



## **BY-LAW NO. 2023-0016**

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 Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, 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 One (HR1) Exception (114) Holding (H1) Zone, Hamlet Residential One (HR1) Exception (114-A) Holding (H1) Zone, Hamlet Residential One (HR1) Exception (114-B) Holding (H1) Zone, Hamlet Residential One (HR1) Exception (114-C) Holding (H1) Zone, Hamlet Residential One (HR1) Exception (114-D) Holding (H1) Zone, Hamlet Residential One (HR1) Exception (114-E) Holding (H1) Zone, Environmental Protection Two (EP2) Zone, Open Space Two (OS2) Exception (114-F) Zone and Open Space Three (OS3) Zone.

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

**By-law approved by Ontario Land Tribunal Order/Decision (OLT-22-001937)  
issued on March 9, 2023.**

## SCHEDULE "A" to By-law 2023-0016

### Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
114 2023-0016 Glen Williams	HR1	Part of Lot 21, Concession 9 (Glen Williams)				<ul style="list-style-type: none"> <li>i) Minimum lot frontage – 21 metres</li> <li>ii) Minimum lot area – 1000 square metres</li> <li>iii) Maximum number of lots – 32</li> <li>iv) Maximum lot coverage – 360 square metres</li> <li>v) 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> <li>c. Minimum of 10 houses fronting onto Street A (Plan 24T-09001/H) shall be sited at the minimum front yard setback of 4.5 metres</li> </ul> </li> <li>vi) Minimum required rear yard measured from the rear property line as per Schedule B – 20 metres for Lots 1 to 16 (Plan 24T-09001/H)</li> <li>vii) Minimum required rear yard measured from the rear property line as per Schedule B – 10 metres for Lots 17 to 32 (Plan 24T-09001/H)</li> <li>viii) Maximum height – 2 storeys and 10 metres. A construction tolerance of an additional 0.3 metres is permitted for Lots 17 to 32 (Plan 24T-09001/H)</li> <li>ix) <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 measured from the rear property line as per Schedule B</li> </ul> </li> <li>x) Main wall means any exterior wall of a building or structure</li> <li>xi) No main front wall of a house shall be set further back than half the length of the adjacent house</li> <li>xii) <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>xiii) <i>Balconies</i></li> </ul>

- 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.

xiv) Garages

- a. The wall of the private garage facing the lot line the driveway crosses to access the private garage is to be recessed a minimum of 1.0 metre from the face of the house and shall be no closer than 5.5 metres from the front lot line
- b. The interior dimensions (width) of the garage fronting the street shall not exceed 50% of the exterior width of the house

xv) Minimum interior side yard setback and rear yard setback for an accessory building or structure – 3 metres

xvi) Minimum rear yard setback for an accessory building or structure containing a dwelling unit – 10 metres

xvii) Maximum floor area for a detached private garage – 45 square metres

---

The following provisions apply to lands zoned HR1 (114-A) (H1) described as Lot 7 on Schedule C (Plan 24T-09001/H):

- i) Minimum lot frontage – 12 metres
- ii) Maximum front yard setback – 23 metres

---

The following provision applies to lands zoned HR1 (114-B) (H1) described as Lot 8 on Schedule C (Plan 24T-09001/H):

- i) Maximum front yard setback – 12.5 metres

---

The following provisions apply to lands zoned HR1 (114-C) (H1) described as Lot 16 on Schedule C (Plan 24T-09001/H):

- i) Minimum lot frontage – 10 metres
- ii) Minimum front yard setback – 25 metres
- iii) Maximum front yard setback – 40 metres
- iv) The requirement that no main front wall of a house shall be

set further back than half the length of the adjacent house shall not apply.

---

The following provisions apply to lands zoned HR1 (114-D) (H1) described as Lot 17 on Schedule C (Plan 24T-09001/H):

- i) Minimum lot frontage – 18 metres
  - ii) Maximum front yard setback – 16 metres
- 

The following provision applies to lands zoned HR1 (114-E) (H1) described as Lot 18 on Schedule C (Plan 24T-09001/H):

- i) Maximum front yard setback – 20 metres
- 

The following provision applies to lands zoned OS2 (114-F) described as Block 34 on Schedule C (Plan 24T-09001/H):

- i) Minimum lot frontage – 6 metres

# Schedule "B" to By-law 2023-0016



