

THE CORPORATION OF THE TOWN OF ERIN

BY-LAW # 2023 - XX

Being a By-law to amend By-law 07-67, as amended, being the Zoning By-law for the Corporation of the Town of Erin

WHEREAS the lands shown on Schedule “A” attached hereto are the subject of an application to amend Zoning By-law 07-67 pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990 to permit development consisting of a residential plan of subdivision on certain lands located in the Erin Urban Area and described as Part of Lots 16 and 17, Concession 8, Town of Erin, County of Wellington;

AND WHEREAS the Town of Erin Official Plan provides for the lands affected by this by-law to be zoned as set forth in this By-law;

NOW THEREFORE the Council of the Corporation of the Town of Erin hereby enacts as follows:

1. **THAT** Schedule B, Erin Zoning Map Town of Erin, is amended by rezoning the lands legally described as Part of Lots 16 & 17, Concession 8, from “Future Development (FD) Zone” to the following zones:
 - i. “Urban Residential One (UR1-AAA-H)”;
 - ii. “Urban Residential One (UR1-BBB-H)”;
 - iii. “Open Space Recreation (OS1)”;
 - iv. “Village Environmental Protection (EP1)”.

2. **THAT** Section 14. “SPECIAL PROVISIONS”, be amended by the addition of the following new subsections to the RESIDENTIAL ZONE subsections as applicable:

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS																
UR1-AAA (H) By-law #2023-XX Part of Lots 16 and 17, Concession 8, Erin	<p>No <i>person</i> shall <i>erect</i> or <i>use</i> a <i>building</i> in the UR1-AAA Zone except in accordance with the following regulations:</p> <p>1. Regulations</p> <ol style="list-style-type: none"> a. Notwithstanding Section 4.8, a 6m daylight rounding shall be observed at street intersections. b. Notwithstanding Section 4.36, no additional setbacks are required to Environmental Protection Zone 1. c. Notwithstanding Section 4.26 (4) minimum parking stall dimensions: 2.6 m x 5.5 m. Stairs are permitted to encroach into the minimum parking stall. d. Notwithstanding Section 4.33 (1.1) a planting strip is not required. e. Lot frontage shall be measured 3.0 m from the front lot line. <p>2. Lot Requirements for Single-Detached</p> <table border="1" data-bbox="548 829 1494 1117"> <thead> <tr> <th>UR1-AAA Zone</th> <th>Single-Detached</th> </tr> </thead> <tbody> <tr> <td>Minimum <i>Lot Area</i></td> <td>220 m²</td> </tr> <tr> <td>Minimum <i>Lot Frontage</i></td> <td>8.0 m</td> </tr> <tr> <td>Minimum <i>Front Yard</i></td> <td>3.0 m</td> </tr> <tr> <td>Minimum <i>Exterior Side Yard</i></td> <td>3.0 m</td> </tr> <tr> <td>Maximum <i>Building Height</i></td> <td>12.5 m</td> </tr> <tr> <td>Minimum landscaped area of <i>front yard</i> or <i>exterior side yard</i></td> <td>25%</td> </tr> <tr> <td>Maximum garage width</td> <td>60% of lot frontage</td> </tr> </tbody> </table> <ol style="list-style-type: none"> (1) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines. (2) A balcony shall be set back a minimum 1metre from front, rear, or exterior side lot lines. (3) Steps and landings may be setback a minimum of 0 metres from front, rear, or exterior side lot lines. (4) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard, which may be 4 metres wide, have as many storeys as the dwelling, and which has window(s) on the longest side. (5) A chimney or fireplace may encroach 0.6 meters into any yard. (6) Setback to a daylight triangle or corner rounding may be 0.0 meters. (7) 0.6 m interior side yards may be paired. 	UR1-AAA Zone	Single-Detached	Minimum <i>Lot Area</i>	220 m ²	Minimum <i>Lot Frontage</i>	8.0 m	Minimum <i>Front Yard</i>	3.0 m	Minimum <i>Exterior Side Yard</i>	3.0 m	Maximum <i>Building Height</i>	12.5 m	Minimum landscaped area of <i>front yard</i> or <i>exterior side yard</i>	25%	Maximum garage width	60% of lot frontage
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Maximum garage width	60% of lot frontage																

3. Lot Requirements for Townhouse Units

UR1-AAA Zone	Townhouse
Minimum <i>Lot Area</i> per unit	150 m ²
Maximum Building Height	12.5 m
Minimum common outdoor amenity area	N/A
Maximum garage width – corner and end unit	70% of lot frontage
Maximum garage width – interior unit	50% of lot frontage

Notes:

- (1) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines.
- (2) A balcony shall be set back a minimum 1 metre from front, rear, or exterior side lot lines.
- (3) Steps and landings may be setback a minimum of 0 metres from front, rear, or exterior side lot lines.
- (4) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard, which may be 4 metres wide, have as many storeys as the dwelling, and which has window(s) on the longest side.
- (5) A chimney or fireplace may encroach 0.6 meters into any yard.
- (6) Setback to a daylight triangle or corner rounding may be 0.0 meters.

RESIDENTIAL ZONE By-law, Location, Roll #	SPECIAL PROVISIONS																													
UR1-BBB (H) By-law #XXXX-XX Part of Lots 16 and 17, Concession 8, Erin	<p>No <i>person</i> shall <i>erect</i> or <i>use</i> a <i>building</i> in the UR1-BBB Zone except in accordance with the following regulations:</p> <p>1. Regulations</p> <ol style="list-style-type: none"> a. Notwithstanding Section 4.10 a townhouse or back to back townhouse is permitted to have access through a private road. b. Notwithstanding Section 4.8, a 6m daylight rounding shall be observed at street intersections. c. Notwithstanding Section 4.36, no additional setbacks are required to Environmental Protection Zone 1. d. Notwithstanding Section 4.26 (4) minimum parking stall dimensions: 2.6 m x 5.5 m. Stairs are permitted to encroach into the minimum parking stall. e. Notwithstanding Section 4.33 (1.1) a planting strip is not required. f. For the purpose of administering the zoning by-law, a block zoned UR1-BBB shall be considered one lot. <p>2. Lot Requirements for Townhouse Units</p> <table border="1" data-bbox="548 930 1498 1432"> <thead> <tr> <th data-bbox="548 930 1114 1056">UR1-BBB Zone</th> <th data-bbox="1114 930 1313 1056">Townhouse</th> <th data-bbox="1313 930 1498 1056">Back to Back Townhouse (8)</th> </tr> </thead> <tbody> <tr> <td data-bbox="548 1056 1114 1087">Minimum <i>Lot Area</i> per unit</td> <td data-bbox="1114 1056 1313 1087">100 m²</td> <td data-bbox="1313 1056 1498 1087">85 m²</td> </tr> <tr> <td data-bbox="548 1087 1114 1150">Minimum separation distance between buildings (rear to rear)</td> <td data-bbox="1114 1087 1313 1150">8 m</td> <td data-bbox="1313 1087 1498 1150">N/A</td> </tr> <tr> <td data-bbox="548 1150 1114 1182">Maximum <i>Building Height</i></td> <td data-bbox="1114 1150 1313 1182">12.5 m</td> <td data-bbox="1313 1150 1498 1182">12.5 m</td> </tr> <tr> <td data-bbox="548 1182 1114 1213">Minimum Private Outdoor <i>Amenity Area</i></td> <td data-bbox="1114 1182 1313 1213">10 m²/unit</td> <td data-bbox="1313 1182 1498 1213">5m²/unit</td> </tr> <tr> <td data-bbox="548 1213 1114 1245">Minimum Common Outdoor <i>Amenity Area</i></td> <td data-bbox="1114 1213 1313 1245">N/A</td> <td data-bbox="1313 1213 1498 1245">N/A</td> </tr> <tr> <td data-bbox="548 1245 1114 1308">Maximum garage width – corner and end unit</td> <td data-bbox="1114 1245 1313 1308">70% of lot frontage</td> <td data-bbox="1313 1245 1498 1308">N/A</td> </tr> <tr> <td data-bbox="548 1308 1114 1371">Maximum garage width – interior unit</td> <td data-bbox="1114 1308 1313 1371">50% of lot frontage</td> <td data-bbox="1313 1308 1498 1371">N/A</td> </tr> <tr> <td data-bbox="548 1371 1114 1432">Maximum garage width – where a garage is accessed from a rear lane</td> <td data-bbox="1114 1371 1313 1432">100% of lot width</td> <td data-bbox="1313 1371 1498 1432">N/A</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> (1) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines. (2) A balcony shall be set back a minimum 1 metre from front, rear, or exterior side lot lines. (3) Steps and landings maybe set back a minimum of 0 metres from front, rear, or exterior side lot lines. (4) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard, which may be 4 metres wide, have as many storeys as the dwelling, and which has window(s) on the longest side. (5) Setback to a daylight triangle may be 0.0 meters. (6) A chimney or fireplace may encroach 0.6 meters into any yard. 			UR1-BBB Zone	Townhouse	Back to Back Townhouse (8)	Minimum <i>Lot Area</i> per unit	100 m ²	85 m ²	Minimum separation distance between buildings (rear to rear)	8 m	N/A	Maximum <i>Building Height</i>	12.5 m	12.5 m	Minimum Private Outdoor <i>Amenity Area</i>	10 m ² /unit	5m ² /unit	Minimum Common Outdoor <i>Amenity Area</i>	N/A	N/A	Maximum garage width – corner and end unit	70% of lot frontage	N/A	Maximum garage width – interior unit	50% of lot frontage	N/A	Maximum garage width – where a garage is accessed from a rear lane	100% of lot width	N/A
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3. Holding Provision

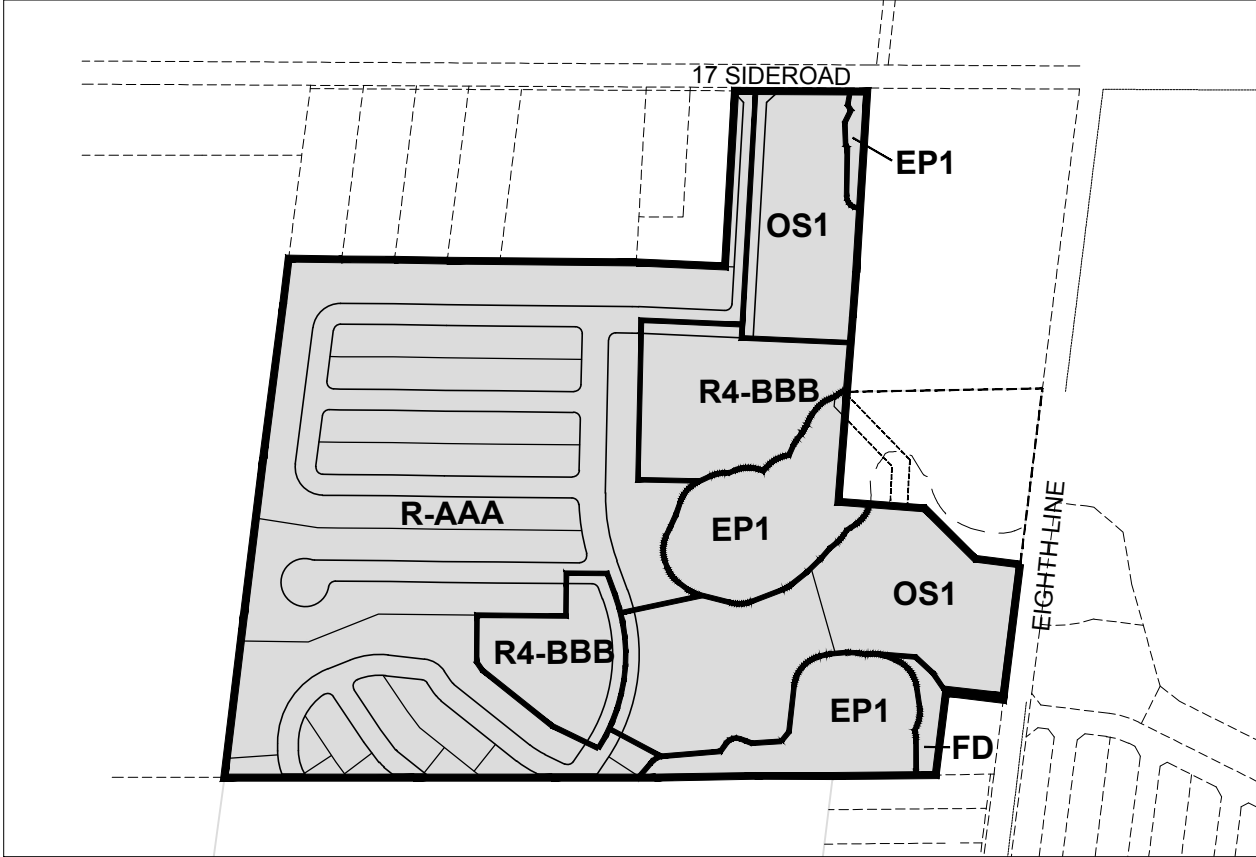
No person within the lands zoned UR1-AAA (H), UR1-BBB (H), shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which existed on the date of passing of this By-law unless an amendment to this By-law or removal of the "(H)" prefix, as identified below, is approved by Council of the Town of Erin and comes into full force and effect.

Prior to the removal of the Holding (H) provision the Owner will provide to the Town of Erin's satisfaction, the following:

- Confirmation that water and wastewater servicing is available to the subject site, unless otherwise deemed satisfactory to the Town of Erin

4. **THAT** Zoning By-law No. 07-67, as amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 07-67, as amended, shall in other respects remain in full force and effect save as may be otherwise amended or hereinafter dealt with.

SCHEDULE 1
TO ZONING BY-LAW No. 2023-##
THE CORPORATION OF THE TOWN OF ERIN



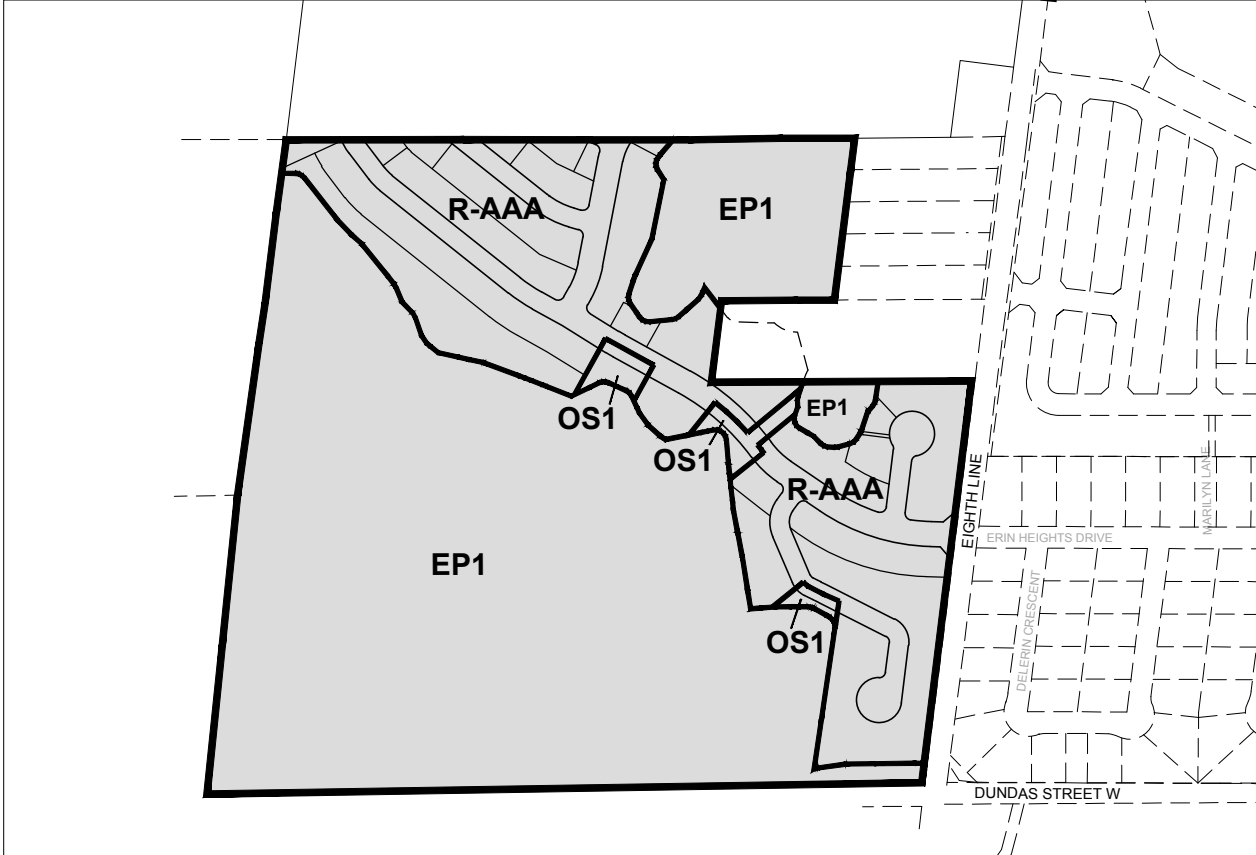
 AREA AFFECTED BY THIS BY-LAW

THIS SCHEDULE 1 TO BY-LAW No. 2023-## PASSES ON THE ___ DAY OF _____, 2023

MAYOR

CLERK

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