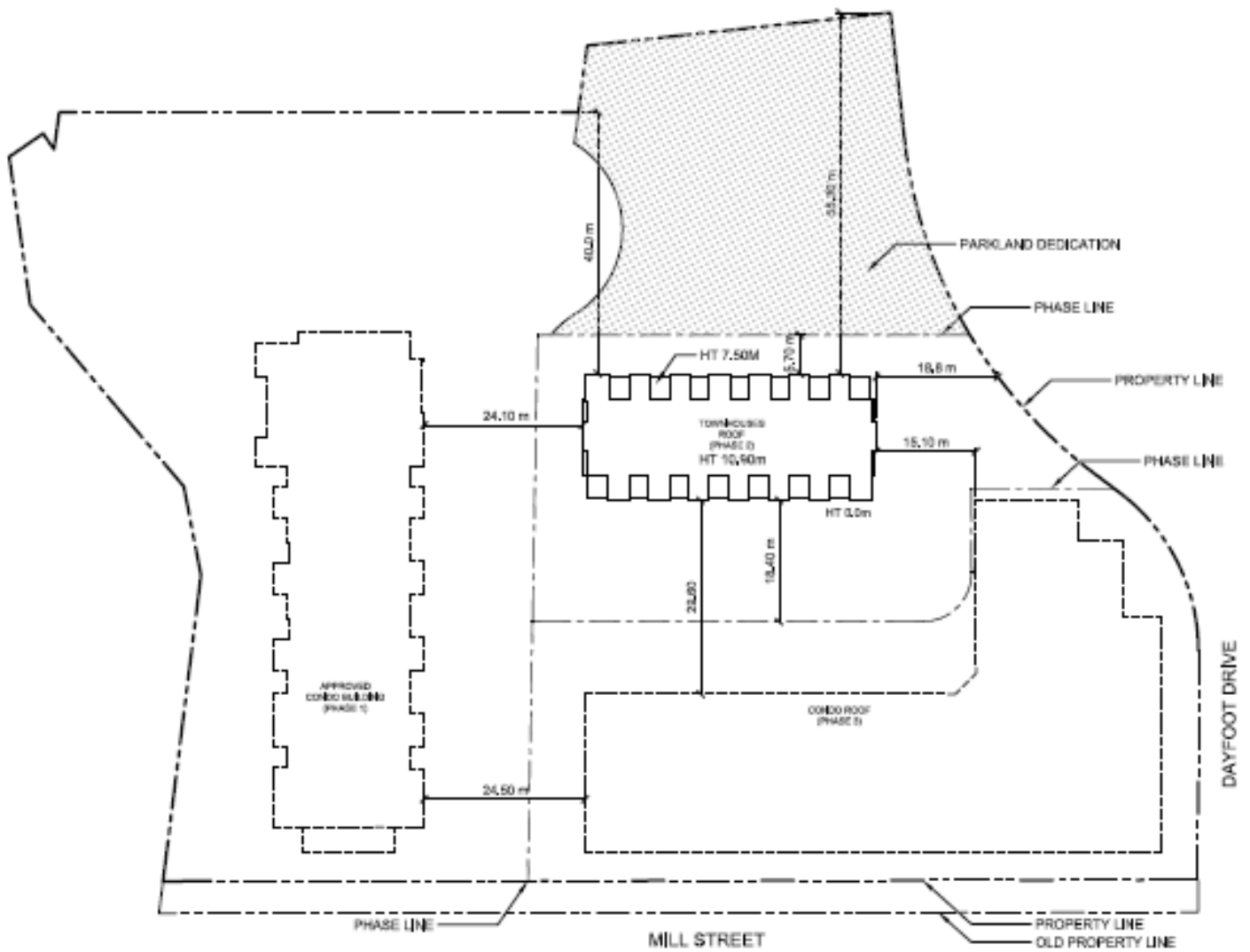
SCHEDULE 2 to By-law 2019-_____

13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Special Provisions
???	MDR	26, 28,30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown)	i) animal clinics; ii) commercial fitness centres; iii) community centres; iv) Day Nurseries; v) Medical Offices; vi) Restaurants including take-out; vii) Retail Stores; viii) Service Commercial Uses; ix) Service Shops; x) Specialty Food Stores; xi) Apartment Building that includes Urban Townhomes units defined as a two storey townhome style unit within an apartment building which otherwise has single storey units; xii) a guest suite on the main floor which shall not be considered as a dwelling unit.			i) maximum floor space index (FSI): 2.56 ii) maximum combined gross floor area for all non-residential uses excluding non-residential uses accessory to the on-residents: 900 square metres; iii) non-residential uses are only permitted on the first storey; iv) maximum building height is 21 metres or 5 storeys unless the maximum height and storeys are otherwise shown on Schedule 3-1 attached hereto; v) maximum number of residential units for this zone is 126; vi) Mill Street is defined as the front yard; vii) all setback and FSI requirements are calculated prior to any dedications to the municipality for road widening and parkland; viii) minimum required front yard: 6 metres; ix) minimum required interior side yard: 3 metres; x) minimum exterior side yard: 7 metres; xi) minimum required rear yard: 3 metres; xii) on-site parking shall be required at a rate of 1.5 spaces per unit. In addition, guest parking shall be provided at a rate of 0.25 spaces per unit; xiii) minimum setbacks for this zone will be required and will be established in the corresponding site plan agreement.

SCHEDULE 3 to By-law 2019-

MAXIMUM HEIGHT AND MINIMUM YARD SETBACK SCHEDULE



MAXIMUM HEIGHT AND MINIMUM YARD SETBACK SCHEDULE



SCHEDULE 4 to By-law 2019-

14.1 HOLDING ZONES

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H??	MDR(??)	26, 28, 30, 34, 36, 38 Mill St., 3 Dayfoot Dr. (Georgetown)	<p>The Holding (H??) provision may be lifted upon:</p> <ul style="list-style-type: none"> i) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development; ii) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE). A Water Usage and Sanitary Discharge Report shall be submitted to the Region of Halton for review. 	

SCHEDULE 5 to By-law 2019-_____

Any person wishing to develop in accordance with the increased height and density provision set out in Exception ?? shall enter into an agreement with the Town under Section 37(3) of the Planning Act. Such agreement shall be to the satisfaction of Town administration and shall require the grading and landscaping of the municipal park fronting on Dayfoot Drive in exchange for one additional storey in height to the proposed condominium apartment building on the Phase III lands.