



**BY-LAW NO. 2019-XXXX**

Being a By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Part of Lot 21 Concession 9, Town of Halton Hills, Regional Municipality of Halton (File Nos. D12SUB09.001 & D14ZBA09.006)

**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** 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 Lot 21, Concession 9, 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 Two (EP2) Zone, Open Space Three (OS3) 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** read and passed by the Council for the Town of Halton Hills this \_\_\_\_ day of \_\_\_\_ 2019

SCHEDULE "A" to By-law XXXX-XXXX

Exceptions

1 Exception Number	2 Zone	3 Municipal Address	4 Additional Permitted Uses	5 Only Permitted Uses	6 Uses Prohibited	7 Special Provisions
<p style="text-align: center;"><b>XX</b></p> <p style="text-align: center;"><b>2019-XXXX</b></p>	<p>HR1</p>	<p>Part of Lot 31, Concession 9</p>				<ul style="list-style-type: none"> <li>i) Minimum lot frontage – 21 metres</li> <li>ii) Minimum lot area - 1000 sq metres</li> <li>iii) Maximum number of lots – 32</li> <li>iv) Setbacks               <ul style="list-style-type: none"> <li>a. Maximum front yard setback - 10 metres</li> <li>b. 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</li> </ul> </li> <li>v) Minimum required rear yard measured from the rear property line or EP2 Zone per Schedule B - 10 metres</li> <li>vi) Maximum height – 2 Storeys and 11 metres</li> <li>vii) <i>Decks</i> less than 0.6 m above the grade adjacent to the deck               <ul style="list-style-type: none"> <li>a. No closer than 3 m from measured from the rear property line or EP Zone per Schedule B</li> </ul> </li> <li>viii) Main wall means any exterior wall of a building or structure</li> <li>ix) <i>Decks</i> 0.6 m or more above the grade adjacent to the deck               <ul style="list-style-type: none"> <li>a. Shall not be permitted above the first floor</li> <li>b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard</li> </ul> </li> <li>x) <i>Balconies</i> <ul style="list-style-type: none"> <li>a. Shall not be permitted above the first floor</li> <li>b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard.</li> </ul> </li> <li>xi) <i>Garages</i> <ul style="list-style-type: none"> <li>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</li> </ul> </li> </ul>

					<p>b. The interior dimensions (width) of the garage fronting the street shall not exceed 50% of the exterior width of the house</p> <hr/> <p>The following additional provisions apply to lands zoned HR1 (<b>XX-A</b>) (H1) described as Lot 16 on Schedule C Plan 24T-09001/H</p> <ul style="list-style-type: none"><li>i) Minimum lot frontage - 10 metres</li><li>ii) Minimum front yard setback – 25 metres</li></ul> <hr/> <p>The following additional provisions apply to lands zoned HR1 (<b>XX-B</b>) (H1) described as Lot 7 on Schedule C Plan 24T-09001/H</p> <ul style="list-style-type: none"><li>i) Minimum front yard setback – <b>XX</b> metres</li><li>ii) Maximum front yard setback -<b>XX</b> metres</li></ul> <hr/>
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**Schedule "B" to By-law XXXX-XXXX**

**Town to prepare Schedule**

**( 4.5 m buffer to be zoned EP2, SWW pond to be zoned OS3, lots 7 and 16 to be zoned site specific exceptions and walkway easement to be zoned HR1)**