DRAFT ZONING BY-LAW AMENDMENT
BY-LAW NO. 2026-_____

Being A By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Lots 268 and 272 on Registrars Compiled Plan 1098 municipally known as 97 Bower Street, Town of Halton Hills, Regional Municipality of Halton ("the Subject Lands")

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 _____, 2026, Council for the Town of Halton Hills approved Report No. PL _____, dated _____ 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 "A06-Acton" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the Subject Lands described above as shown on Schedule 1 attached to and forming part of this By-law from a Low Density Residential (LDR1-4) and Environmental Protection (EP) Zone to an HDR - High Density Residential – Exception and Environmental Protection (EP) Zone as shown on Schedule 2 attached to and forming part of this By-Law.

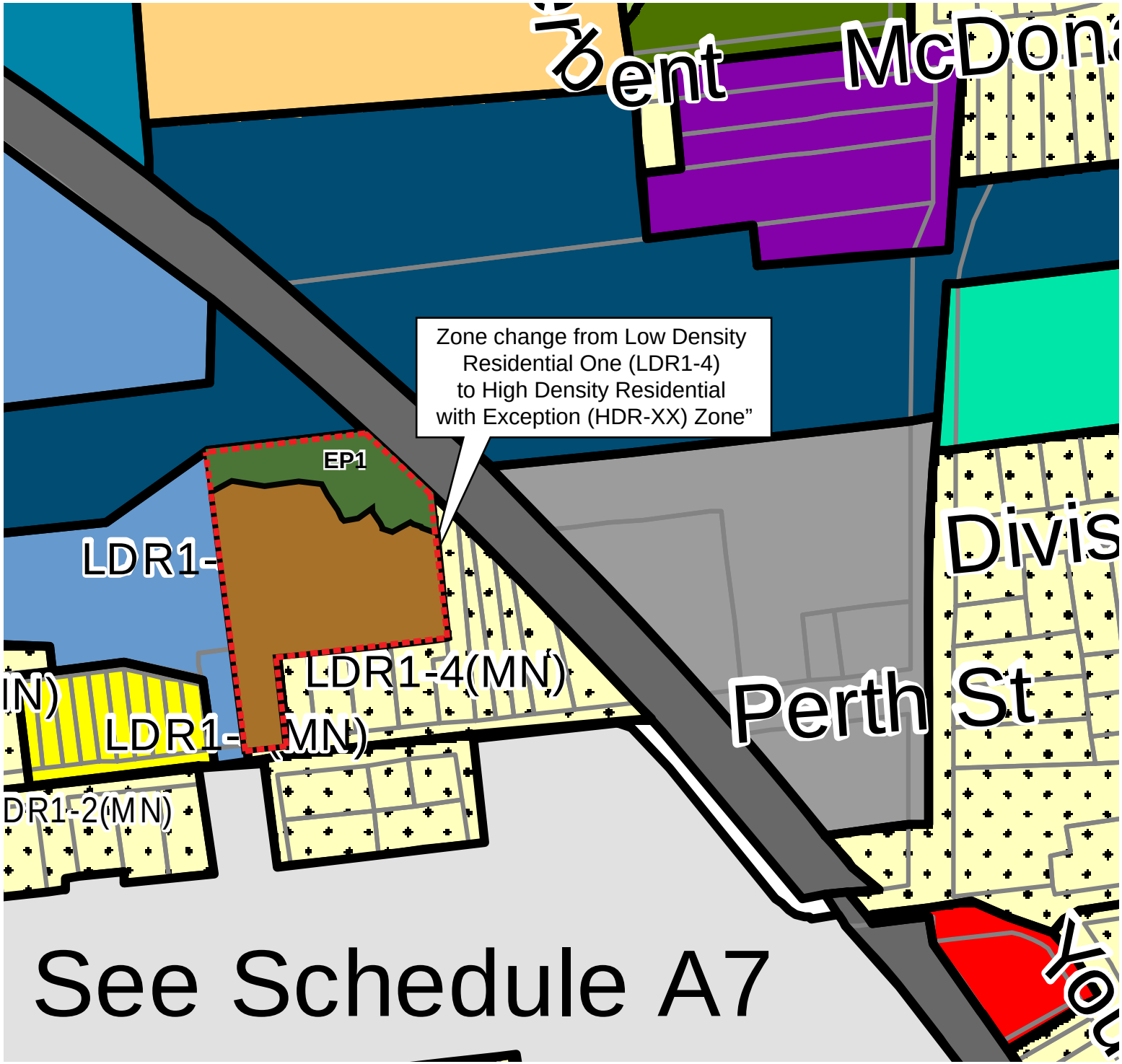
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule 2 attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ____ day of _____, 2026.

_____
Mayor – Ann Lawlor

_____
Clerk – Valerie Petryniak

SCHEDULE 1 to By-law 202__-___



Town of Halton Hills

LEGEND

- 97 Bower Steer
- Development, D
- Employment One, EMP1
- Environmental Protection One, EP1
- Environmental Protection Two, EP2
- Institutional, I
- Corridor Commercial, CC
- Local Commercial, LC
- Low Density Residential One, LDR1
- Low Density Residential Two, LDR2
- Medium Density Residential One, MDR1
- Medium Density Residential Two, MDR2
- High Density Residential, HDR
- Open Space One, OS1
- Open Space Two, OS2
- Open Space Three, OS3
- Open Space Four, OS4
- Transportation, T
- Low Density Residential One Mature Neighbourhood, LDR1(MN)

SCHEDULE 2 to By-Law 2026-XXXX – DRAFT ZONING BY-LAW

EXCEPTIONS

1	2	3	4	5
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Special Provisions
XX 2026-XXX	HDR	97 Bower Street	Block Townhouse Dwellings Rear Lane Townhouse Dwellings	i. Minimum required interior side yard (Western Lot Line) – 4.5m ii. Minimum setback from an interior lot line for a building with a height greater than 13.4m – 4.5m. iii. The 45-degree angular plane from the lot line shall not be applicable to the Western Lot Line. iv. Notwithstanding Table 5.2- Residential parking requirements - residential parking requirements for Units 1-249: 1.15 spaces per unit inclusive of visitor parking. v. Bicycle Parking Spaces: 0.5 spaces per unit vi. Policy 4.3 a) shall not apply and waste storage areas are permitted to be located outside of the main building within the High Density Residential (HDR) Zone.