

BY-LAW NUMBER 12-XXX

A By-law to amend Town of Erin Zoning By-law No. 07-67

WHEREAS the Planning Act provides that the Council of a Municipal Corporation may pass by-laws to restrict the use of lands and the character, location and use of a building or structures;

WHEREAS the matters herein will be in conformity with the Official Plan of the Town of Erin, upon the approval and coming into effect of OPA No._____;

NOW THEREFORE the Council of the Corporation of the Town of Erin **ENACTS AS FOLLOWS:**

1. That Zoning By-law No. 07-67, as amended, be and it is hereby further amended by:
 - a) re-zoning the lands from “Future Development (FD) Zone” to “Residential Two (R2-101)”, “Residential Two (R2-102)”, “Multiple Residential (R4-101)”, “Multiple Residential (R4-102)”, “Institutional (I)”, “Highway Commercial (C2)”, “General Industrial (M2)”, “Rural Environmental Protection (EP2)”, and “Open Space Recreation (OS1) Zone” as shown on Schedule “1” attached hereto;
 - b) Amending the portion of Schedule “B” in the manner shown on Schedule “1” attached hereto; and,
 - c) adding the following paragraphs to Section 14 “SPECIAL PROVISIONS”:

RESIDENTIAL ZONE By-Law, Location, Roll #	SPECIAL PROVISIONS
R2-101 By-law 12-XXX Pt Lots 16 & 17, Con 10 & Pt Lot 16, Con 11	Notwithstanding the provisions of the R2 Zone, the <i>lands</i> zoned R2-101 will be subject to the following regulations: <ul style="list-style-type: none"> • Minimum <i>Lot</i> Frontage: 11.0 m • Minimum <i>Lot</i> Area: 350.0 m² • Minimum Interior <i>Side Yard</i>: <ul style="list-style-type: none"> One Side 1.2 m Other Side 0.6 m
R2-102 By-law 12-XXX Pt Lots 16 & 17, Con 10 & Pt Lot 16, Con 11	Notwithstanding the provisions of the R2 Zone, semi-detached dwellings on the <i>lands</i> zoned R2-102 will be subject to the following regulations: <ul style="list-style-type: none"> • Minimum <i>Lot</i> Frontage (each unit): 7.65 m • Minimum <i>Lot</i> Area (each unit): 244.5 m² • Minimum <i>Front Yard</i>: 6.0 m • Minimum Interior <i>Side Yard</i>: <ul style="list-style-type: none"> One Side 1.2 m Other Side 0.0 m

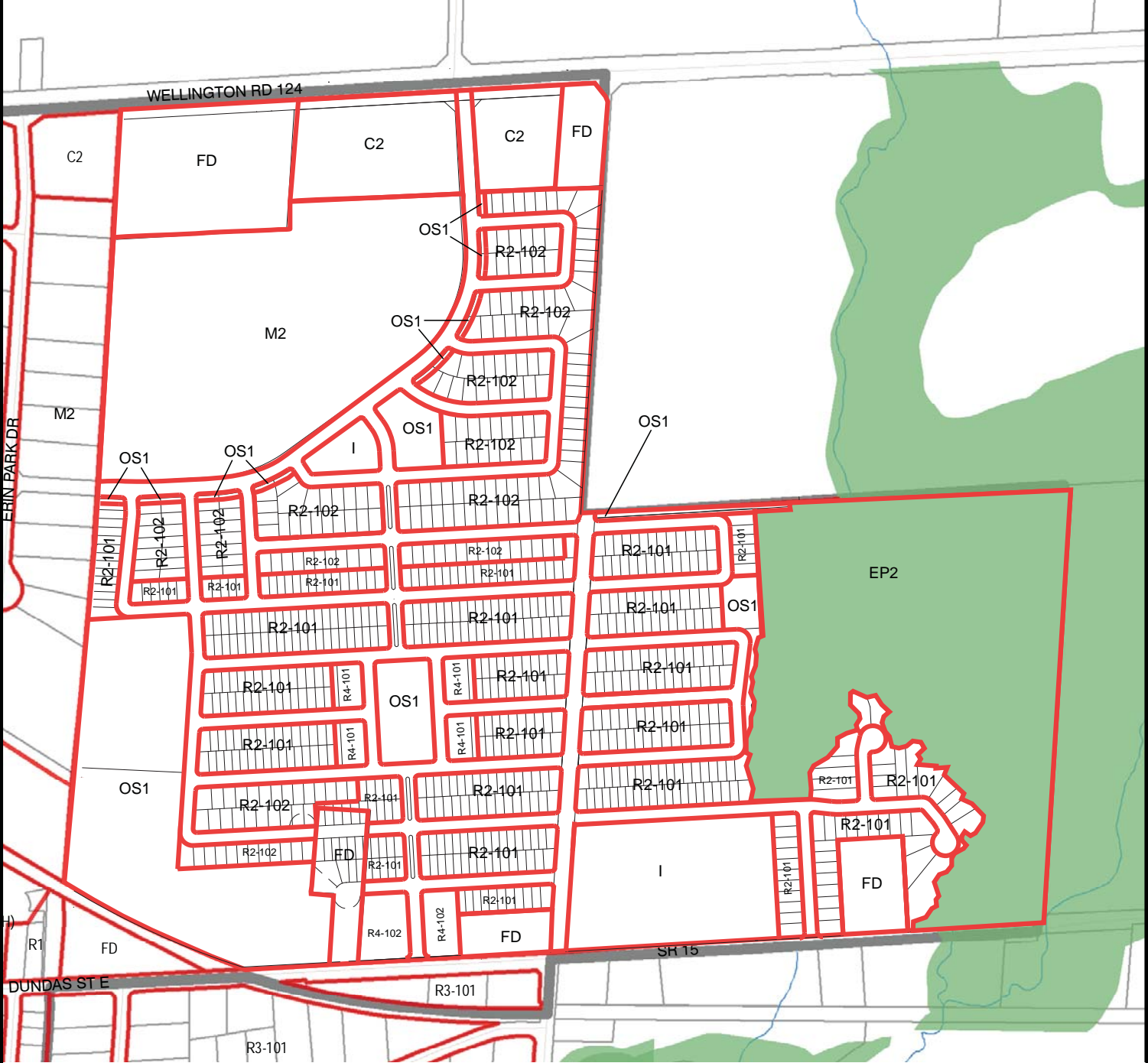
<p>R4-101 By-law 12-XXX Pt Lots 16 & 17, Con 10 & Pt Lot 16, Con 11</p>	<p>Notwithstanding the provisions of the R4 Zone, townhouse dwellings on the <i>lands</i> zoned R4-101 will be subject to the following regulations:</p> <ul style="list-style-type: none"> • Minimum <i>Lot</i> Frontage (each unit): 4.5 m • Minimum <i>Lot</i> Area (each unit): 157.5 m² • Minimum <i>Front Yard</i>: 3.0 m • Minimum <i>Rear Yard</i>: 6.0 m • Minimum Exterior <i>Side Yard</i>: 3.0 m
<p>R4-102 By-law 12-XXX Pt Lots 16 & 17, Con 10 & Pt Lot 16, Con 11</p>	<p>Notwithstanding the provisions of the R4 Zone, and Table 1 – Off Street Parking Requirements:</p> <ol style="list-style-type: none"> 1. Townhouse dwellings on the <i>lands</i> zoned R4-102 will be subject to the following regulations: <ul style="list-style-type: none"> • Minimum <i>Lot</i> Area: 4,500.0 m² • Minimum <i>Lot</i> Frontage: 50.0 m • Minimum <i>Front Yard</i>: 6.0 m • Minimum <i>Rear Yard</i>: 7.5 m • Minimum <i>Side Yard</i>: 3.0 m • Minimum Exterior <i>Side Yard</i>: 3.0 m • Maximum <i>Lot Coverage</i>: 50% • Maximum <i>Building Height</i>: 12.0 m • Minimum Parking Required: 1.25 spaces per <i>dwelling unit</i> 2. Apartment dwellings on the <i>lands</i> zoned R4-102 will be subject to the following regulations: <ul style="list-style-type: none"> • Minimum <i>Lot</i> Area: 4,500.0 m² • Minimum <i>Lot</i> Frontage: 50.0 m • Minimum <i>Front Yard</i>: 4.5 m • Minimum <i>Rear Yard</i>: 7.5 m • Minimum <i>Side Yard</i>: 3.0 m • Minimum Exterior <i>Side Yard</i>: 3.0 m • Maximum <i>Lot Coverage</i>: 50% • Maximum <i>Building Height</i>: 18.0 m • Minimum Parking Required: 1.25 spaces per <i>dwelling unit</i>

Passed by Council on xx, xxx 2012

Mayor

Clerk

This is Schedule "1"
to By-law No. _____



Legend

- Zones
- EP1
- Lakes & Rivers

Erin Zoning Map
Town of Erin
Schedule "B"
By-law No. 07-67

