



THE CORPORATION OF THE TOWN OF ERIN

# BY-LAW

*Number* \_\_\_\_\_ - 2022

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 (FD) Future Development (FD-102)	Residential One – SECTION AAAA (R1 - AAA)  Holding (H)

- (2) By adding thereto the following sections:

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

AAA.1 **Permitted Uses**

- a) *Single-detached dwelling* including a bungalow dwelling;
- b) *Semi-detached dwelling*;
- c) *Townhouse dwelling*;
- d) *Home occupation* in accordance with Section 4.18;
- e) *Garden Suites*;
- f) *Institutional uses* including *public building* or *uses* such as a *community centre, park* or *school*, in accordance with Section 10;
- g) *Day nursery*;

- h) *Public utility* including a stormwater management facility; and,
- i) *Uses accessory* to a permitted use including *accessory dwelling units*.

In addition, a Holding (H) symbol is applied to certain lands R1.AAA. The Council of the Town of Erin shall not remove the Holding (H) Symbol from the R1-AAA Zone until the following conditions have been complied with:

- i) County Servicing Allocation has been secured to the satisfaction of the Town of Erin.
- ii) The Owner submits an updated noise mitigation to the satisfaction of the Town of Erin and County of Wellington and that the owner agrees and provides confirmation by a qualified acoustical engineer that the required noise mitigation measures have been implemented.
- iii) The Owner has submitted a Draft Plan subject to the Schedules of the Town of Erin and County of Wellington.

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

R1-AAA Zone	Single Detached	Semi-Detached (each unit)
<i>Minimum Lot Frontage</i>		
<i>Minimum Lot Frontage on a lot not accessed by lane</i>	10.0m	7.5m per unit
<i>Minimum Lot Frontage on a lot accessed by a lane</i>	8.0m	7.0m per unit
<i>Minimum Front Yard (1)</i>	4.0m	4.0m
<i>Minimum Rear Yard</i>		
<i>Minimum Rear Yard on lot not accessed by a lane</i>	7.0m	7.0m
<i>Minimum Rear Yard on a lot accessed by a lane</i>	0.6m	0.6m
<i>Minimum Side Yard</i>		
One Side	1.2m	1.2m
Other Side	0.6m (2)	0.0m (2)
<i>Minimum Exterior Side Yard</i>	3.0m (1)	3.0m (1)
<i>Maximum garage width on a lot not accessed by a lane</i>	50% of the <i>lot frontage</i>	50% of the <i>lot frontage</i>
<i>Maximum Building Height</i>	12.5m	12.5m
Notes:		
(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> . If the driveway does not cross a sidewalk, the setback is reduced to 4.5m.		

(2) The minimum required interior side yard on one side is 3.5m if a detached *garage* is located in the *rear yard* and accessed by a driveway that crosses the *front lot line*.

AAA.3 **Lot Requirement for Townhouse**

R1-AAA Zone	Townhouse (each unit)
Minimum <i>Lot Frontage</i>	
Minimum <i>Lot Frontage</i> on a <i>lot</i> not accessed by lane	<i>Interior lot:</i> 6m per unit <i>End or Corner lot:</i> 7.0m per unit
Minimum <i>Lot Frontage</i> on a <i>lot</i> accessed by a lane	6.0m
Minimum <i>Front Yard</i> (1)	3.0m (1)
Minimum <i>Rear Yard</i>	
Minimum <i>Rear Yard</i> on <i>lot</i> not accessed by a lane	7.0m
Minimum <i>Rear Yard</i> on a <i>lot</i> accessed by a lane	0.6m
Minimum <i>Side Yard</i> <i>Interior lot</i> <i>End Unit</i>	0.0m 1.2m
Minimum <i>Exterior Side Yard</i>	3.0m (1)
Maximum <i>garage width</i> on a lot not accessed by a lane	50% of the <i>lot frontage</i>
Maximum <i>Building Height</i>	14.5m
Maximum number of units in a <i>building</i>	8 units
Notes: (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> . If the driveway does not cross a sidewalk, the setback is reduced to 4.5m.	

**READ a FIRST, SECOND and THIRD TIME and PASSED** in Open Council this \_\_\_day of \_\_\_, 2022.

Approved as to  
form.  
??/??/2022  
AWP

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Allan Ails, Mayor

Approved as to  
content.  
??/??/2022  
AP

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Lisa Campion, Town Clerk

EXPLANATORY NOTE

THE PURPOSE OF BY-LAW -2022

The purpose of By-law -2022 is to amend Comprehensive Zoning By-law 07-67, as amended, pursuant to an application by Hillsburgh Heights Inc.

EFFECT OF THE BY-LAW

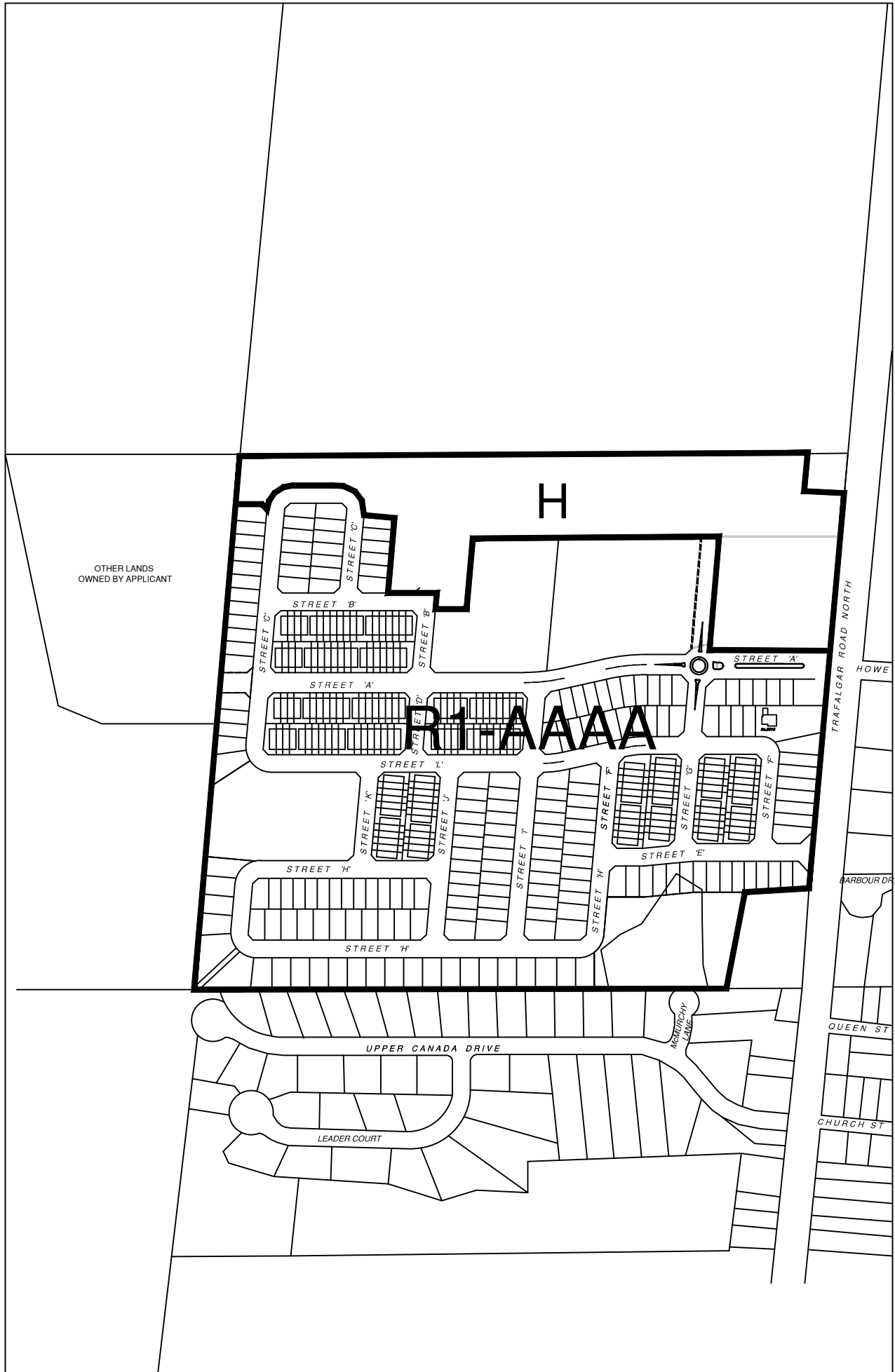
The effect of By-law -2022 is to permit a Plan of Subdivision on the subject lands, in accordance with the requirements set out in the by-law.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -2022 are located on the west side of Trafalgar Road North, north of Upper Canada Drive, municipally known as 5916 Trafalgar Road North, within Lot 26, Concession 7, Town of Erin.

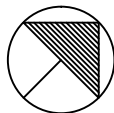
Any further inquiries or questions should be directed to the Town of Erin, Planning Department, (519)-855-4407.

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HILLSBURGH HEIGHTS INC.  
 5916 TRAFALGAR ROAD NORTH  
 PART OF LOT 26, CONCESSION 7  
 TOWN OF ERIN

SCHEDULE A TO ZONING BY-LAW  
 AMENDMENT NO. \_\_\_\_\_



1:1500



**CANDEVCON LIMITED**  
 CONSULTING ENGINEERS AND PLANNERS

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Date: JULY 15th 2022 Drawn By: S.G  
 File No. W21081 Plan No. ZP-1