

BY-LAW NO. 2019-####

A By-law to amend the Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended to implement the recommendations of the Glen Williams Mature Neighbourhood Study.

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 upon the approval of Official Plan Amendment No ##, the matters set out herein are in conformity with the Town of Halton Hills Official Plan;

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

1. THAT PART 9 – NON-URBAN ZONES, Section 9.3 – ZONE STANDARDS of Zoning By-law 2010-0050 as amended, is hereby further amended as follows:

ZONE STANDARDS

No person shall within any Non-Urban Zone use or permit the use of any lot or erect, alter, use any building or structure except in accordance with the following Zone standards. The standards applicable to the Hamlet of Glen Williams are contained in Table 9.3. A number(s) following the Zone standard, Zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed at the end of Table 9.2 and Table 9.3, below:

2. THAT Part 9 – NON-URBAN ZONES, Section 9.3 – ZONE STANDARDS, of Zoning By-law 2010-0050 as amended, is hereby further amended by adding a new Table 9.3 – Standards for Non-Urban Zones in the Hamlet of Glen Williams as follows:

Table 9.3 – Standards for Non-Urban Zones in the Hamlet of Glen Williams

ZONE	Minimum Lot Frontage	Minimum Lot Area	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height	Maximum Lot Coverage
HR1	30.0m	0.2ha	4.5m (5)	7.5m	2.25m	4.5m(5)	9.0m	N/A
HR1(MN1)	30.0m	0.2ha	4.5m (3)(5)	7.5m	2.25m(1)(2)	4.5m(5)	9.0m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)
HR1(MN2)	30.0m	0.2ha	4.5m (5)	7.5m	2.25m	4.5m(5)	9.0m	15% (4)
HR2	30.0m	0.4ha	7.5m	7.5m	4.5m	7.5m	9.0m	N/A
HR2(MN2)	30.0m	0.4ha	7.5m	7.5m	4.5m	7.5m	9.0m	15% (4)
HCC(MN1)	30.0m	0.2ha	4.5m (3)(5)	7.5m	2.25m(1)(2)	4.5m(5)	9.0m	35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys(4)(6)

SPECIAL PROVISIONS

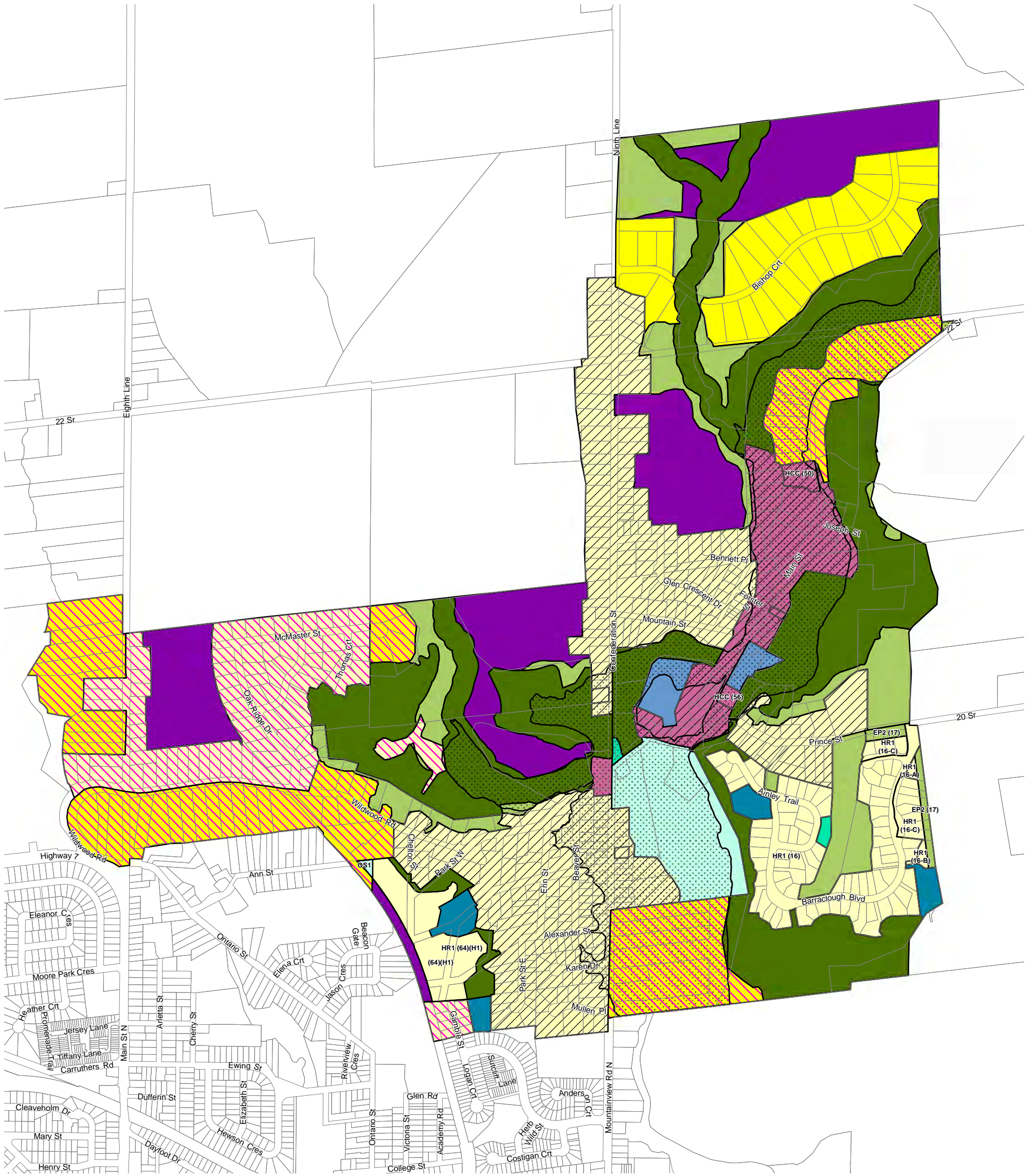
1. The minimum *interior side yard* is 2.25m for the first storey, plus an additional 1.2m for each full storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
 2. For existing lots with lot frontages of less than 18 metres, the existing minimum *interior side yard* for *single detached dwellings* existing prior to the passing of the by-law shall be permitted.
 3. For dwellings with attached *Private Garages*, garages must be recessed by at least 1m from the front wall of the house.
 4. Detached *rear yard* garages are exempt from the maximum *lot coverage* provisions of this by-law.
 5. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
 6. Applicable only to *single-detached dwellings*.
3. **THAT** Schedule A19 of Zoning By-law 2010-0050 as amended, is further amended as shown on Schedule '1' to of this by-law, to add MN1 and MN2 Zone overlays.














BY-LAW read and passed by the Council for the Town of Halton Hills this XX day of XXXX, 2019

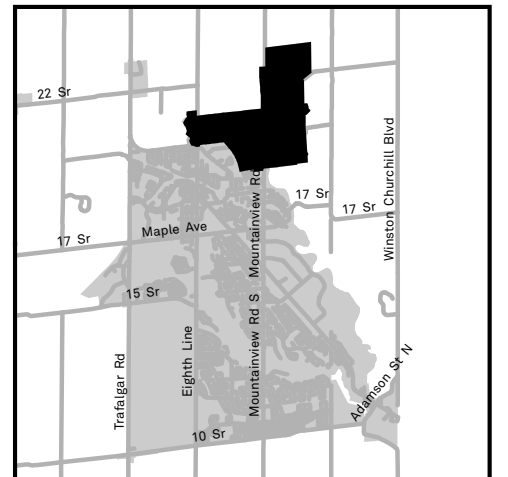
MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

Schedule '1' to By-law 2019-XXXX



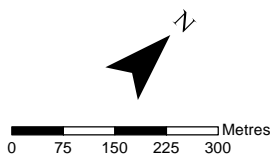
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|---|-----------------------------------|---|---------------------------------|---|----------------------------|
|  | Holding Provision, H5 |  | Hamlet Commercial Corridor, HCC |  | Open Space One, OS1 |
|  | Development, D |  | Hamlet Institutional, HI |  | Open Space Two, OS2 |
|  | Environmental Protection One, EP1 |  | Hamlet Residential One, HR1 |  | Open Space Three, OS3 |
|  | Environmental Protection Two, EP2 |  | Hamlet Residential Two, HR2 |  | Mature Neighbourhood (MN1) |
| | | | |  | Mature Neighbourhood (MN2) |



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TOWN OF HALTON HILLS ZONING BY-LAW



**SCHEDULE A19
GLEN WILLIAMS
TO ZONING BY-LAW 2010-0050**