



SCHEDULE 5 – ZONING BY-LAW AMENDMENT

BY-LAW NO. 2020-00XX

A By-law to amend Zoning By-law 2010-0050, as amended by
By-law 2017-0045, for the lands described as
Part of Lot 19, Concession 9; Lot 1 and Part Lot 2, Lots 3, 4, 5, 6, Plan 341
Town of Halton Hills, Regional Municipality of Halton

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Sections 34, 36 and 37 of the Planning Act, R.S.O. 1990;

AND WHEREAS on May 25, 2020, Council for the Town of Halton Hills approved Report No. PD-2020-0023, dated May 12, 2020, 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, as amended By-law 2017-0045, be amended as hereinafter set out;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills;

AND WHEREAS the Official Plan for the Town of Halton Hills contains provisions relating to the authorization of increases in height and density of development in return for the provisions of a significant public benefit;

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

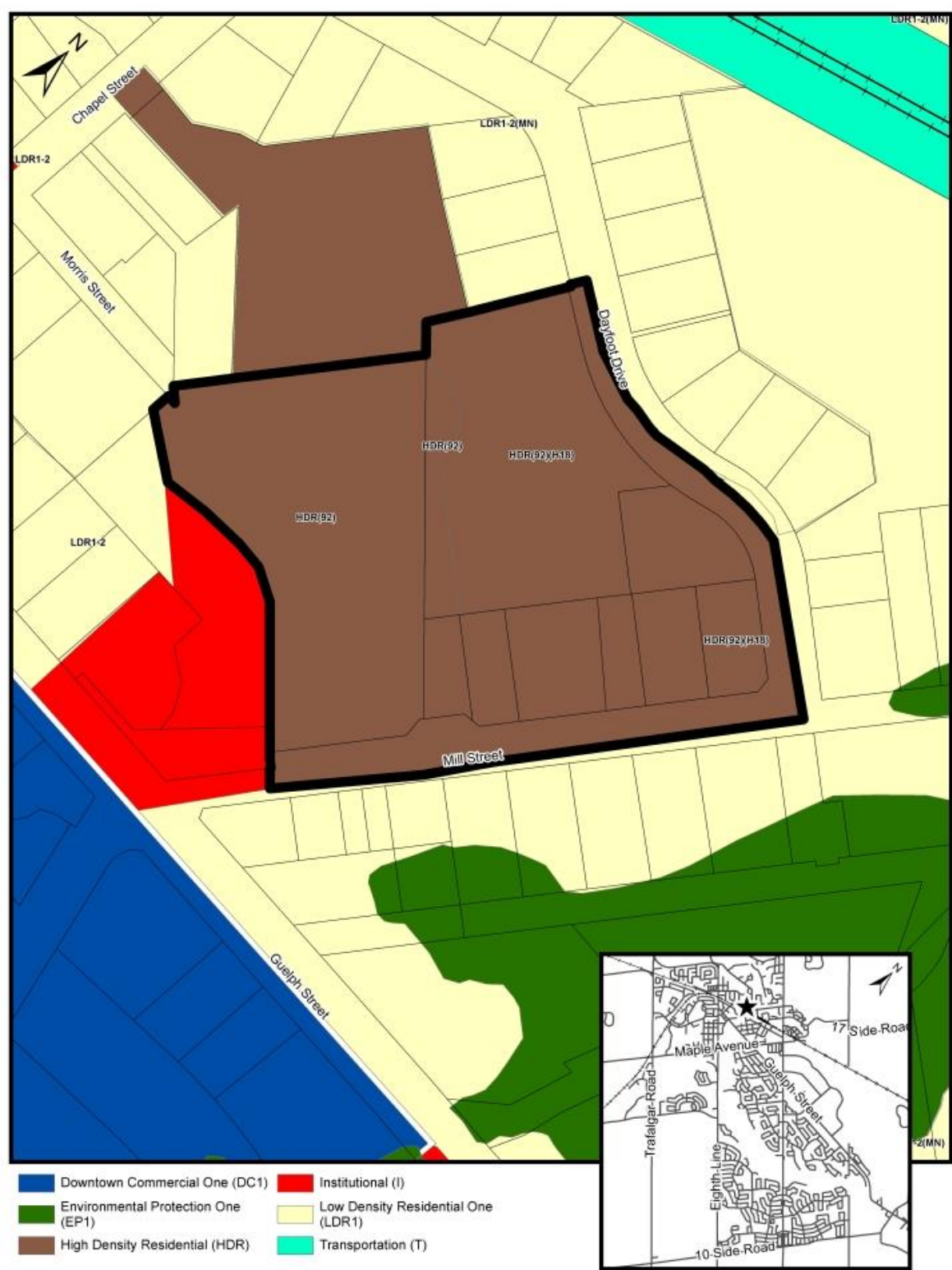
1. That Schedule A6 of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive, Town of Halton Hills, Regional Municipality of Halton (Georgetown), from Low Density Residential (LDR1-2) to High Density Residential Exception (HDR(92)(H18)) 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 further amended by amending the Exception Provision contained in Schedule 2 attached to and forming part of this By-law.
3. That Part 14 Holding Provisions and Table 14.1: Holding Zones of Zoning By-law 2010-0050 is hereby further amended by amending the Holding Provision contained in Schedule 5 attached to and forming part of this By-law.
4. That Schedule 4 to By-law 2017-0045 is hereby amended by applying only to Building 1.

BY-LAW read and passed by the Council for the Town of Halton Hills this 25th day of May, 2020.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE 1 to By-law 2020-

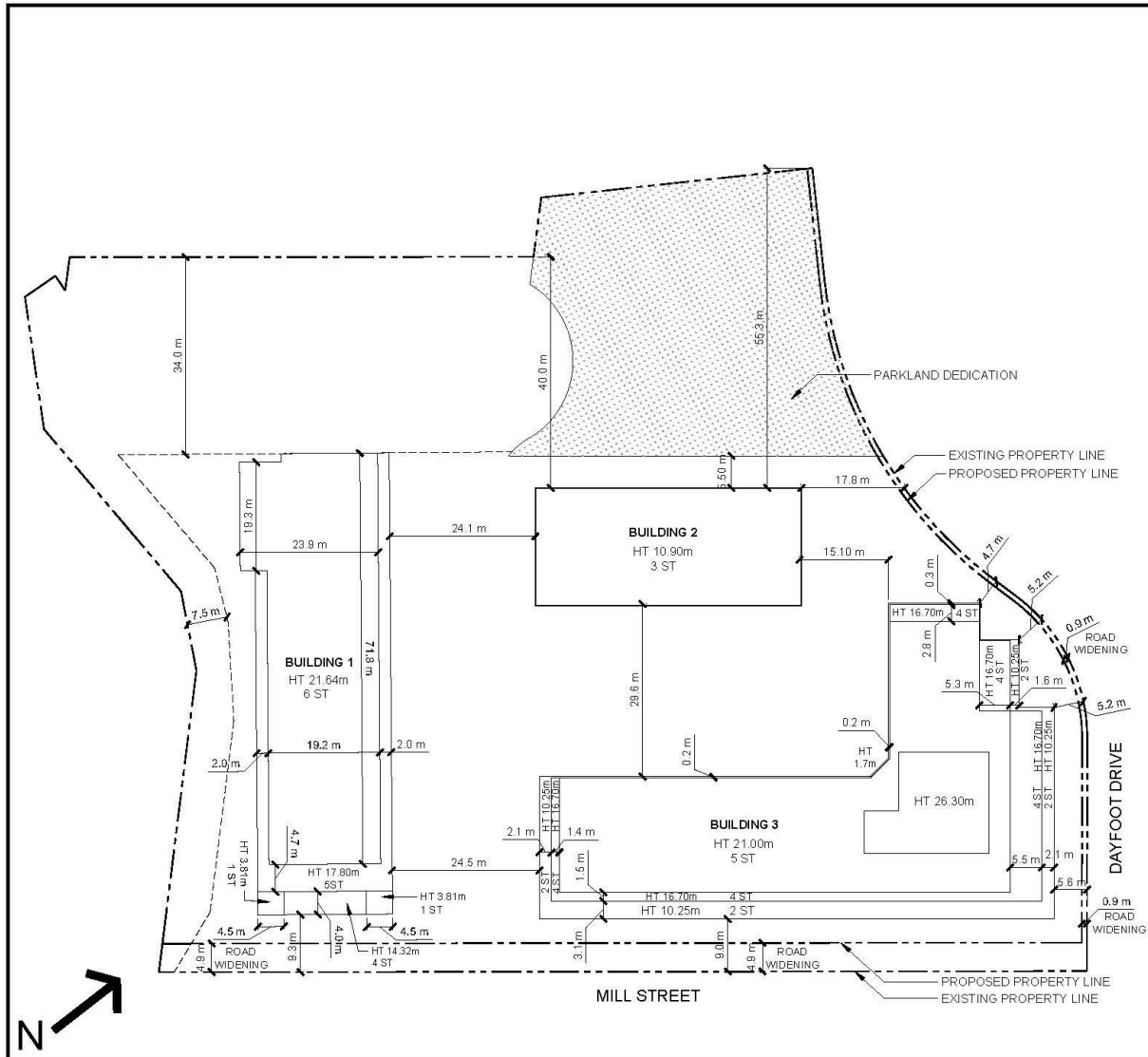


SCHEDULE 2 to By-law 2020-
13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
92	HDR	26, 28, 30, 34, 36, 38 & 42 Mill Street and 3 & 11 Dayfoot Drive (Part of Lot 19, Concession 9; Lot 1 and Part Lot 2, Lots 3, 4, 5, 6, Plan 341)	(i) <i>Animal Clinics</i> ; (ii) <i>Commercial Fitness Centres</i> ; (iii) <i>Community Centres</i> ; (iv) <i>Day Nurseries</i> ; (v) <i>Medical Offices</i> ; (vi) <i>Restaurants, Restaurants take-out</i> ; (vii) <i>Retail Stores</i> ; (viii) <i>Service Commercial Uses</i> ; (ix) <i>Service Shops</i> ; (x) <i>Specialty Food Stores</i> ; (xi) <i>Multiple Dwelling Units</i> ; (xii) <i>Ground Related Apartment Units</i> .			(i) All lands within this zone are deemed to be one lot for the purposes of this By-law; (ii) All setback and FSI requirements are calculated prior to any dedications to the municipality for road widening and parkland; (iii) Maximum <i>floor space index (FSI)</i> – 1.45; (iv) Maximum combined <i>gross floor area</i> for all non-residential uses – 900.0 m ² ; (v) For the purposes of this zone non-residential uses are only permitted on the <i>first storey</i> ; (vi) Maximum <i>height</i> – as shown on Schedule 3 to this By-law. The height for Building 1 is contingent upon the provision of a significant public benefit, as outlined in Schedule 4 to this By-law. Otherwise the maximum height for Building 1 shall not exceed 5 storeys or 17.0 m. (vii) No portion of the building or structure, excluding parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres specified by provision iv) of this By-law;

						<div><div>(viii) For the purposes of this zone Mill Street is defined as the <i>front yard</i>;</div><div>(ix) Minimum required front yard – as shown on Schedule 3 to this By-law;</div><div>(x) <i>Minimum required rear yard</i> – as shown on Schedule 3 to this By-law;</div><div>(xi) <i>Minimum required interior side yard</i> – as shown on Schedule 3 to this By-law;</div><div>(xii) <i>Minimum required exterior side yard</i> – as shown on Schedule 3 to this By-law;</div><div>(xiii) The portions of the building or structure above ground must be located within the areas delineated by heavy lines as shown on Schedule 3 of this By-law except that balconies, cornices, light fixtures, ornamental elements, parapets, art and landscape features, eaves, window sills, planters, ventilations and exhaust shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment and underground garage ramps and associated structures may extend beyond.</div><div>(xiv) For the purposes of this zone “<i>Ground Related Apartment Units</i>” shall be defined as a two storey unit within an apartment building that has direct access to street level.</div><div><i>Refer to Schedules 3 and 4 of By-law 2020-</i></div></div>
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SCHEDULE 3 to By-law 2020-



Note:

1. HT Denotes maximum height in meters above grade.
2. ST Denotes number of stores permitted.
3. All dimensions are in meters.
4. Building Setbacks are Provided @ Flexibility of $\pm 0.1m$

The height measurements shown on this schedule shall be measured from the following geodetic grades:

Building 1:	247.05
Building 2:	247.0
Building 3:	245.3

SCHEDULE 4 to By-law 2020-

Any person wishing to develop Building 1 in accordance with the increased height and density provision set out in Exception 92 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 include the following requirements:

- (i) The Owner shall provide one or the other of the following public benefits, as chosen by the Town in its sole discretion:
 - a) Complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, which could include sidewalk improvements on the east side of Mill Street and associated road restoration between the intersections of Guelph Street & Mill Street and Dayfoot Drive & Mill Street, as identified by the Town and agreed to by the Owner, to the satisfaction of Town administration. Timing for construction for the right-of-way improvements will be secured in a Development Agreement which shall be registered on title to the lands prior to the lifting of the Holding (H18) Provision;

– or –

- b) Make a cash contribution of \$200,000, payable prior to the lifting of the Holding (H18) Provision, which contribution shall be allocated by and expended by the Town to complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, which could include sidewalk improvements on the east side of Mill Street and associated road restoration between the intersections of Guelph Street & Mill Street and Dayfoot Drive & Mill Street, as identified by the Town.

SCHEDULE 5 to By-law 2020-

14.1 HOLDING ZONES

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H18	HDR(92)	26, 28, 30, 34, 36 & 38 Mill Street and 3 & 11 Dayfoot Drive (Part of Lot 19, Concession 9; Lot 1 and Part Lot 2, Lots 3, 4, 5, 6, Plan 341)	The Holding (H18) provision may be lifted upon: 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; iii) Approval by Town Administration of a Construction Management Plan. iv) Approval by Town Administration of a Transportation Impact Study (TIS).	