



THE CORPORATION OF THE TOWN OF ERIN

BY-LAW

Number _____ -
2023

To amend By-law 07-67, as amended

WHEREAS The Council of The Corporation of the Town of Erin, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows;

By-law 07-67, as amended, is hereby further amended:

- (1) By changing on Schedule C thereto, the zoning designations of the lands as shown outlined on Schedule A to this by-law:

From	To
Future Development Zone (FD)	Urban Residential One – SECTION XXXX (UR1 - XXX)
Village Environmental Protection Zone (EP1)	Open Space (OS) Zone

- (2) By adding thereto the following sections:

“XXX No person shall *erect or use* a building in the R1-XXX Zone except in accordance with the following regulations:

XXX.1 Permitted Uses

- a) *Single-detached dwelling* including a bungalow dwelling;
- b) *Semi-detached dwelling*;
- c) *Townhouse dwelling*;
 - i) *Street Townhouse*
 - ii) *Back-to-back Townhouse*
- d) *Single-detached with detached Coach House*;
- e) *Home occupation* in accordance with Section 4.18;
- f) *Institutional uses* including *public building* or *uses* such as a *community centre, park* or *school*, in accordance with Section 10;
- g) *Public utility* including a stormwater management facility; and,
- h) *Uses accessory* to a permitted use including *accessory dwelling units*.

XXX.2 **Lot Requirements for Single-Detached and Semi-Detached Dwellings**

UR1-XXX Zone	Single Detached	Semi-Detached (each unit)
<i>Minimum Lot Area</i>		
Minimum <i>Lot Area</i>	220 m ²	205 m ²
Minimum <i>Lot Area</i> for a <i>Through Lot</i>	185 m ² (1)	175 m ²
<i>Minimum Lot Frontage</i>		
Minimum <i>Lot Frontage</i>	8.0m	7.5m per unit
Minimum <i>Lot Frontage</i> for a <i>Through Lot</i>	8.0m (1)	7.0m per unit (1)
<i>Minimum Front Yard</i>		
Minimum <i>Front Yard</i>	4.0m (2)	4.0m (2)
Minimum <i>Front Yard</i> for a <i>Through Lot</i>	3.0m (1)	3.0m (1)
<i>Minimum Rear Yard</i>		
Minimum <i>Rear Yard</i>	6.0m	6.0m
Minimum <i>Rear Yard</i> for a <i>Through Lot</i>	6.0m (1) (2)	0.6m (1) (2)
Minimum <i>Side Yard</i>		
One Side	1.2m	1.2m
Other Side	0.6m	0.0m
Minimum <i>Exterior Side Yard</i>	3.0m (1) (2)	3.0m (1) (2)
Maximum <i>Lot Coverage</i>	55 %	55 %
Maximum <i>Building Height</i>	11.0m	11.0m
<p>Notes:</p> <p>(1) For a <i>Through Lot</i>, the <i>Lot Line, Rear</i> shall be considered the <i>Lot Line</i> adjacent to Eighth Line.</p> <p>(2) That wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 6.0m from the lot line that the driveway crosses to access the <i>garage</i>.</p> <p>Notwithstanding 4.8.1, on every <i>corner lot</i>, a <i>daylight triangle</i> shall be observed. The <i>daylight triangle</i> is determined by measuring 6.0 m in each direction from the intersection of the front and exterior side <i>lot lines</i> and connecting these points to form a triangle.</p> <p>Section 4.36 and 4.37 shall not apply to the subject site as the <i>Conservation Authority</i> has staked environmental features (June 17, 2019) and further confirmed required buffering for said features, all located within the Environmental Protection Zone, off the site subject to this by-law.</p>		

XXX.3 Lot Requirement for Townhouse

UR1-XXX Zone	Townhouse (each unit)
Minimum Lot Area	
Minimum Lot Area	
i. Street Townhouse	165 m ²
ii. Back-to-back Townhouse	90 m ²
Minimum Lot Frontage	
Minimum Lot Frontage	
i. Street Townhouse	Interior lot: 6.0m per unit End or Corner lot: 7.0m per unit
ii. Back-to-back Townhouse	Interior lot: 6.5m per unit End or Corner lot: 7.8m per unit
Minimum Front Yard	
Minimum Front Yard	
i. Street Townhouse	3.0m (1)
ii. Back-to-back Townhouse	3.0m (1)
Minimum Rear Yard	
Minimum Rear Yard	
i. Street Townhouse	6.0m
ii. Back-to-back Townhouse	0.0m
Minimum Side Yard	
Minimum Side Yard	
i. Street Townhouse	
Interior lot	0.0m
End Unit	1.2m
ii. Back-to-back Townhouse	
Interior Lot	0.0m
End Unit	1.2m
Minimum Exterior Side Yard	
Minimum Exterior Side Yard	
i. Street Townhouse	3.0m (1)
ii. Back-to-back Townhouse	3.0m (1)
Maximum Lot Coverage	
Maximum Lot Coverage	
i. Street Townhouse	55 %
ii. Back-to-back Townhouse	N/A
Maximum Building Height	
Maximum Building Height	
i. Street Townhouse	11.0m
ii. Back-to-back Townhouse	12.5m
Minimum Outdoor Amenity Area	
Minimum Outdoor Amenity Area	
i. Street Townhouse	10.0 m ² per unit
ii. Back-to-back Townhouse	5.0 m ² per unit
Notes:	
<p>(1) That wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 6.0m from the lot line that the driveway crosses to access the <i>garage</i>.</p> <p>Notwithstanding 4.8.1, on every <i>corner lot</i>, a <i>daylight triangle</i> shall be observed. The <i>daylight triangle</i> is determined by measuring 6.0 m in each direction from the intersection of the front and exterior side <i>lot lines</i> and connecting these points to form a triangle.</p> <p>Section 4.36 and 4.37 shall not apply to the subject site as the <i>Conservation Authority</i> has staked environmental features (June 17, 2019) and further confirmed required buffering for said features, all located within the Environmental Protection Zone, off the site subject to this by-law.</p>	

XXX.4 Lot Requirement for Single-Detached with Coach House

UR1-XXX Zone	Single-detached with Coach House (each unit)
Minimum <i>Lot Area</i>	
Minimum <i>Lot Area</i>	265 m ²
Minimum <i>Lot Frontage</i>	
Minimum <i>Lot Frontage</i>	9.0m per unit
Minimum <i>Front Yard</i>	
Minimum <i>Front Yard</i>	3.0m
Minimum <i>Rear Yard</i>	
Minimum <i>Rear Yard for main dwelling</i>	13.5m
Minimum <i>Rear Yard for coach house</i>	0.6m
Minimum <i>Side Yard for main dwelling</i>	0.6m & 1.2m
Minimum <i>Side Yard for coach house</i>	0.0m & 3.0m
Minimum <i>Exterior Side Yard</i>	3.0m
Maximum <i>Lot Coverage</i>	60 %
Maximum <i>garage width</i>	7.0m
Maximum <i>Building Height</i> for main dwelling	11.5m
Maximum <i>Building Height</i> for coach house	7.0m
Notes:	
(1) <i>Front Lot Line</i> shall be considered the <i>Lot Line</i> adjacent to Eighth Line.	
(2) All <i>Lots</i> shall be considered <i>Through Lots</i> .	
(3) Notwithstanding 4.8.1, on every <i>corner lot</i> , a <i>daylight triangle</i> shall be observed. The <i>daylight triangle</i> is determined by measuring 6.0 m in each direction from the intersection of the front and exterior side <i>lot lines</i> and connecting these points to form a triangle.	
Section 4.36 and 4.37 shall not apply to the subject site as the <i>Conservation Authority</i> has staked environmental features (June 17, 2019) and further confirmed required buffering for said features, all located within the Environmental Protection Zone, off the site subject to this by-law.	

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this ___day of ___, 2023.

DRAFT

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW -2023

The purpose of By-law -2023 is to amend Comprehensive Zoning By-law 07-67, as amended, pursuant to an application by EC (Erin) GP Inc.

EFFECT OF THE BY-LAW

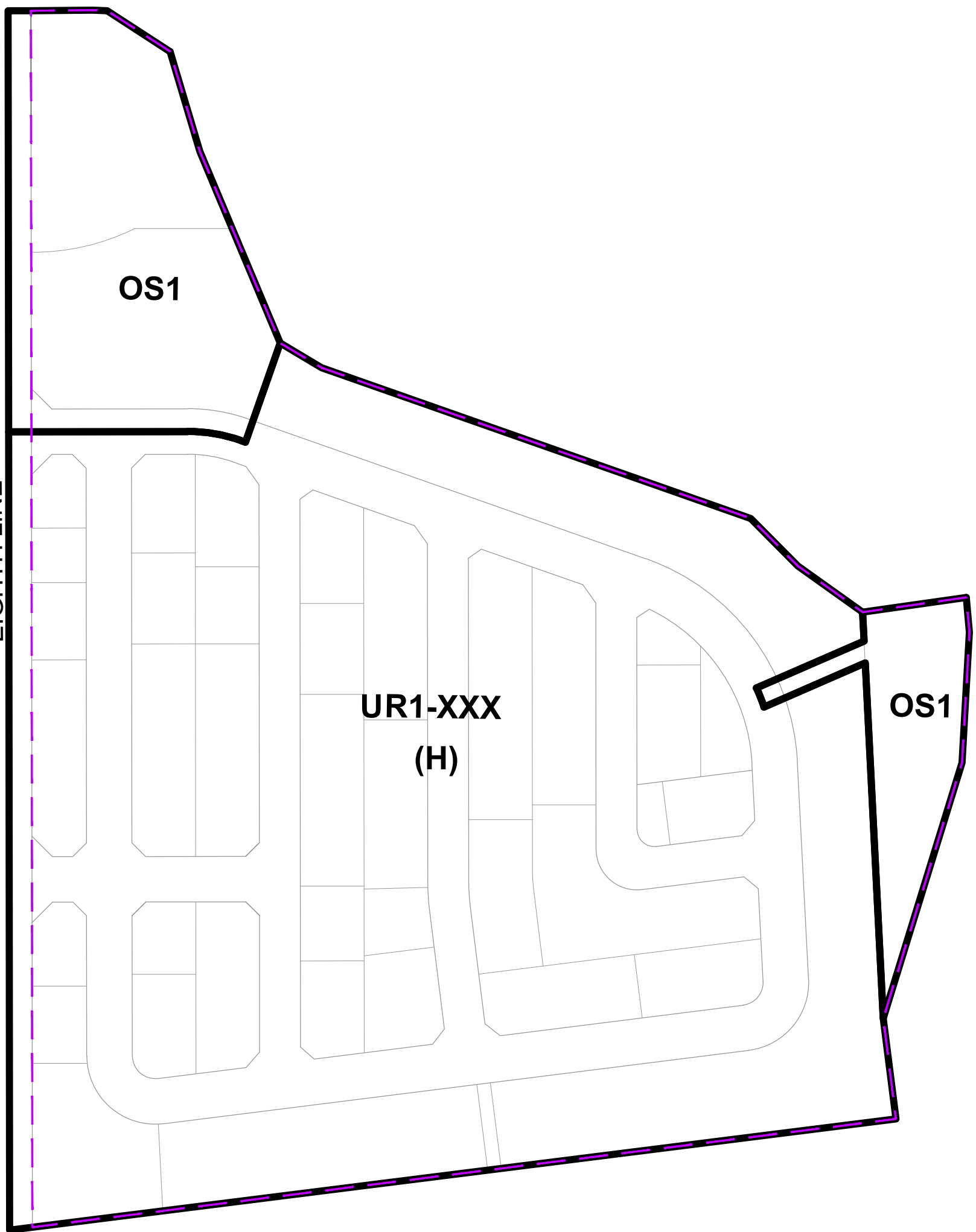
The effect of By-law -2023 is to permit a Plan of Subdivision on the subject lands, in accordance with the requirements set out in the by-law.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -2023 are located on the west side of Eighth Line north of Erin Heights Drive, municipally known as 5525 Eighth Line, within Lot 19, Registrars Complied Plan 686, Town of Erin.

Any further inquiries or questions should be directed to the Town of Erin, Planning Department, (519)-855-4407.

EIGHTH LINE



 Property Boundary

