

Town of Halton Hills
BY-LAW NUMBER 2020-XXX

A by-law to amend the Town of Halton Hills Zoning By-Law 2010-0050, as amended, to permit the rezoning of lands as described in this by-law for the property municipally known as 16-18 Mill Street in Georgetown.

Council Enacts as Follows:

1. By-Law 2010-0050, as amended is further amended by adding the 'High Density Residential with Special Provisions (HDR-?)' Zone to Part 6 of the By-Law.
2. Schedule A3-1 of By-Law 2009-189 is amended by rezoning the lands municipally known as 16-18 Mill Street in Georgetown from 'Low Density Residential Two (LDR1-2)' & 'Environmental Protection One (EP1)' to 'High Density Residential with Special Provisions' (HDR-?).

Body of the Amendment:

TEXT CHANGE

PART 6 URBAN RESIDENTIAL ZONES

Zone – High Density Residential with Special Provisions (HDR SPECIAL)

6.2 PERMITTED USES

- Apartment Dwellings

6.3 ZONE STANDARDS

HDR SPECIAL Zone Requirements

Minimum Lot Frontage: 11.0 m

Minimum Required Exterior Side Yard: 6.0 m

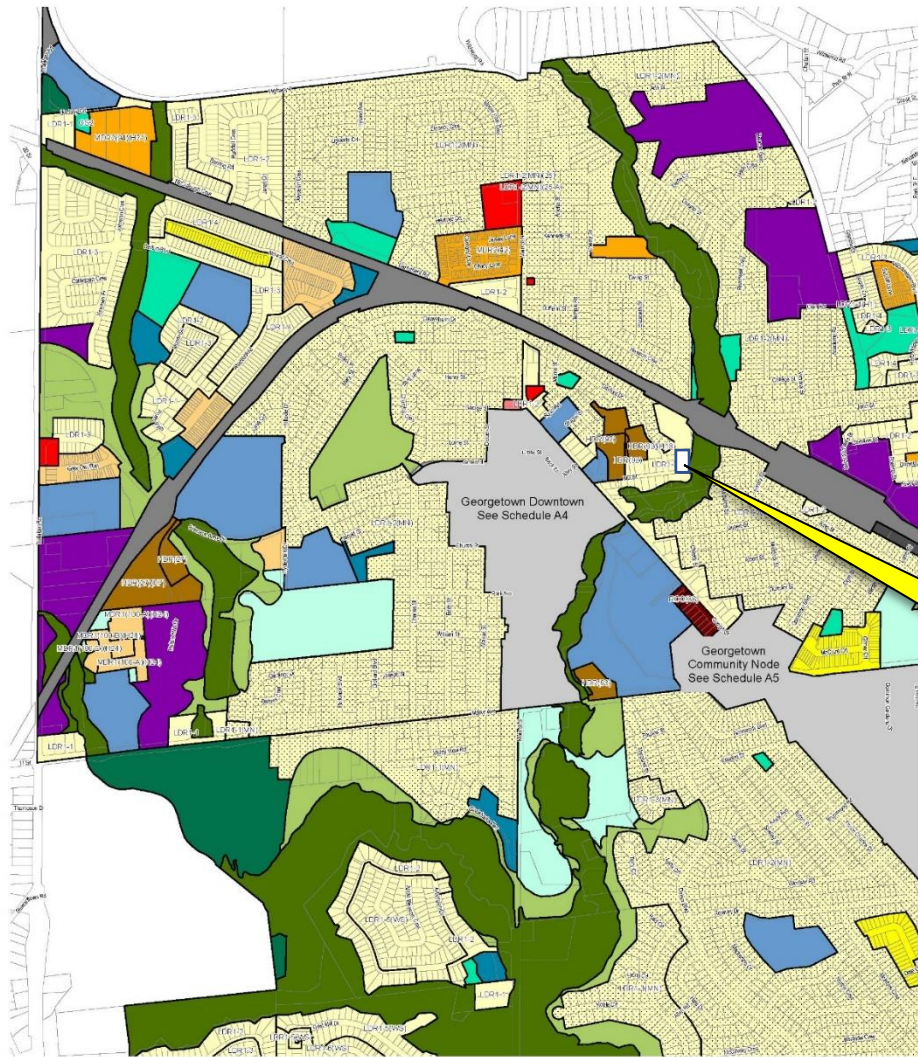
Special Provisions for the HDR SPECIAL ZONE

- a) Minimum Required Front Yard 3.0 m
 - b) Minimum Required Rear Yard: 6.0 m
 - c) Minimum Required Interior Side Yard: 3.5 m
 - d) Maximum Height: 22.5 m
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1. The maximum Floor Space Index (FSI) shall not exceed 2.11.

2. The minimum setback from an interior side or rear lot line for buildings that have a height of greater than 13.4 metres is set out as below:
 - a) For that portion of the building that has a building height of 13.4 metres or greater above grade – 6.0 metres from the rear lot line and 3.5 metres from the interior side lot line;
 - b) For that portion of the building that has a building height of 4.6 metres or less above grade – 6.0 metres from the rear lot line and 3.5 metres from the interior side lot line; and,
 - c) For that portion of the building that has a building height of between 4.6 metres and 13.4 metres above grade – a line that extends upwards at a 45 degree angle away from the residential interior side lot line.
 - d) For that portion of the building that has a building height of between 4.6 metres and 13.4 metres above grade – no line is required that extends upwards at a 45 degree angle away from the residential rear lot line.
3. Notwithstanding the Parking Requirements of Part 5 of this By-Law, a Minimum of 1.32 parking spaces per unit must be provided.
4. Notwithstanding the Loading Requirements of Part 5 of this By-Law, a Minimum of 1 Loading Space must be provided.

MAP CHANGES

The changes are indicated on SCHEDULE A3-1 below and include the addition of the 'High Density Residential with Special Provisions (HDR-?) Zone and the rezoning of 16-18 Mill Street from from 'Low Density Residential Two (LDR1-2)' & 'Environmental Protection One (EP1)' to 'Hight Density Residential with Special Provisions' (HDR SPECIAL).



16-18 Mill Street

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|---|-----------------------------------|--|
| Low Density Residential One, LDR1 | Environmental Protection Two, CP2 | Development, D |
| Low Density Residential Two, LDR2 | Open Space One, OS1 | Downtown Commercial Two, DC2 |
| Medium Density Residential One, MDR1 | Open Space Two, OS2 | Local Commercial, LC |
| Medium Density Residential Two, MDR2 | Open Space Three, OS3 | Residential Commercial, RCD |
| High Density Residential, HDR | Open Space Four, OS4 | Transportation, T |
| Environmental Protection One, EP1 | Institutional, I | Lands Subject to By-law 57-91 as Amended |
| High Density Residential with Special Provisions, HDR SPECIAL | | Low Density Residential One Mature Neighbourhood, LDR1(MN) |

