



BY-LAW NO. 2021-00XX

Being a By-law to Amend Zoning By-law 2010-0050, as amended,
Lot 15 and Part of Lot 16, Registered Plan 53,
Town of Halton Hills, Regional Municipality of Halton,
municipally known as 20 Ransom Street (Acton)

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 on April 12, 2021, Council for the Town of Halton Hills approved Report No. PD-2021-0019, dated April 1, 2021, 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 conforms to the Official Plan for the Town of Halton Hills, as amended by Official Plan Amendment No. 42;

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 described as, Lot 15 and Part of Lot 16, Registered Plan 53, municipally known as 20 Ransom Street (Acton), as shown on Schedule "1" attached to and forming part of this By-law;

From a Low Density Residential One, Mature Neighbourhood (LDR1-1 MN) Zone;

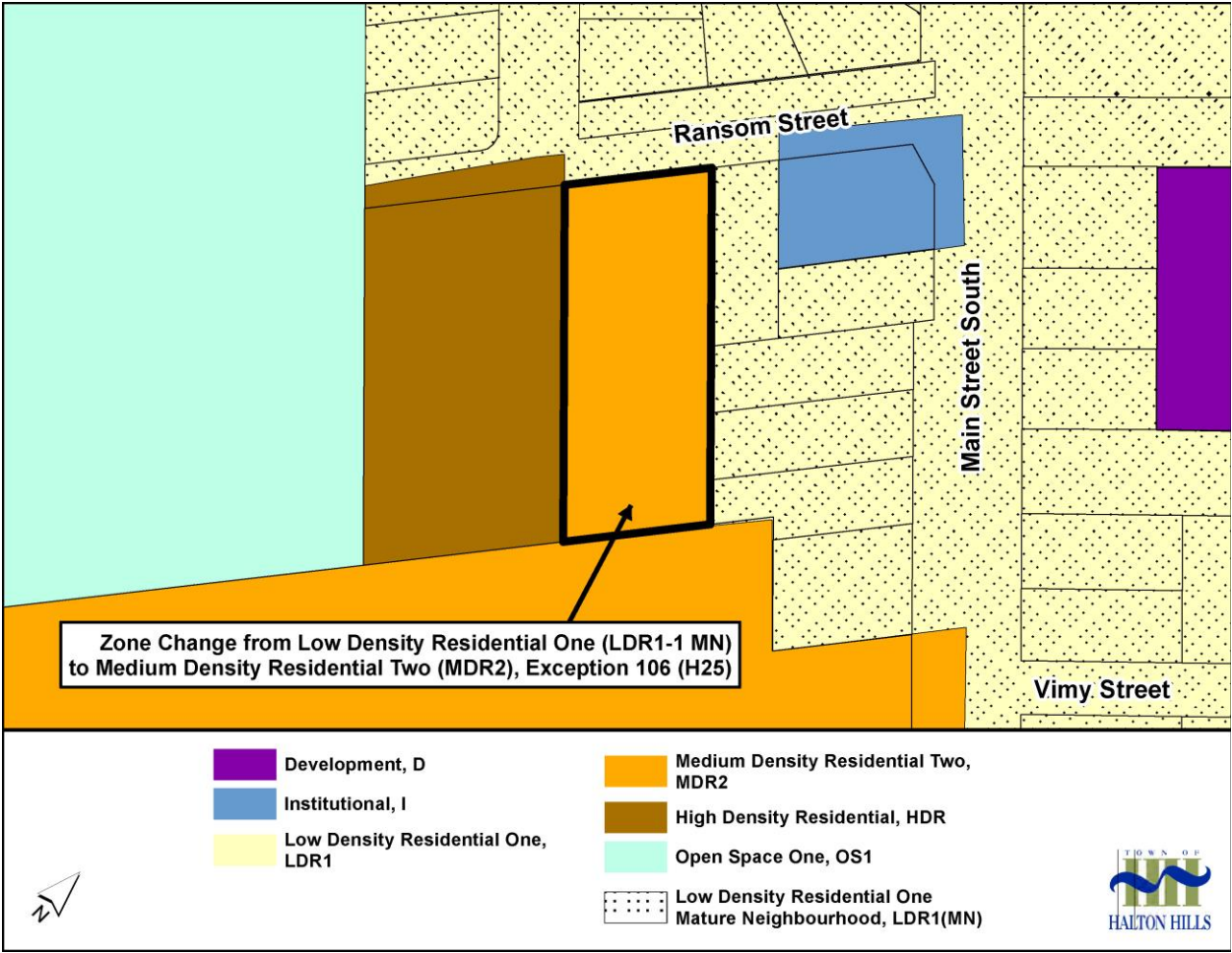
To a Medium Density Residential Two Exception-106 (MDR2-106(H25)) Zone

2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "2" 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 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 12th day of April, 2021.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones



Schedule 2 to By-law 2021-_____

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
106	MDR2	20 Ransom Street (Acton), Lot 15 and Part of Lot 16, Registered Plan 53		(i) Maximum 10 Townhouse Dwelling Units accessed by a private road; (ii) Home Occupations subject to the policies in Section 4.12 and subject to Special Provisions (6) and (7) of Table 6.1 in By-law 2010-0050; (iii) Private Home Daycares		(i) For the purposes of this zone a Townhouse Dwelling Unit means a multiple dwelling unit in a townhouse building, with each unit having direct access to a private road; (ii) Maximum height – 10.5 metres and 2 storeys; (iii) Minimum required garage setback to a private road – 6 metres; (iv) Minimum Required Interior Side Yard Setback – 7 metres; (v) Minimum Required Rear Yard Setback – 1.4 metres; (vi) Minimum Required Front Yard Setback – 2.3 metres; (vii) Porches, decks and/or stairs may encroach into a front or interior side yard no more than 3 metres; (viii) features including but not limited to, eaves or gutters, chimney breasts, pilasters and roof overhangs may encroach into a front, rear or interior side yard no more than 1 metres; (ix) Minimum required width of an aisle providing access to a parking space – 6.4 metres; (x) For the purposes of this site-specific zone, the exterior limits of the zone boundary shall be deemed to be one lot for the purposes of applying zone provisions. Zone provisions shall not apply to any interior boundaries created as a result of a Common Element Condominium.

Schedule 3 to By-law 2021-_____

14.1 HOLDING ZONES

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H25	MDR2(106)	20 Ransom Street (Acton), Part of Lots 15 and 16, Registered Plan 53	<p>The Holding (H25) provision may be lifted upon:</p> <p>i) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE).</p> <p>ii) The Town of Halton Hills being satisfied that access to any private amenity space for yard maintenance purposes for each townhouse units is secured without passing through habitable space for the units through Site Plan Control approval.</p>	April 12, 2021