

## SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT



### BY-LAW NO. 2020-

A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as Part Lots 18 and 19, Concession 8 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 Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** on July 6, 2020, Council for the Town of Halton Hills approved Report No. PD-2020-0025, dated June 19, 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 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 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11571-11605 Trafalgar Road (Georgetown) from Development (D) Zone to Medium Density Residential Two Exception Holding (MDR2(103)(H6)) Zone, as shown on Schedule "1" attached to and forming part of this By-law;
2. 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 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11571-11605 Trafalgar Road (Georgetown) from Development (D) Zone to Environmental Protection One (EP1) Zone, as shown on Schedule "1" attached to and forming part of this By-law;
3. That Table 13.1: Exceptions is hereby amended by adding the Exception Provision contained in Schedule "2" attached to and forming part of this By-law; and
4. That Table 14.1: Holding Zones is hereby amended by adding the Holding Provision contained in Schedule "3" attached to and forming part of this By-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 6<sup>th</sup> day of July, 2020.

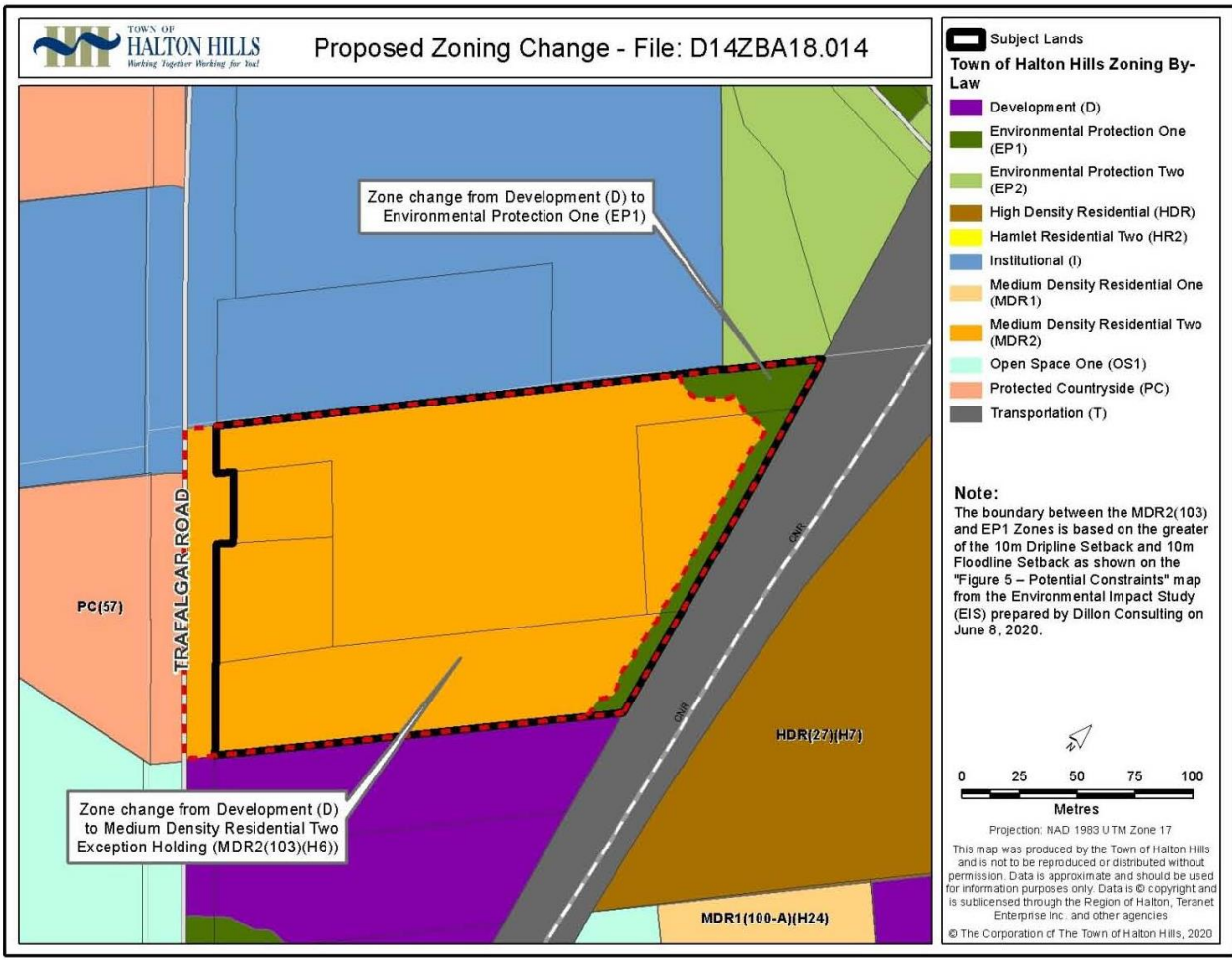
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MAYOR – RICK BONNETTE

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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
103	MDR2	11571-11605 Trafalgar Road (Georgetown)				<ul style="list-style-type: none"> <li>(i) Minimum required <i>lot frontage</i> per <i>dwelling unit</i> – 5 metres;</li> <li>(ii) Maximum number of <i>dwelling units</i> – 131</li> <li>(iii) Minimum required <i>front yard</i> on a <i>public street</i> or Town owned block – 2.50 metres;</li> <li>(iv) Minimum required <i>front yard</i> on a <i>private road</i>: <ul style="list-style-type: none"> <li>a) To the <i>dwelling unit</i>, where it is an end unit to a rounding – 2.5 metres;</li> <li>b) To the <i>dwelling unit</i> – 4.5 metres;</li> <li>c) To the <i>private garage</i> – 6.0 metres; and</li> <li>d) To the <i>dwelling unit</i> where it is an end unit to a <i>site triangle</i> – 0 metres;</li> </ul> </li> <li>(v) Minimum required <i>rear yard</i> fronting on a <i>private road</i> – 6.0 metres;</li> <li>(vi) Minimum required <i>rear yard</i> fronting on a <i>public street</i> or Town owned block: <ul style="list-style-type: none"> <li>a) To the <i>dwelling unit</i> – 4.5 metres; and</li> <li>b) To the <i>private garage</i> – 6.0 metres;</li> </ul> </li> <li>(vii) Minimum required <i>side yards</i>: <ul style="list-style-type: none"> <li>a) Interior unit – 0 metres;</li> <li>b) End unit – 1.5m, but shall not be located in a <i>sight triangle</i>; and</li> <li>c) End unit abutting a <i>private road</i> – 2.5 metres;</li> </ul> </li> <li>(viii) Minimum distance between <i>multiple unit buildings</i> – 3.0 metres;</li> <li>(ix) Maximum <i>height</i> – 11.0 metres;</li> <li>(x) Minimum required number of <i>parking spaces</i> – 2 spaces per <i>dwelling unit</i>, plus 39 <i>parking spaces</i> for visitors;</li> <li>(xi) <i>Motor vehicle</i> access to a <i>private garage</i> shall be from a <i>private road</i>;</li> <li>(xii) No <i>building</i> or <i>structure</i> shall encroach within a required <i>yard</i>, save except for the following: <ul style="list-style-type: none"> <li>a) Architectural features such as eaves, gutters, chimney breasts, pilasters, and roof overhangs may</li> </ul> </li> </ul>

						<p>encroach to a maximum of 0.5 metres into a required <i>yard</i>; and</p> <p>b) Covered or uncovered, unenclosed <i>porches</i>, decks or stairs are permitted to encroach a maximum of 1.9 metres into a required <i>front or rear yard</i>;</p> <p>(xiii) A minimum 0.8 metre maintenance access to the <i>rear yard</i> shall be provided for each <i>dwelling unit</i> free and clear from utilities, from the <i>front yard</i> without passing through a habitable room. For the purposes of this By-law, such maintenance access may be provided through a <i>side yard</i> associated with an end unit;</p> <p>(xiv) For the purposes of this <i>Zone</i>, "Multiple Unit Building" shall mean a <i>building</i> that is vertically divided into a minimum of three <i>dwelling units</i>, each of which has an independent entrance to the front of the <i>building</i> which shares a common wall that has a minimum <i>height</i> of 2.4 metres and a depth of 6.0 metres above grade. Such <i>dwelling units</i> shall be located within a Plan of Condominium, with each <i>dwelling unit</i> being accessed by a private condominium road;</p> <p>(xv) For the purposes of this <i>Zone</i>, "Dwelling Unit" shall mean the following:</p> <p>a) Private Road Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i> with each unit having direct access to a <i>private road</i> and a <i>rear yard amenity area</i>;</p> <p>b) Dual-Frontage Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i>, with each unit having access to both a <i>public street</i> or Town owned block, and a garage and access via a <i>private road</i> and <i>amenity area</i> in the form of a <i>porch</i> facing a <i>private road</i>; and</p> <p>c) Back-to-back Townhouse Unit shall mean a <i>dwelling unit</i> in a <i>multiple unit building</i>, with each unit divided vertically by</p>
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					<p>common walls, including a common rear wall, with each unit having direct access to a <i>private road</i> and <i>amenity area</i> in the form of a <i>porch</i> facing a <i>private road</i>;</p> <p>(xvi) For the purpose of this <i>Zone</i>, "Private Road" shall mean a road having a minimum width of 6.7 metres, within a condominium that is privately owned, managed and maintained;</p> <p>(xvii) For the purposes of this <i>Zone</i>, "Lot" shall mean a parcel of tied land within the subject lands containing a <i>dwelling unit</i> with a private <i>front</i> and/or <i>rear yard</i> exclusive use areas with frontage on a <i>private</i> and/or <i>public road</i>;</p> <p>(xviii) For the purposes of this <i>Zone</i>, "Front Lot Line" shall mean the shortest line that separates a <i>lot</i> from a <i>public street</i> or <i>private road</i>. In the case where a <i>lot</i> abuts both a <i>public street</i> and a <i>private road</i>, and where those <i>lot lines</i> are parallel to each other, the <i>front lot line</i> shall be deemed to be along the <i>public street</i>;</p> <p>(xix) For the purposes of this <i>Zone</i>, "Rear Lot Line" shall mean the <i>lot line</i> that is opposite to the <i>front lot line</i>;</p> <p>(xx) For the purposes of this <i>Zone</i>, "Side Lot Line" shall mean a <i>lot line</i> other than a <i>front lot line</i> or <i>rear lot line</i>; and</p> <p>(xxi) For the purposes of this <i>Zone</i>, the minimum required parking for a Back-to-Back Townhouse Unit located in a <i>multiple unit building</i> containing 8 or fewer Back-to-Back Townhouse Units shall be 2 <i>parking spaces</i>.</p>
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**SCHEDULE 3 to By-law 2020-\_\_\_\_**

**14.1 HOLDING ZONES**

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H6	MDR2(103)	11571-11605 Trafalgar Road (Georgetown)	<p>The Holding (H6) provision may be lifted upon:</p> <ul style="list-style-type: none"> <li>(i) The Owner demonstrating, by way of reports and drawings that are prepared by appropriate professional(s), that any potential impacts to ground water have been studied and that the development achieves an onsite ground water balance (infiltration) that meets the CTC Source (Water) Protection Plan policy requirements, which can be accommodated without the need for a permanent dewatering system requiring approval from the MECP, to the satisfaction of the Region of Halton and the Town of Halton Hills;</li> <li>(ii) The Owner submitting to the Region of Halton an MECP-acknowledged Record of Site Condition, along with all supporting environmental documentation such as Phase I and II Environmental Site Assessments and Remediation Reports, etc., prior to any servicing or grading of the site taking place;</li> <li>(iii) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE); and</li> <li>(iv) Commitments being obtained from the Owner for the construction of the off-site Regional infrastructure (i.e. sanitary sewer) required to support the proposed development to the satisfaction of the Region of Halton and the Town of Halton Hills.</li> </ul>	July 6, 2020