

BY-LAW NO. 2010-xxxx

Being a by-law to Amend Zoning By-law No. 74-51, as amended,
Part of the East Half of Lot 20, Concession 9
Town of Halton Hills – Hamlet of Glen Williams (Esquesing)

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 the provisions of Zoning By-law 74-51, as amended, be further amended, as hereinafter set out;

AND WHEREAS said recommendations conform to the Official Plan for the Town of Halton Hills, as amended;

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

1. That Schedule “E” of Zoning By-law 74-51, as amended, is hereby amended by rezoning the lands described as Part of Lot 21, Concession 9, as shown on Schedule “1” attached to and forming part of this By-law from a Rural (RU) Zone to a site specific General Residential RG Special (RG-1) Zone and Recreation (OS1) Zone.
2. That in accordance with the provisions of Section 36 of The Planning Act, that the General Residential RG Special (RG-1) Zone and Recreation (OS1) Zone shall be subject to the Holding Provision as set out in Section 12.1.XXX.1 of this By-law.
3. That SECTION 12 – EXCEPTIONS, of Zoning By-law 74-51 is hereby amended by adding Section 12.1.XXX.1, which shall provide as follows:

12.1.XXX 2147925 ONTARIO INC. – PART OF LOT 21, CONCESSION 9, HAMLET OF GLEN WILLIAMS (ESQUESING)

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained on the land described as that Part of Lot 21, Concession 9, Town of Halton Hills, as shown as Schedule ‘1’ attached to and forming part of this By-law 2010-xxxx, except in accordance with the provisions detailed hereafter:

12.1.XXXX.1 HOLDING PROVISION

- (i) A Holding (H) Provision is hereby established and identified on Schedule “1” attached hereto, by the letter “H” in parentheses preceding a zoning symbol established in this By-law.

- (ii) Where a zoning symbol is preceded by the letter “H” in parentheses, the provisions of the By-law applicable to the zone symbol shall apply only upon the removal of the letter “H” by an Amending By-law as approved by Council in accordance with the provisions of Section 36 of The Planning Act.
- (iii) Until the removal of the letter “H”, no land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority, and no new buildings or structures or extensions or enlargements to existing buildings or structures will be permitted while a Holding (H) Provision is in effect excepting a use by a public authority.
- (iv) The (H) Holding provision shall only be lifted when The Town of Halton Hills and the Region of Halton are satisfied that the following items have been addressed:
 - (a) That the Owner enters into a Subdivision Agreement with the Town of Halton Hills and the Region of Halton;
 - (b) Municipal servicing capacity is adequate and available to the satisfaction of the Town of Halton Hills and the Region of Halton.

12.1.XXX.2

GENERAL RESIDENTIAL RG SPECIAL (RG-1) ZONE

12.1.XXX.2.1

PERMITTED USES

- (i) The following uses are permitted in accordance with the provisions of Section 7.1.4 of Zoning By-law 74-51, Section 7.1.3.1 of Zoning By-law 2006-0021 and Section 12.1.XXX.2.2 of By-law 2010-xxxx.
 - (a) single family detached dwelling
 - (b) uses, structures and buildings accessory thereto

12.1.XXX.2.2

ZONE PROVISIONS

- i) Single family dwelling in accordance with the (RG) Zone provisions of Schedule ‘A’ of Zoning By-law 74-51 save and except that the minimum lot frontage, lot area, lot depth and minimum yards provisions shall not apply and be replaced with the following:

- a) Minimum Lot Frontage 20m
- b) Minimum Lot Area 1011m²
- c) Maximum Lot Coverage 40%

d) Side Yards: A minimum width of side yards shall be 2.44m except in the case of an attached garage where the side yard shall be 1.22m;

- e) Front yard: A minimum front yard setback of 7.62m;
- f) Rear yard: A minimum rear yard setback of 7.62m;

(ii) A maximum of 32 lots is permitted.

12.1.XXX.3

RECREATION (OS1) ZONE

Notwithstanding the provisions of Section 10.1.1 of Zoning By-law 74-51, the erection and/or construction of any buildings or structures, save and except fences or structures required for municipal or conservation purposes, is prohibited on lands zoned OS1, as shown on Schedule '1' attached to and forming part of this By-law 2010-xxxx.

THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED AND ENACTED THIS _____ DAY OF _____, 2010.

Mayor Rick Bonnette

Clerk Karen Landry

SCHEDULE 1 to By-law No 2010-XXXX



(H)RG-1 - Rezoned to Holding General Residential RG Special Zone

(H)OS1 - Rezoned to Holding Recreation Zone

THIS IS SCHEDULE "1" TO HALTON HILLS ZONING BY-LAW No. 2010-XXXX

PASSED ON THE _____ DAY OF _____, 2010

MAYOR
Rick Bonnette

CLERK
Karen Landry