

## REPORT

**REPORT TO:** Chair and Members of the Community Affairs Committee

**REPORT FROM:** Rukshan de Silva, Planner – Policy

**DATE:** April 24, 2017

**REPORT NO.:** P&I-2017-0056

**RE:** Final Recommendations of the Mature Neighbourhoods Character Study

### RECOMMENDATION:

THAT Report No. P&I-2017-0056, dated April 24, 2017, regarding the Final Recommendations of the Mature Neighbourhoods Character Study be received;

AND FURTHER THAT Official Plan Amendment No. 22, a Town-initiated Official Plan Amendment implementing the final recommendations of the Mature Neighbourhoods Character Study (attached as Schedule 1), be adopted as a local Official Plan Amendment that is exempt from Regional approval;

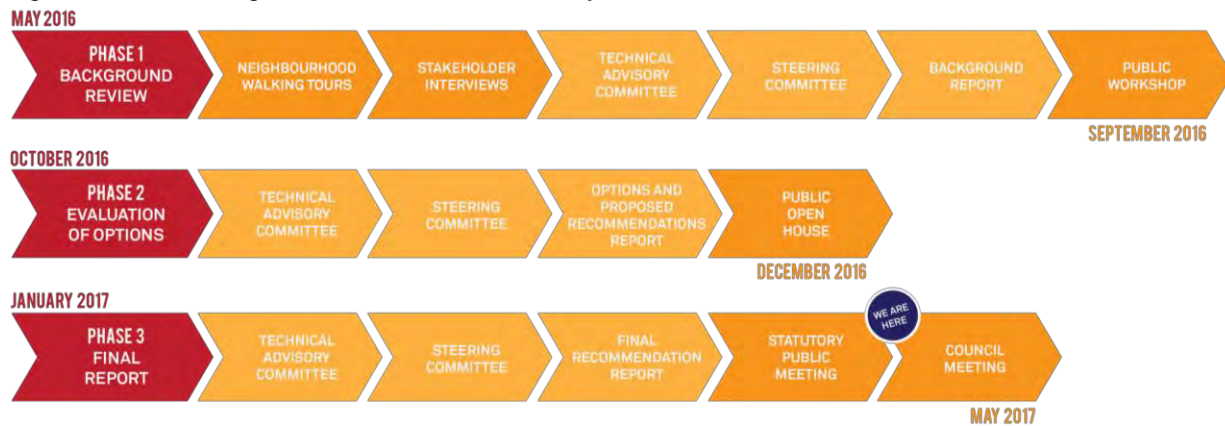
AND FURTHER THAT the By-law attached as Schedule 2, which amends Comprehensive Zoning By-law 2010-0050 to implement the final recommendations of the Mature Neighbourhoods Character Study, be approved.

### BACKGROUND:

The Mature Neighbourhoods Character Study was initiated in May 2016, with the retention of MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) as the planning consultant for the Study. The Study arose from public concern about the impact of large-scale home rebuilds, often referred to as “monster homes”, on the character and integrity of the Town’s mature neighbourhoods. The intent of the Mature Neighbourhoods Character Study was to examine whether the existing regulatory framework of the Town’s Zoning By-law is effective in maintaining the character of mature neighbourhoods, and propose recommendations for amendments if necessary.

The Study was carried out in accordance with a three-phase work program as outlined in the approved Terms of Reference and summarized in Figure 1 below.

Figure 1: Mature Neighbourhoods Character Study Timeline



The Mature Neighbourhoods Character Study engaged the public and stakeholders in a number of consultation events, each of which was attended by over 30 members of the public. These events included three neighbourhood walking tours in June 2016, stakeholder interviews in June 2016, a public workshop in October 2016, a public open house in December 2016, and a public open house and statutory public meeting in April 2017. The Study also included frequent consultation with the Technical Advisory Committee and Steering Committee in each phase of the Study.

The Mature Neighbourhoods Character Study has been informed by significant public and stakeholder engagement. Throughout the Study, Town staff and the project consultant provided evidence, options, 3D modeling, and technical expertise that informed the public, as they shared their preferences and recommendations for managing change in the mature neighbourhoods of Georgetown and Acton. Ultimately, the robust level of collaboration between Town staff, the project consultant, and the public has led to public support of the final recommendations of the Study that address the issue of new housing, replacement housing, additions, and alterations in the Town’s mature neighbourhoods.

The proposed Official Plan and Zoning By-law Amendments that implement the final recommendations of the Mature Neighbourhoods Character Study are described in detail below.

## Proposed Amendment to the Town of Halton Hills Official Plan

The Official Plan Amendment proposes to:

### Definitions

- introduce a new definition for “Mature Neighbourhood Areas,” that recognizes older established residential neighbourhoods that are characterized by predominantly single-detached housing stock on larger lots within the Low Density Residential Area land use designation;
- clarify the existing definitions of “Character” and “Compatible” to address new housing, replacement housing, additions, and alterations in Mature Neighbourhood Areas;

### Objectives

- relocate existing Living Areas Objective D1.1(a) to the Urban Character Strategic Objectives in Section A2.3.2, to address the character and identity of existing residential areas in the Community Vision, Goals, and Strategic Objectives Section of the Official Plan;
- relocate existing Urban Character Strategic Objective A2.3.2(c), to the Living Areas Objectives in Section D1.1, to address development and redevelopment in established residential areas in the Urban Land Use Policies Section of the Official Plan;
- introduce a new objective to the Living Areas Objectives in Section D1.1, to address new housing, replacement housing, additions, and alterations in Mature Neighbourhood Areas in the Urban Land Use Policies Section of the Plan; and,

### Policies

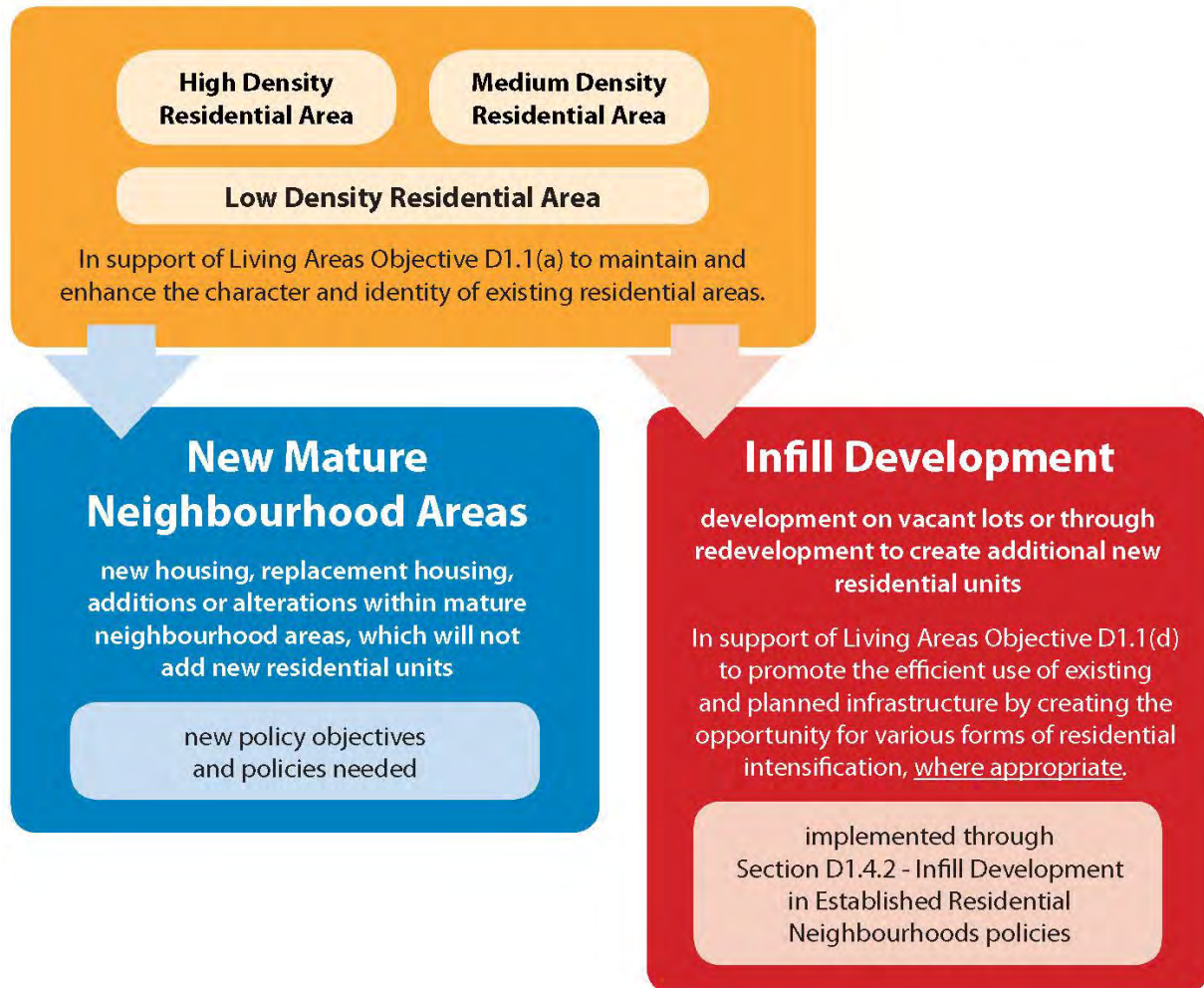
- introduce a new section to the General Residential and Housing Policies of the Official Plan, specific to “New Housing, Replacement Housing, Additions, and Alterations in Mature Neighbourhood Areas,” that establishes policies to require new housing, replacement housing, additions, and alterations in Mature Neighbourhood Areas to be compatible, context sensitive, and respectful of existing neighbourhood character. The new policy section also recognizes additional standards in the Zoning By-law that aim to maintain the character of Mature Neighbourhood Areas, and requires minor variances in Mature Neighbourhood Areas to consider, where applicable:
  - compatibility with existing building orientation and building setbacks;
  - that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
  - the preservation of landscaped open space and the protection of existing trees; and,
  - that impacts on adjacent properties are minimized.

Figure 2 below outlines the relationship between existing infill development policies and proposed mature neighbourhood policies in the Town's Official Plan.

Figure 2: Relationship between Official Plan Living Area Policies

## Living Areas

Georgetown and Acton



## Proposed Amendment to the Town of Halton Hills Comprehensive Zoning By-law

The Zoning By-law Amendment proposes to:

### Definitions

- revise the existing definition of “Lot Coverage,” to clarify that lot coverage is measured to the exterior faces of the exterior walls of all buildings, structures, and accessory buildings and structures above established grade;
- introduce a new definition for “Storey, Half”, for the purpose of regulating 1.5 storey and 2.5 storey dwellings;

### Mapping

- introduce a new Mature Neighbourhoods (MN) Suffix to certain areas within the Low Density Residential 1 (LDR1) zone, and specifically the LDR1-1, LDR1-2, LDR1-3, and LDR1-4 zones, as shown on Schedules A3-1, A3-2, A3-3, A3-4, and A6-1 of the Zoning By-law. The LDR1-1 to LDR1-4 zones apply to single detached and semidetached dwellings on lots with a minimum frontage of between 9.0m and 18.0m. The majority of properties that are subject to the Mature Neighbourhoods Suffix are located within the LDR1-1 and LDR1-2 zones;

### Lot Coverage

- introduce a new maximum lot coverage zoning standard for zones with the Mature Neighbourhood Suffix, that is:
  - 40% for 1 and 1.5 storey buildings in the LDR1-1 and LDR1-2 zones;
  - 35% for 2 and 2.5 storey buildings in the LDR1-1 and LDR1-2 zones; and,
  - 40% for all buildings in the LDR1-3 and LDR1-4 zones;

### Building Height

- revise maximum building height for zones with the Mature Neighbourhood Suffix, to be:
  - 10.0m and 2.5 storeys for all buildings in the LDR1-1 and LDR1-2 zones, compared to the existing zoning standard of 11.0m;

### Setbacks

- revise minimum interior side yard setbacks for zones with the Mature Neighbourhood Suffix, to be:
  - 1.2m on each side for single storey dwellings, and 1.8m on each side for two storey dwellings, for all dwellings in the LDR1-1 and LDR1-2 zones, compared to the existing standard of 1.2m for all dwellings;
  - 1.0m on one side and 0.6m on the other side for single storey dwellings, and 1.6m on one side and 1.2m on the other side for two storey dwellings, for all dwellings in the LDR1-3 and LDR1-4 zones, compared to the existing standard of 1.0m on one side and 0.6m on the other side for all dwellings;
- revise minimum exterior side yard setbacks for zones with the Mature Neighbourhood Suffix, to be:
  - 4.5m for all buildings in the LDR1-1 and LDR1-2 zones;

Other

- introduce a new zoning standard that does not permit a balcony or deck on a second storey in the interior side yard, for zones with the Mature Neighbourhood Suffix; and,
- clarify that a driveway must have a minimum length of 5.5m.

**COMMENTS:**

As mentioned above, a public open house and statutory public meeting were held at the Council meeting on April 10, 2017. At the public meeting, Town staff and the project consultant provided an overview of the Mature Neighbourhoods Character Study and explained the proposed Official Plan Amendment and Zoning By-law Amendment that implement the final recommendations of the Study, as described above. Following these presentations, members of the public were provided with an opportunity to ask questions or express views regarding the proposed Official Plan Amendment and Zoning By-law Amendment.

At the public meeting, only one oral comment was received by Council. Ms. J. Griffin, a resident of Glen Williams, expressed her disappointment that the Hamlet of Glen Williams was not included in the scope of the Mature Neighbourhoods Character Study, and questioned what considerations would be given to managing neighbourhood character in Glen Williams.

Town staff responded to this comment by indicating that a follow up report to Council in the near future would include a work plan that considers the issue of large-scale residential rebuilds in Glen Williams within the context of a scoped review of the Hamlet of Glen Williams Secondary Plan.

No other oral comments were received at the public meeting. Members of the public were also provided with an opportunity to submit written comments regarding the proposed Official Plan and Zoning By-law Amendments to the Town, by April 21, 2017.

Following the public meeting, staff received one written submission from Ms. A. Buset, who expressed overall satisfaction with the Study and its recommendations, yet also requested that the Town conduct a similar study in the Town's Hamlets (as addressed above), and that Council consider the enactment of a Tree Protection By-law (as addressed below).

No other written comments were received.

### Tree Protection and Replacement

Through the Mature Neighbourhoods Character Study, the preservation of mature trees was identified by the public as a key issue within mature neighbourhoods. However, as tree preservation cannot be regulated through Official Plan policies or Zoning By-law regulations, they must be addressed through other mechanisms. As such, tree protection by-laws and tree replacement programs were presented to the public at the public workshop in October 2016, as tools that are available to the Town to regulate private trees. The Town received a range of perspectives from the public in regard to this matter.

A summary of these public comments was included in the Phase 2 Options and Proposed Recommendations Report for the Study, and presented at the Phase 2 Steering Committee meeting. Upon discussion of this matter at the Steering Committee meeting, the Committee determined that the implementation of a tree protection by-law and/or tree replacement program would require thorough analysis of the staffing and funding resources required to implement such initiatives, as well as an understanding of the success of such initiatives in other municipalities. Accordingly, the Steering Committee determined that a regulatory approach to tree protection and replacement on private property was outside of the scope of the Mature Neighbourhoods Character Study.

Town staff will endeavour to monitor the impacts of new housing, replacement housing, additions, and alterations in mature neighbourhoods on mature trees, where possible, and revisit this matter in the future, as appropriate. This is in addition to future initiatives for public trees inclusive of the Tree Canopy and Street Tree Plan that is being pursued by the Town Sustainability Implementation Committee.

### Interim Control By-law 2016-0009

Upon Council's approval of the Official Plan Amendment and Zoning By-law Amendment implementing the final recommendations of the Mature Neighbourhoods Character Study, and once the amendments are in force and effect, staff will subsequently recommend that Council repeal Interim Control By-law 2016-0009. Staff expect that Council may be in a position to repeal Interim Control By-law 2016-0009 in July 2017, provided that the Official Plan and Zoning By-law Amendments for the Mature Neighbourhoods Character Study are not appealed.

## **RELATIONSHIP TO STRATEGIC PLAN:**

### **Town of Halton Hills Strategic Plan**

The Mature Neighbourhoods Character Study relates to Strategic Direction G: Achieve Sustainable Growth; the Goal to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses; and in particular, Strategic Objective:

- G.7 To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.

### **Town of Halton Hills Strategic Action Plan 2014-2018**

The Mature Neighbourhoods Character Study relates to Priority 3 (Planning for Growth) of Council's 2014-2018 Strategic Action Plan, and in particular, priority:

- 3.C Preserve the established character of stable neighbourhoods by focusing development in identified intensification areas, and utilizing 'best practices' in urban design for infill development.

## **FINANCIAL IMPACT:**

There is no financial impact associated with this report.

## **COMMUNICATIONS IMPACT:**

Following the statutory public meeting on April 10, 2017, Town staff notified all persons on the mailing list for the Mature Neighbourhoods Character Study that a final recommendation report (including Official Plan and Zoning By-law Amendments) would be presented to the Community Affairs Committee for consideration on May 16, 2017, and subsequently to Council on May 29, 2017.

Upon Council adoption of the Official Plan Amendment and Zoning By-law Amendment for the Mature Neighbourhoods Character Study, respectively attached as Schedules 1 and 2 of this report, notice will also be provided to required public bodies in accordance with Planning Act requirements.

## **SUSTAINABILITY IMPLICATIONS:**

Although the Mature Neighbourhoods Character Study does not directly relate to the focus areas of the Integrated Community Sustainability Strategy, the Study sought to improve quality of life of Halton Hills residents by maintaining and enhancing the character and identity of mature neighbourhood areas and contributing to the small-town feel of Halton Hills. This Study's positive contribution to overall quality of life in the Town has a positive relationship with sustainability.



**CONSULTATION:**

The Region of Halton was consulted to confirm that Official Plan Amendment No. 22 is exempt from Regional approval.

**CONCLUSION:**

This report summarizes the public comments received at the statutory public meeting for the Official Plan Amendment and Zoning By-law Amendment for the Mature Neighbourhoods Character Study, as well as responses to these comments by Town staff. Through this report, Town staff are seeking Council adoption of the Official Plan and Zoning By-law Amendments (attached to this report as Schedules 1 and 2 respectively), to implement the final recommendations of the Mature Neighbourhoods Character Study.

Respectfully submitted,

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Rukshan de Silva, MCIP, RPP, LEED GA  
Planner – Policy

**Reviewed and Approved by,**

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John Linhardt, MCIP, RPP  
Executive Director of Planning and  
Chief Planning Official

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Chris Mills, P.Eng.  
Commissioner of Planning and  
Infrastructure

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Brent Marshall  
Chief Administrative Officer



**BY-LAW NO. 2017-**

A By-law to adopt Amendment No. 22 to the Official Plan of the Town of Halton Hills, which implements the final recommendations of the Mature Neighbourhoods Character Study.

**WHEREAS** the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

**AND WHEREAS** on May 29, 2017, Council for the Town of Halton Hills approved Report No. P&I-2017-0056, dated April 24, 2017, in which certain recommendations were made relating to the Mature Neighbourhoods Character Study.

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

1. **THAT** Amendment No. 22 to the Official Plan of the Town of Halton Hills, being the attached text, is hereby adopted.
2. **THAT** the Town Clerk is hereby authorized to circulate Amendment No. 22 to the Official Plan of the Town of Halton Hills, as provided for by the Planning Act, R.S.O. 1990, c. P.13, as amended, regarding the appeal process.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this        day of        , 2017.

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MAYOR – RICK BONNETTE

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CLERK – SUZANNE JONES

**OFFICIAL PLAN AMENDMENT NO. 22**

**TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS**

**PART A**     **THE PREAMBLE** does not constitute part of the Amendment.

**PART B**     **THE AMENDMENT**, consisting of the following text, constitutes  
Amendment No. 22 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 22 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS**

The attached text constitutes Amendment No. 22 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills in accordance with the provisions of the Planning Act, 1990. R.S.O., c. P.13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

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MAYOR – R. Bonnette

\_\_\_\_\_  
CLERK – S. Jones

**PART A – THE PREAMBLE**

**PURPOSE OF THE AMENDMENT**

The purpose of this Amendment is to implement the recommendations of the Mature Neighbourhoods Character Study, as outlined in Report No. P&I-2017-0056. This amendment predominantly addresses policies and definitions related to new housing, replacement housing, additions, and alterations in the mature neighbourhoods of Georgetown and Acton.

**LOCATION AND SITE DESCRIPTION**

The lands affected by this Amendment generally include all lands within the Town of Halton Hills, as the proposed amendment contains policies and definitions that apply to all lands within the Town. However, policies and definitions in this amendment that are specific to Mature Neighbourhood Areas only apply to certain areas of Georgetown and Acton within the LDR1 zone, as identified in the implementing Zoning By-law Amendment.

**BASIS OF THE AMENDMENT**

The Town of Halton Hills is currently experiencing the issue of large scale residential rebuilds in its mature neighbourhoods, often referred to as "monster homes", which has raised public concern about the character and integrity of the Town's mature neighbourhoods. In response, the Mature Neighbourhoods Character Study was initiated in May 2016 to examine whether the regulatory framework of the Town's Zoning By-law is effective in maintaining the character of mature neighbourhoods, and propose recommendations for amendments if necessary.

Over the span of the three phases of the Mature Neighbourhoods Character Study, the Study has engaged the public in a number of consultation events, each of which was attended by over 30 members of the public. This public engagement has guided the Study to ensure that its recommendations address the concerns of the public and the issue of new housing, replacement housing, additions, and alterations that are not compatible with the character of the Town's mature neighbourhoods.

Through the Study, staff have identified a number of amendments to the Town's Official Plan and Zoning By-law that are necessary to better address new housing, replacement housing, additions, and alterations in the mature neighbourhoods of Georgetown and Acton. These amendments are reflected in this Official Plan Amendment, and the implementing Zoning By-law Amendment.

**Schedule 1** to Report No. P&I-2017-0056  
Official Plan Amendment No. 22 for the Mature Neighbourhoods Character Study

**PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text, constitutes Amendment No. 22 to the Official Plan for the Town of Halton Hills.

**DETAILS OF THE AMENDMENT**

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Section A2.3.2 of the Official Plan for the Town of Halton Hills is hereby amended by deleting Section A2.3.2 (c), and replacing it with the following:

“To maintain and enhance the character and identity of existing residential areas;”

2. That Section D1.1 of the Official Plan for the Town of Halton Hills is hereby amended by deleting Section D1.1 (a), and replacing it with the following:

“maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, and alterations are compatible, context sensitive, and respectful of the existing character of the neighbourhood;”

3. That Section D1.1 of the Official Plan for the Town of Halton Hills is hereby amended by adding a new Section D1.1 (b), as per the following:

“maintain and enhance the character and stability of existing and well established residential neighbourhoods by ensuring that development and redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development;”

4. That Section D1.1 (b), (c), (d), (e), (f), (g), and (h) of the Official Plan for the Town of Halton Hills are hereby amended by renumbering the Sections as D1.1 (c), (d), (e), (f), (g), (h) and (i), respectively.

5. That Section D1.4 of the Official Plan for the Town of Halton Hills is hereby amended by adding a new Section D1.4.2, as per the following:

“D1.4.2 New Housing, Replacement Housing, Additions, and Alterations in Mature Neighbourhood Areas

New housing, replacement housing, additions, and alterations within Mature Neighbourhood Areas shall be permitted provided they are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

The implementing Zoning By-law shall further detail appropriate standards for new housing, replacement housing, additions, and alterations within Mature Neighbourhood Areas, including lot coverage, building height, and side yard setbacks amongst other standards.

Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, and alterations in Mature Neighbourhood Areas shall consider, where applicable:

- a) compatibility with existing building orientation and building setbacks;
- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.”

**Schedule 1** to Report No. P&I-2017-0056  
Official Plan Amendment No. 22 for the Mature Neighbourhoods Character Study

6. That Sections D1.4.2, D1.4.3, D1.4.4, D1.4.5, D1.4.6, D1.4.7 and D1.4.8 of the Official Plan for the Town of Halton Hills are hereby amended by renumbering the Sections as D1.4.3, D1.4.4, D1.4.5, D1.4.6, D1.4.7, D1.4.8, and D1.4.9, respectively.
7. That Section G13.7 of the Official Plan for the Town of Halton Hills is hereby amended by deleting the existing definition of "Character" and replacing it with the following:

"Character

- a) Means the aggregate of the distinct features that work together to identify a particular area. The distinct features may include the built and natural elements of an area.
  - b) Means, with respect to residential neighbourhoods, including Mature Neighbourhood Areas, the collective physical qualities and characteristics that are prevalent in a neighbourhood, and which define its distinct identity. These qualities and characteristics may include such features as street network and design, lot pattern and configuration, lot area, lot frontage, location and orientation of buildings on a lot in relation to surrounding lots, building setbacks, building height, massing, scale and design, façade articulation and materials, trees, vegetation, cultural heritage resources, and age of buildings."
8. That Section G13.7 of the Official Plan for the Town of Halton Hills is hereby amended by amending the existing definition of "Compatible", as shown in underline below:

"Compatible

Means the development or redevelopment of uses, as well as new housing, replacement housing, additions, or alterations, which may not necessarily be the same as or similar to existing development, but can coexist with the surrounding area without negative impact."

9. That Section G13.7 of the Official Plan for the Town of Halton Hills is hereby amended by adding a definition for "Mature Neighbourhood Areas", as per the following:

"Mature Neighbourhood Areas

Means older established residential neighbourhoods within the Low Density Residential Area designation, characterized by predominantly single-detached housing stock on larger lots as identified in the implementing Zoning By-law by a Mature Neighbourhood (MN) Suffix on certain areas within the LDR1 zone."

**Schedule 2 to Report No. P&I-2017-0056**  
**Zoning By-law Amendment for the Mature Neighbourhoods Character Study**



**BY-LAW NO. 2017-**

A By-law to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended, to implement the final recommendations of the Mature Neighbourhoods Character 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** on May 29, 2017, Council for the Town of Halton Hills approved Report No. P&I-2017-0056, dated April 24, 2017, in which certain recommendations were made regarding the Official Plan Amendment and Zoning By-law Amendment to implement the final recommendations of the Mature Neighbourhoods Character Study;

**AND WHEREAS** upon the approval of Official Plan Amendment No. 22, 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 3 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by deleting the existing definition of "Lot Coverage", and replacing it with the following:

**Lot Coverage** means:

The percentage of the lot area covered by all *buildings and structures*, and *accessory buildings or structures*, above *established grade*, measured to the exterior faces of the exterior walls, including all projections (cantilevered floor space, window projections, etc.). *Porches, decks, and uncovered platforms*, with or without an underground cold cellar below, are excluded from the calculation of lot coverage, when these structures do not have exterior walls.

2. **THAT** Part 3 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by adding a definition for "Storey, Half", as per the following:

**Storey, Half** means:

That portion of a dwelling situated wholly or partly within the roof and having its floor level not lower than 1.2m from the point where the roof and any exterior wall of the dwelling meet, and in which there is sufficient space to provide a height between finished floor and finished ceiling of at least 2.2m, provided the floor area of the half storey does not exceed 50 per cent of the floor area of the floor below.

3. **THAT** Part 3 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by amending the existing definition of "Structure", as shown in underline below.



**Schedule 2** to Report No. P&I-2017-0056  
Zoning By-law Amendment for the Mature Neighbourhoods Character Study

**Structure** means:

Anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground or any other *structure*. For the purpose of this By-law, a fence that has a *height* of 2.13 metres or less, a light standard, an antenna, and a *sign* shall be deemed not to be *structures*. For the purpose of *setback* and *lot coverage* calculations, natural gas or electricity metres, air conditioning units, dog houses, freestanding mail boxes, entrance pillars, statues, storage lockers under 1m high, freestanding arbours or pergolas, pool pumps and filters not inside *accessory buildings*, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, and portable barbeques are not considered as *structures*.

4. **THAT** Part 5 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by deleting Section 5.2.13 (a), and replacing it with the following:
  - a) Within a *front* or *exterior side yard*, motor vehicle parking is only permitted on a *driveway* with a minimum *driveway* length of 5.5m.
5. **THAT** Part 6 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by amending Section 6.1, as shown in underline below:

**GENERAL PROHIBITION**

No *person* shall, within any Urban Residential Zone, *use* or permit the *use* of any land, or erect, *alter*, enlarge, *use* or maintain any *building* or *structure* for any *use* other than as permitted in Tables 6.1 and in accordance with the standards contained in Tables 6.2, 6.3, 6.4 and 6.5, the General Provisions contained in Part 4, and the Parking and Loading provisions contained in Part 5 of this By-law.

6. **THAT** Part 6 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by amending Section 6.3, as shown in underline below:

**ZONE STANDARDS**

No *person* shall, within any Urban Residential 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. 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 Tables 6.2, 6.4, 6.5, and 6.6.

7. **THAT** Part 6 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by deleting Table 6.2, and replacing it with the following:

**Table 6.2 – Standards for Single Detached Dwellings in the LDR1 Zone**

ZONE	Minimum Lot Frontage Per Unit	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
LDR1-1	18.0m	6.0m	7.5m	1.2m	3.0m (3)	11.0m
LDR1-1(MN)	18.0m	6.0m	7.5m	(4)	4.5 m	10.0m (2.5 storeys)
LDR1-2	15.0m	6.0m	7.5m	1.2m	3.0m (3)	11.0m
LDR1-2(MN)	15.0m	6.0m	7.5m	(4)	4.5 m	10.0m (2.5 storeys)

**Schedule 2** to Report No. P&I-2017-0056  
Zoning By-law Amendment for the Mature Neighbourhoods Character Study

LDR1-3	12.0m	4.5m (3)	7.5m	0.6m (1)	3.0m (3)	11.0m
LDR1-3(MN)	12.0m	4.5m (3)	7.5m	(5)	3.0m (3)	11.0m
LDR1-4	9.0m	4.5m (3)	7.5m	0.6m (1)	3.0m (3)	11.0m
LDR1-4(MN)	9.0m	4.5m (3)	7.5m	(5)	3.0m (3)	11.0m
LDR1-5(WS)	15.0m	4.0m (2)	7.5m	0.6m (1)	3.0m (2)	11.0m
LDR1-6(WS)	10.6m	4.0m (2)	7.5m	0.6m (1)	3.0m (2)	11.0m

8. **THAT** Part 6 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by adding Special Provisions 4 and 5 to Table 6.2, as follows:

4. The minimum *interior side yard setback* is 1.2 metres for the *first storey*, plus an additional 0.6 metres for each full *storey* above the *first storey*. For any two *storey* dwelling, a *balcony* or *deck* shall not be permitted on a second *storey* in the *interior side yard*.
5. The minimum *interior side yard setback* is 0.6 metres on one side and 1.0 metres on the other side, plus an additional 0.6 metres on each side for each full *storey* above the *first storey*. For any two *storey* dwelling, a *balcony* or *deck* shall not be permitted on a second *storey* in the *interior side yard*.

9. **THAT** Part 6 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by adding Table 6.3, as follows:

**Table 6.3 - Lot Coverage Standards for Properties in the LDR1-1(MN), LDR1-2(MN), LDR1-3(MN), and LDR1-4(MN) Zones**

ZONE	Maximum Lot Coverage
LDR1-1(MN)	40% for 1 and 1.5 storeys 35% for 2 and 2.5 storeys
LDR1-2(MN)	
LDR1-3(MN)	40%
LDR1-4(MN)	

10. **THAT** Part 6 of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, is hereby further amended by renumbering Tables 6.3, 6.4, and 6.5 as Tables 6.4, 6.5, and 6.6, respectively.

11. **THAT** the Schedules of Zoning By-law 2010-0050 for the Town of Halton Hills, as amended, are hereby further amended by introducing a Mature Neighbourhood (MN) suffix to certain areas within the LDR1 zone on Schedules A3-1, A3-2, A3-3, A3-4, and A6, as per Schedules 1, 2, 3, 4, and 5 of this By-law, respectively.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR – RICK BONNETTE

\_\_\_\_\_  
CLERK – SUZANNE JONES

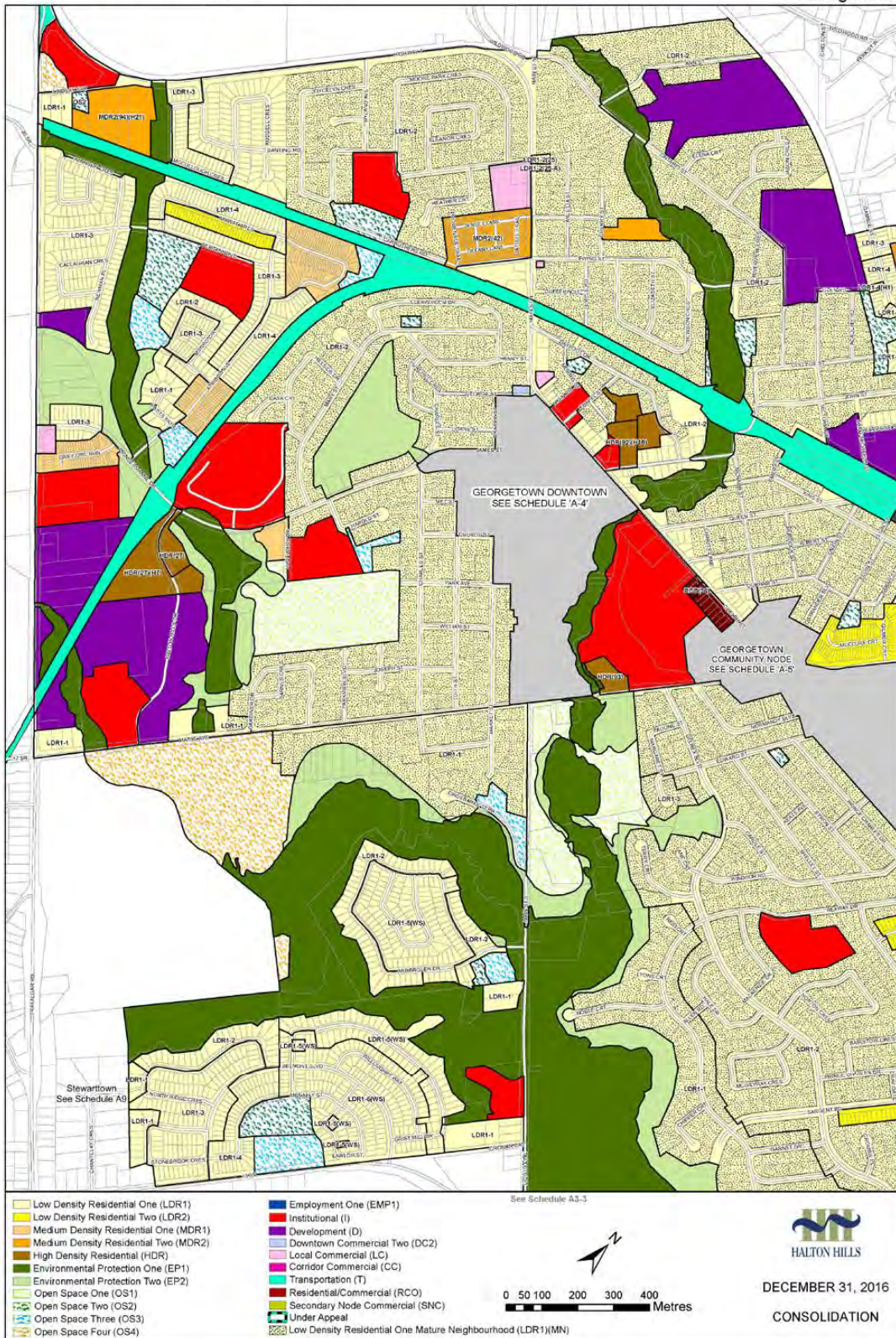


**Schedule 2 to Report No. P&I-2017-0056**  
**Zoning By-law Amendment for the Mature Neighbourhoods Character Study**

Schedule '1' to By-law 2017-

Schedule 'A3-1' To Zoning By-law 2010-0050

Town of Halton Hills  
Georgetown



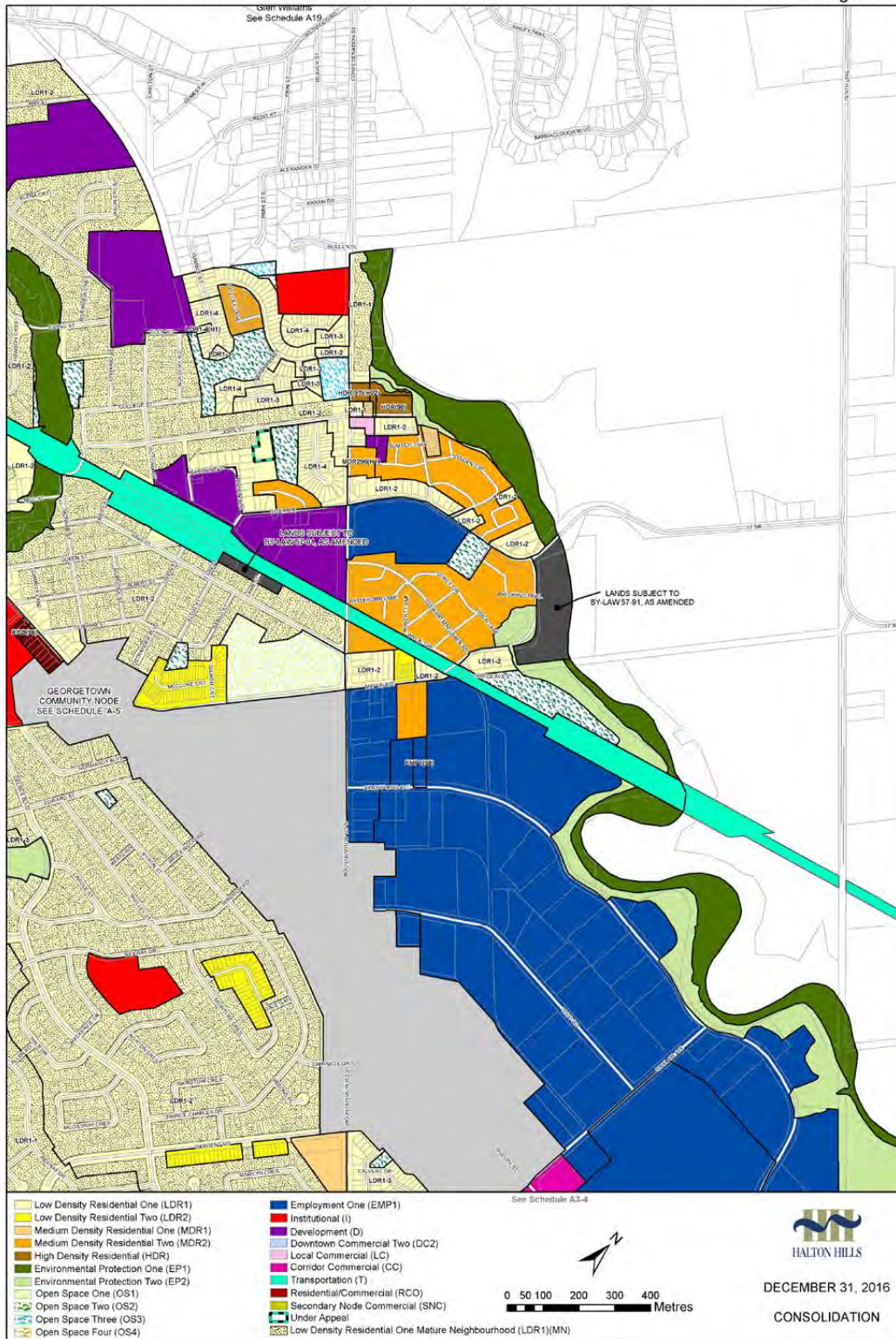


**Schedule 2 to Report No. P&I-2017-0056**  
**Zoning By-law Amendment for the Mature Neighbourhoods Character Study**

Schedule '2' to By-law 2017-

Schedule 'A3-2' To Zoning By-law 2010-0050

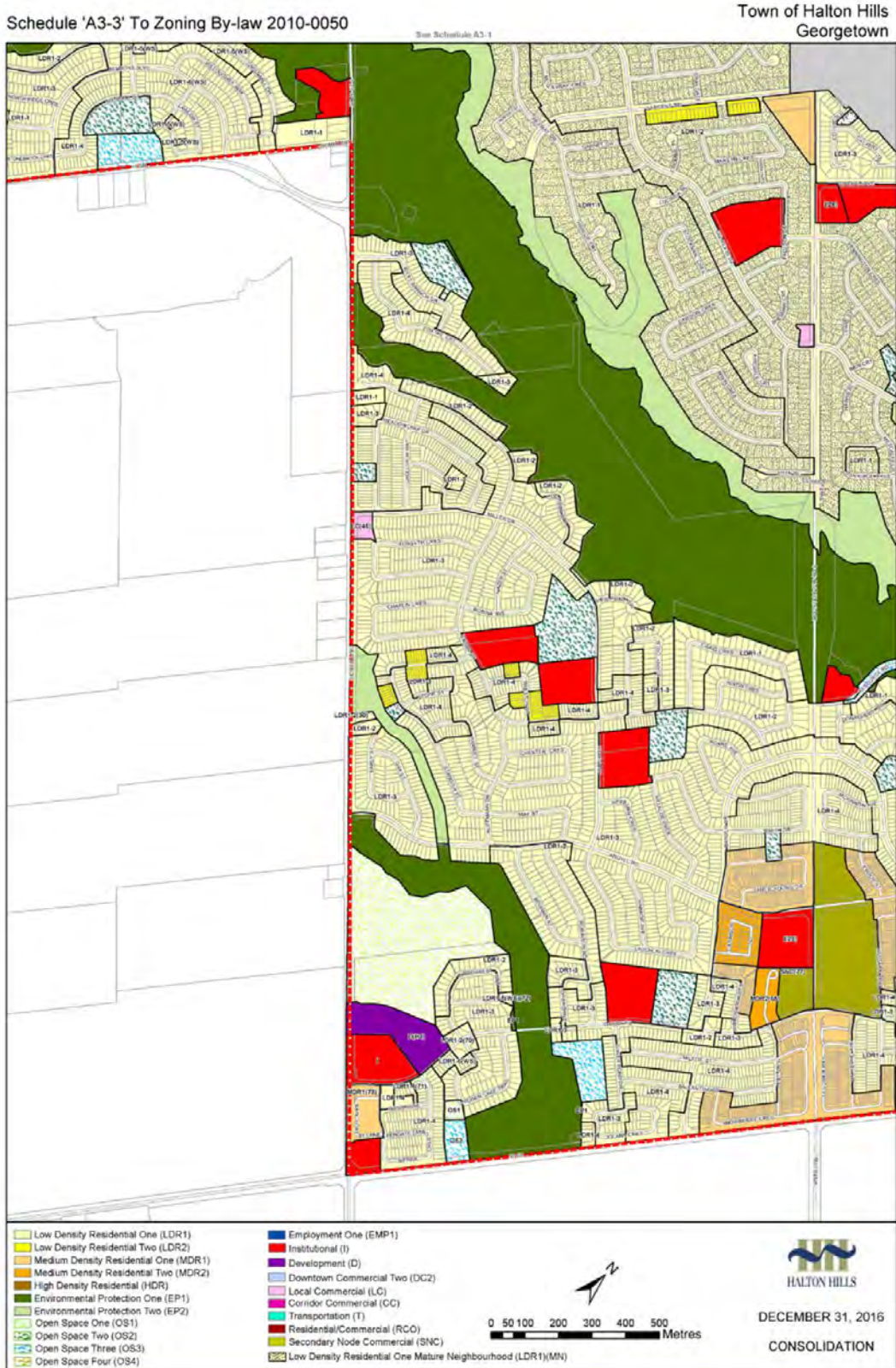
Town of Halton Hills  
 Georgetown





**Schedule 2 to Report No. P&I-2017-0056**  
**Zoning By-law Amendment for the Mature Neighbourhoods Character Study**

Schedule '3' to By-law 2017-





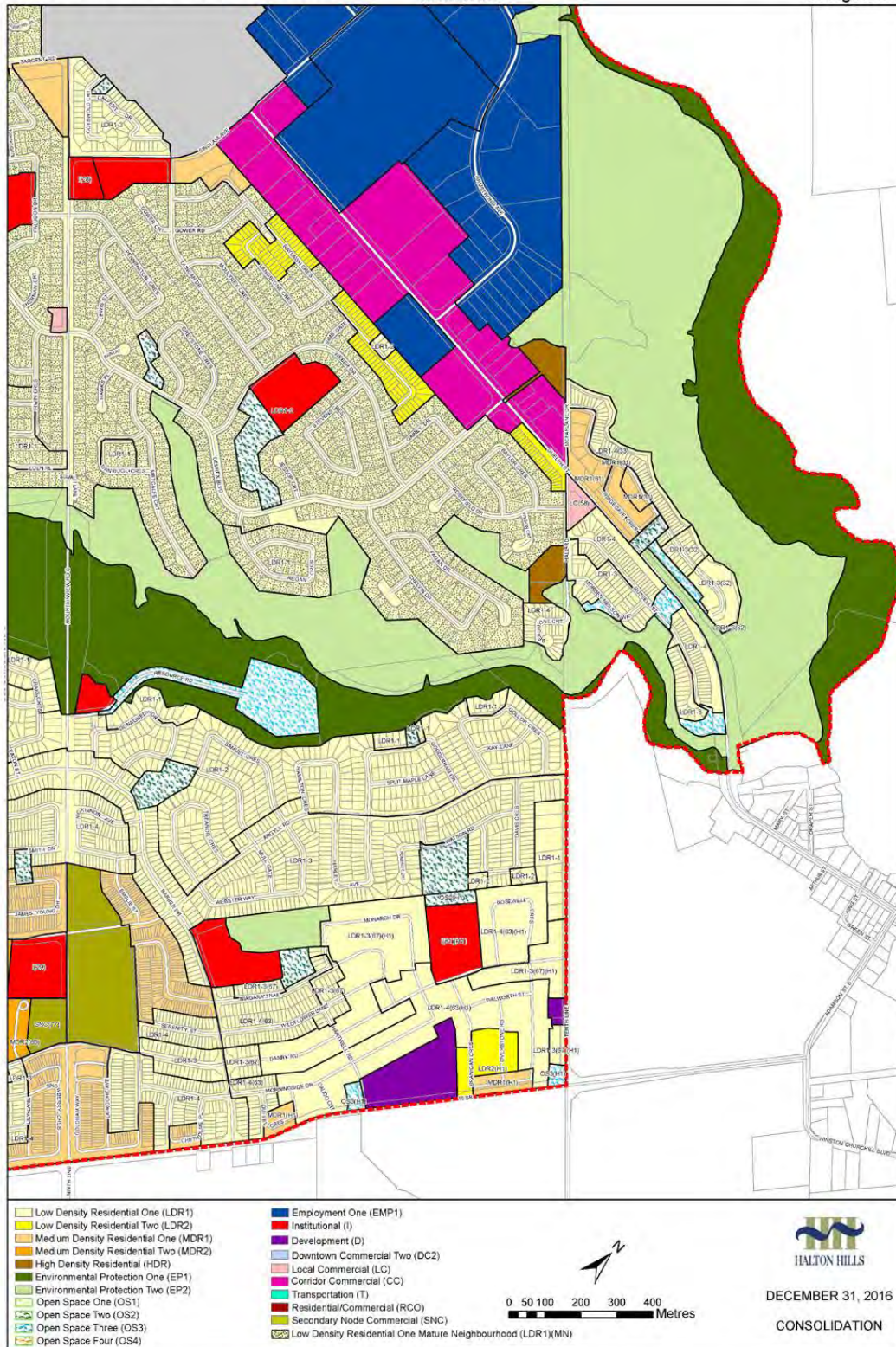
**Schedule 2 to Report No. P&I-2017-0056**  
**Zoning By-law Amendment for the Mature Neighbourhoods Character Study**

Schedule '4' to By-law 2017-

Schedule 'A3-4' To Zoning By-law 2010-0050

See Schedule A3.2

Town of Halton Hills  
Georgetown





**Schedule 2 to Report No. P&I-2017-0056**  
**Zoning By-law Amendment for the Mature Neighbourhoods Character Study**

Schedule '5' to By-law 2017-

Schedule 'A6' To Zoning By-law 2010-0050

Town of Halton Hills  
Acton

