

THE CORPORATION OF THE TOWN OF ERIN

BY-LAW NO. _____

By-law Number XXXX-XX amends the Town of Erin Zoning By-law 07-67 by rezoning the lands legally described as Part of Lots 16 & 17, Concession 8, from the current “Future Development (FD) Zone” to “Residential (R-AAA)”, “Residential (R4-BBB)”, “Village Environmental Protection Zone (EP1)” and “Open Space Recreation (OS1)”, to permit the implementation of a proposed Draft Plan of Subdivision. The purpose of the proposed Zoning By-law is to rezone the property to permit various residential dwelling types and parks.

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. “Residential (R-AAA)”;
 - ii. “Residential (R4-BBB)”;
 - 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																		
R-AAA 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 R-AAA Zone except in accordance with the following regulations:</p> <p>1. Permitted Uses</p> <ul style="list-style-type: none"> a) <i>single-detached dwelling</i>; b) <i>townhouse dwelling</i>; c) <i>nursing home or Home for the Aged</i>; d) <i>retirement residential facility</i>; e) <i>home occupation</i> in accordance with Section 4.18; f) <i>day nursery</i>; g) <i>group home</i>; and h) <i>uses accessory</i> to a permitted <i>use</i> including <i>accessory dwelling units</i>. <p>2. Regulations</p> <ul 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. <p>3. Lot Requirements for Single-Detached</p> <table border="1" data-bbox="561 1199 1507 1486"> <thead> <tr> <th>R-### Zone</th> <th>Single-Detached</th> </tr> </thead> <tbody> <tr> <td>Maximum <i>Building Height</i></td> <td>14.5 m</td> </tr> <tr> <td>Minimum <i>Lot Area</i></td> <td>N/A</td> </tr> <tr> <td>Minimum <i>Lot Depth</i></td> <td>N/A</td> </tr> <tr> <td>Minimum <i>Lot Frontage</i></td> <td>8.2m</td> </tr> <tr> <td>Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(7)</td> <td>2.0 m</td> </tr> <tr> <td>Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)</td> <td>2.4 m</td> </tr> <tr> <td>Minimum <i>Interior Side Yard</i> (5)(6)</td> <td>1.2 m/0.6 m</td> </tr> <tr> <td>Minimum <i>Rear Yard</i> (2)(3)(4)(5)</td> <td>7.0 m</td> </tr> </tbody> </table> <p>(1) The wall of an attached <i>garage</i> that contains a motor vehicle door shall be set back a minimum of 5.5m from the lot line that the driveway crosses to access the <i>garage</i>, or 5.4m from a daylight triangle. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m. Notwithstanding 4.26.3, in the case of a staggered double car garage, one garage is permitted to have a minimum setback of 2.0m to the front lot line providing that the second garage has a minimum setback of 5.5m to the front lot line.</p> <p>(2) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines.</p> <p>(3) A balcony shall be set back a minimum 1.5 metres from front, rear, or exterior side lot lines, unless over a porch where it shall be set back a minimum of 1 metre from the lot line.</p> <p>(4) Steps may be setback a minimum of 0 metres from front, rear, or exterior side lot lines.</p> <p>(5) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard.</p> <p>(6) A chimney may encroach 0.6 meters into any yard.</p> <p>(7) Setback to a daylight triangle may be 0.0 meters.</p>	R-### Zone	Single-Detached	Maximum <i>Building Height</i>	14.5 m	Minimum <i>Lot Area</i>	N/A	Minimum <i>Lot Depth</i>	N/A	Minimum <i>Lot Frontage</i>	8.2m	Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(7)	2.0 m	Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.4 m	Minimum <i>Interior Side Yard</i> (5)(6)	1.2 m/0.6 m	Minimum <i>Rear Yard</i> (2)(3)(4)(5)	7.0 m
R-### Zone	Single-Detached																		
Maximum <i>Building Height</i>	14.5 m																		
Minimum <i>Lot Area</i>	N/A																		
Minimum <i>Lot Depth</i>	N/A																		
Minimum <i>Lot Frontage</i>	8.2m																		
Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(7)	2.0 m																		
Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.4 m																		
Minimum <i>Interior Side Yard</i> (5)(6)	1.2 m/0.6 m																		
Minimum <i>Rear Yard</i> (2)(3)(4)(5)	7.0 m																		

4. Lot Requirements for Townhouse Units

R-### Zone	Townhouse
Maximum <i>Building Height</i>	14.5 m
Minimum <i>Lot Area</i>	N/A
Minimum <i>Lot Depth</i>	24.0 m
Minimum <i>Lot Frontage</i>	5.6 m
Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(6)	2.0 m
Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)	2.4m
Minimum <i>Interior Side Yard</i> (6)	0 m/1.2 m
Minimum <i>Rear Yard</i> (2)(3)(4)(5)(6)	7.0 m
Maximum Lot Coverage	N/A

Notes:

- (1) The wall of an attached *garage* that contains a motor vehicle door shall be set back a minimum of 5.5m from the lot line that the driveway crosses to access the *garage*, or 5.4m from a daylight rounding. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 m.
- (2) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines.
- (3) A balcony shall be set back a minimum 1.5 metres from front, rear, or exterior side lot lines, unless over a porch where it shall be set back a minimum of 1 metre from the lot line.
- (4) Steps may be setback a minimum of 0 metres from front, rear, or exterior side lot lines.
- (5) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard.
- (6) A chimney may encroach 0.6 meters into any yard.
- (7) Setback to a daylight triangle may be 0.0 meters.

RESIDENTIAL ZONE
By-law, Location, Roll #

SPECIAL PROVISIONS

R4-BBB
 By-law #XXXX-XX
 Part of Lots 16 and 17,
 Concession 8, Erin

No *person* shall *erect* or *use* a *building* in the R4-BBB Zone except in accordance with the following regulations:

1. Permitted Uses

- a) *townhouse dwelling*;
- b) *back to back townhouse dwelling*
- c) *nursing home or Home for the Aged*;
- d) *retirement residential facility*;
- e) *group home*; and *home occupation* in accordance with Section 4.18; and
- f) *uses accessory* to a permitted use including *accessory dwelling units*.

2. Regulations

- 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 R4-BBB shall be considered one lot.

3. Lot Requirements for Townhouse Units

R4-### Zone	Townhouse	Back to Back Townhouse (7)
Maximum <i>Building Height</i>	14.5 m	14.5 m
Minimum <i>Lot Area</i>	N/A	N/A
Minimum <i>Lot Depth</i>	N/A	N/A
Minimum <i>Lot Frontage</i>	5.6 m	5.6 m
Minimum <i>Front Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.0 m	2.0 m
Minimum <i>Exterior Side Yard</i> (1)(2)(3)(4)(5)(6)(7)	2.4m	2.4 m
Minimum <i>Interior Side Yard</i> (7)	0 m/1.2 m	0 m/1.2 m
Minimum <i>Rear Yard</i> (2)(3)(4)(5)(7)	6.0 m	0m
Minimum <i>Rear Yard – lane access</i>	0.6 m	N/A
Maximum <i>Lot Coverage</i>	N/A	N/A

Notes:

- (1) The wall of an attached *garage* that contains a motor vehicle door shall be set back a minimum of 1.0 m from a private lane, and 5.5m from a private street that the driveway crosses to access the *garage*..
- (2) A porch shall be set back a minimum of 1 metre from front, rear, or exterior side lot lines.

	<p>(3) A balcony shall be set back a minimum 1.5 metres from front, rear, or exterior side lot lines, unless over a porch where it shall be set back a minimum of 1 metre from the lot line.</p> <p>(4) Steps may be set back a minimum of 0 metres from front, rear, or exterior side lot lines.</p> <p>(5) A bay, box or boxout window with or without foundation may encroach 1 meter into any yard.</p> <p>(6) Setback to a daylight triangle may be 0.0 meters.</p> <p>(7) A chimney may encroach 0.6 meters into any yard.</p> <p>(8) Back to back <i>townhouse</i>, notwithstanding the definition of <i>townhouse</i>, are not required to provide access to a rear yard. <i>Back to back townhouse dwellings</i> shall mean a building containing four or more <i>dwelling units</i> divided vertically and/or horizontally above grade by common wall, including a rear common wall, that do not have rear yards.</p>
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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.