



BY-LAW NO. 2022-0007

A By-law to Amend Zoning By-law 2010-0050, as amended
Lot 16, Registered Plan 32
Town of Halton Hills, Regional Municipality of Halton
municipally known as 17 Guelph Street (Georgetown)

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 February 28, 2022, Council for the Town of Halton Hills approved Report No. PD-2022-0004, dated February 2, 2022, 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 will conform to the Official Plan for the Town of Halton Hills, as amended by Official Plan Amendment 45;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule "A3-1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Lot 16, Registered Plan 32, Town of Halton Hills, Regional Municipality of Halton, municipally known as 17 Guelph Street (Georgetown), as shown on Schedule "1" attached to and forming part of this By-law;

From an Institutional (I) Zone;

To a Medium Density Residential One Exception 108 (MDR1(108)(H26)) Zone;

2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provisions contained in Schedule "2" attached to and forming part of this By-law.
3. That Part 14 Holding Provisions and Table 14.1: Holding Zones of Zoning By-law 2010-0050 is hereby amended by adding the Holding Provision contained in Schedule "4" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this 28th day of February, 2022.

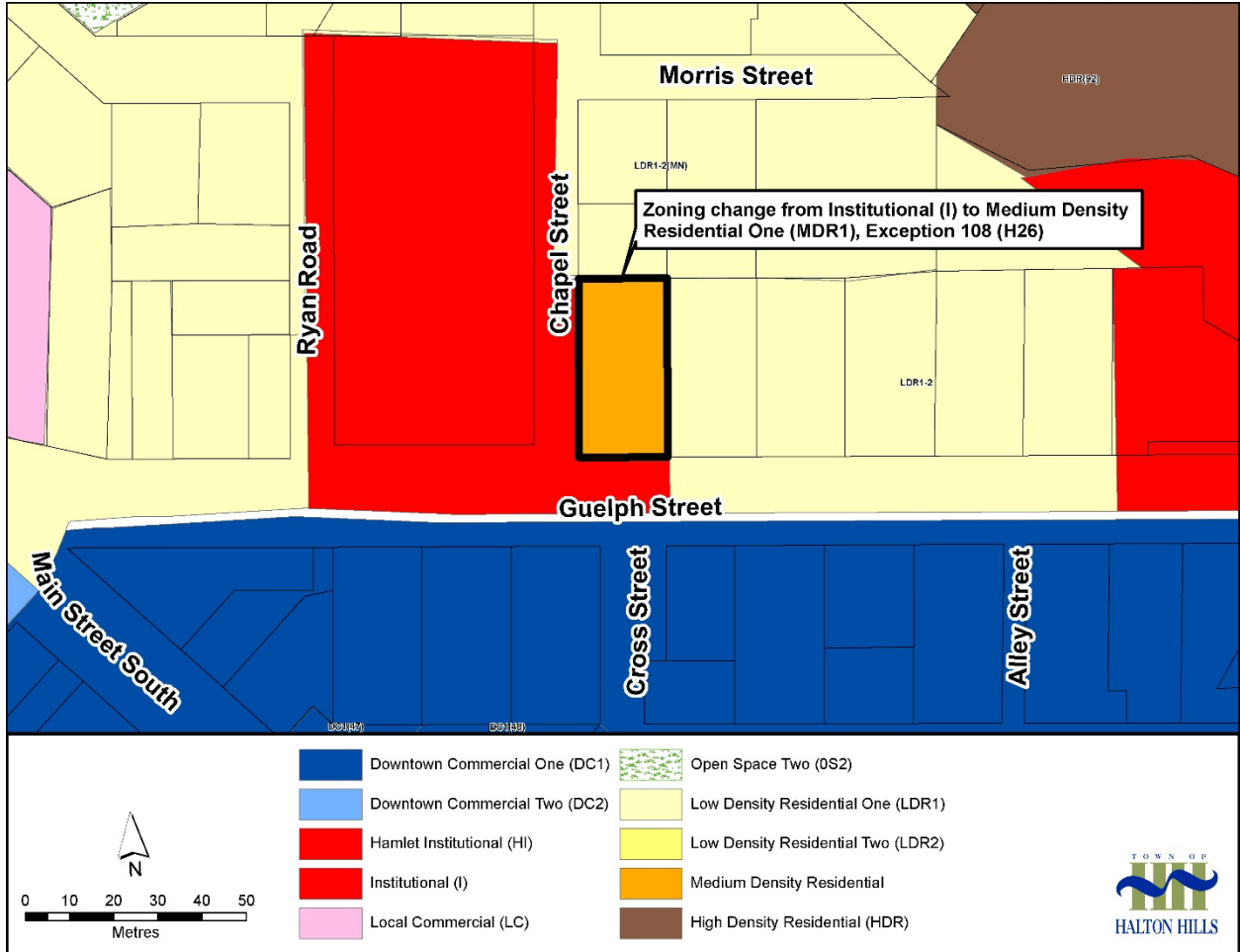
Originally Signed By:

MAYOR – RICK BONNETTE

Originally Signed By:

CLERK – VALERIE PETRYNIAK

SCHEDULE 1 to By-law 2022-0007



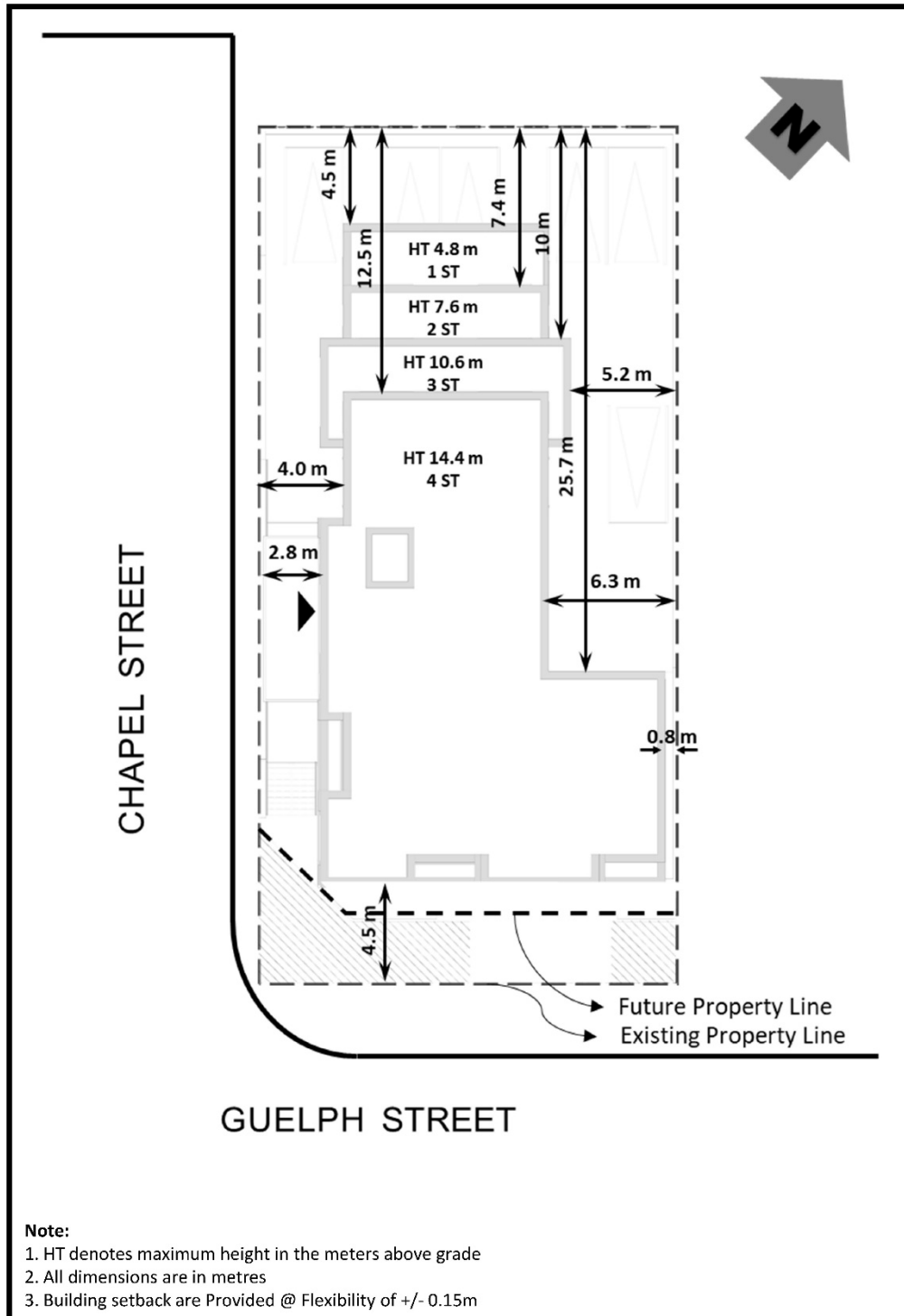
SCHEDULE 2 to By-law 2022-0007

13.1 EXCEPTIONS

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|------------------|------|-----------------------------------------------------------|------------------------------|---------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exception Number | Zone | Municipal Address | Additional Permitted Uses | Only Permitted Uses | Uses Prohibited | Special Provisions |
| 108 | MDR1 | 17 Guelph Street (Georgetown), Lot 16, Registered Plan 32 | (i) Apartment Dwelling Units | | | <p>(i) Maximum number of apartment dwelling units - 14</p> <p>(ii) Maximum height – as shown on Schedule 3 to this By-law. No portion of the building or structure, excluding parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, make up air unit to a maximum height of 3.5 metres, roof drains, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres specified by the number following the H symbol as shown on Schedule 3;</p> <p>(iii) Minimum required number of parking spaces – 21 parking spaces;</p> <p>(iv) All setback requirements are calculated prior to any dedications to the municipality for road widening;</p> <p>(v) Minimum required rear yard – as shown on Schedule 3 to this By-law;</p> <p>(vi) Minimum required interior side yard – as shown on Schedule 3 to this By-law;</p> <p>(vii) Minimum required exterior side yard – as shown on Schedule 3 to this By-law;</p> <p>(viii) The portions of the building or structure above ground must be located within the areas delineated by heavy lines as shown on Schedule 3 of this By-law except that</p> |

| | | | | | | |
|--|--|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | | <p>cornices, light fixtures, ornamental elements, parapets, art and landscape features, eaves, window sills, planters, ventilation and exhaust shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings, canopies and above grade parking garage;</p> <p>(ix) Sight Triangle - 4.5 metres.</p> |
|--|--|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SCHEDULE 3 to By-law 2022-0007



- Note:**
1. HT denotes maximum height in the meters above grade
 2. All dimensions are in metres
 3. Building setback are Provided @ Flexibility of +/- 0.15m

SCHEDULE 4 TO BY-LAW 2022-0007

14.1 HOLDING ZONES

| | Zone Designation | Property/Legal Description | Conditions of Removal | Date Enacted |
|-----|------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| H26 | MDR1(108) | 17 Guelph Street (Georgetown), Lot 16, Registered Plan 32 | The Holding (H26) provision may be lifted upon: i) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE). ii) The Region of Halton being satisfied that an Environment, Conservation and Parks (MECP) acknowledged Record of Site Condition (RSC) is received. | February 28, 2022 |