



BY-LAW NO. 2017-0047

Being A By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596 (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton (File Nos. D12SUB08.001 & D14ZBA08.004)

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 January 24, 2017, Council for the Town of Halton Hills approved Report No. PI 2017-0012, dated January 16, 2017 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;

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule "A19" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596, (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton as shown on Schedule "B" attached to and forming part of this By-law;

From a Development (D) Zone;

To a Hamlet Residential 1 (HR1) Exception Zone, Environmental Protection One (EP1) Zone, Open Space Three (OS3); and

From a Hamlet Residential 2 (HR2) Zone

To an Open Space 1 (OS1) Zone

2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "A" attached to and forming part of this By-law.

By-law approved by Ontario Municipal Board Order/Decision (PL150128) issued on April 3, 2017, as revised by the Order on November 15, 2018.

SCHEDULE "A" to By-law 2017-0047

Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
64 2017-0047	HR1	Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596				<ul style="list-style-type: none"> i) Minimum lot frontage – 21 metres ii) Minimum lot area - 1000 sq metres iii) Maximum number of lots – 31 iv) Maximum lot coverage - 350 square metres v) Setbacks <ul style="list-style-type: none"> a. Minimum front yard setback – 4.5 metres b. Maximum front yard setback - 10 metres c. No more than two consecutive houses shall be sited at the same distance from the front property line after which subsequent houses shall be sited at a minimum variation of 2.0 m d. Minimum of 8 houses fronting onto Street A (Draft Plan 24T-08001H) shall be sited at the minimum front yard setback of 4.5 m vi) Minimum required rear yard measured from the rear property line or EP1 Zone per Schedule B - 10 metres vii) Maximum height – 2 Storeys and 11 metres viii) <i>Decks</i> less than 0.6 m above the grade adjacent to the deck <ul style="list-style-type: none"> a. No closer than 3 m from measured from the rear property line or EP1 Zone per Schedule B ix) Main wall means any exterior wall of a building or structure x) <i>Decks</i> 0.6 m or more above the grade adjacent to the deck <ul style="list-style-type: none"> a. Shall not be permitted above the first floor b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard

- xi) *Balconies*
 - a. Shall not be permitted above the first floor
 - b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard.
- xii) *Garages*
 - a. The wall of the private garage, the entrance of which faces the lot line the driveway crosses to access the private garage, is to be recessed a minimum of 1.0 m from the face of the house and shall be no closer than 5.5 metres from the front lot line
 - b. The interior dimensions of the garage fronting the street shall not exceed 50% of the exterior width of the house
 - c. No more than eight 3 car garages fronting onto Street A (Draft Plan 24T-08001H) shall be front facing garages.

The following additional provisions apply to lands zoned HR1 (64-A) (H1) described as Lot 8 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017

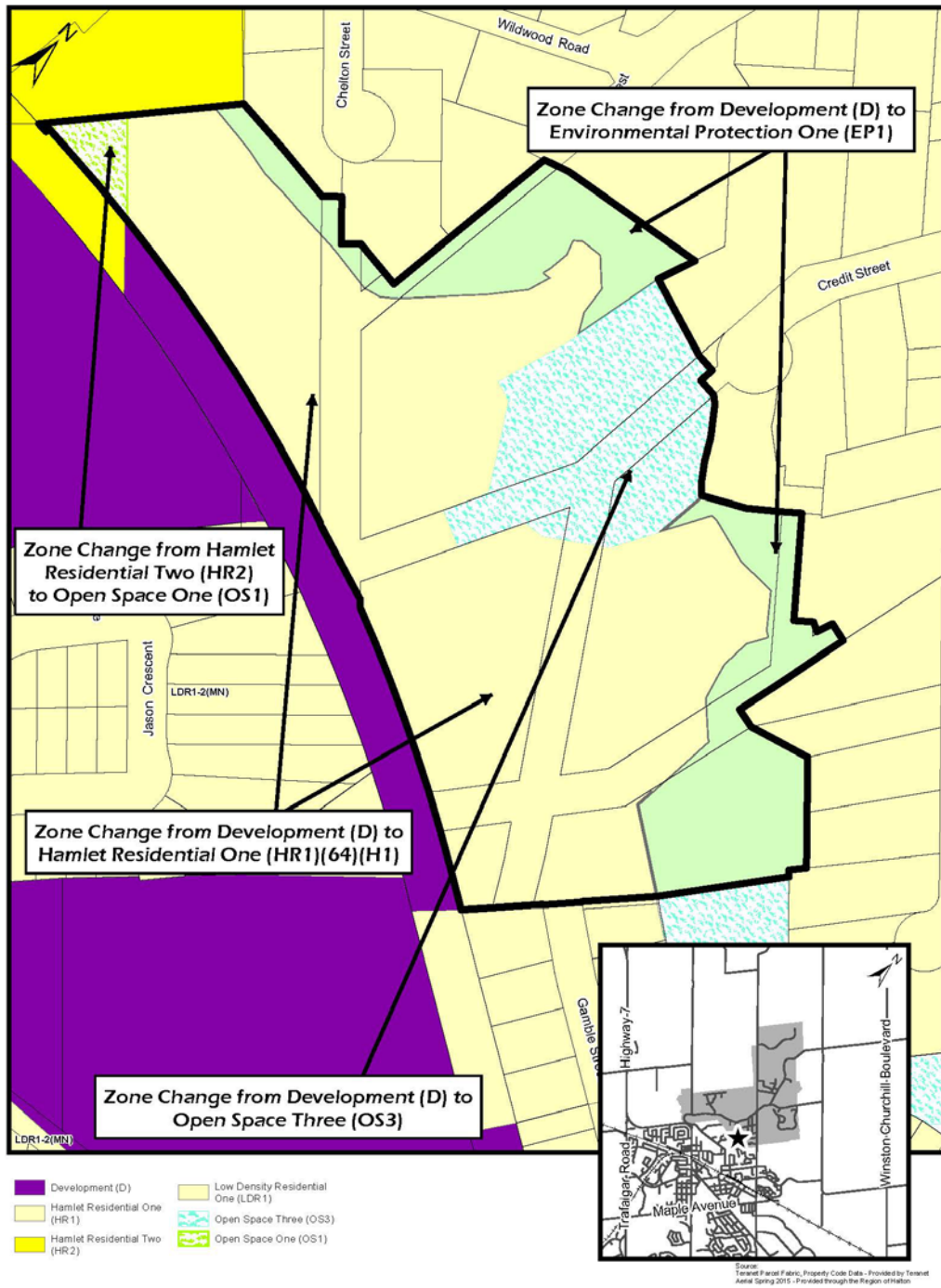
- i) Minimum lot frontage - 10 metres
- ii) Minimum front yard setback - 45 metres

The following additional provisions apply to lands zoned HR1 (64-B) (H1) described as Lot 9 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017

- i) Minimum lot frontage - 10 metres
 - ii) Minimum front yard setback – 80 metres
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					<p>The following additional provisions apply to lands zoned HR1 (64-C) (H1) described as Lot 14 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <ul style="list-style-type: none"> i) Minimum front yard setback – 4.5 metres ii) Maximum front yard setback – 6.5 metres <hr/> <p>The following additional provisions apply to lands zoned HR1 (64-D) (H1) described as Lot 15 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <ul style="list-style-type: none"> i) Minimum front yard setback – 4.5 metres ii) Minimum front yard setback – 6.5 metres <hr/> <p>The following additional provisions apply to lands zoned HR1 (64-E) (H1) described as Lot 16 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <ul style="list-style-type: none"> i) Minimum front yard setback – 4.5 metres ii) Maximum front yard setback – 6.5 metres <hr/> <p>The following additional provisions apply to lands zoned HR1 (64F) (H1) described as Lot 31 on Schedule C Plan 24T-08001/H and Exhibit 2F of OMB Order No. PL150128, April 3, 2017</p> <ul style="list-style-type: none"> i) The rear lot line shall be defined as that lot line extending west from the adjacent rear lot line of Lot 30 to the point where that line terminates at Street A.
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SCHEDULE “B” to By-law 2017-0047



See Schedule C for guidance on application of lot specific provisions

Schedule "C" to By-law 2017-0047

