

**THE CORPORATION OF THE TOWN OF ERIN**  
**BY-LAW NO. \_\_\_\_\_**

**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 Hillsburgh Urban Area and described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh);

**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;

**AND WHEREAS** the By-law hereinafter set out includes the use of the Holding (H) Symbol which restricts the use of the lands to those uses permitted in the Holding (H) zone until the Holding (H) Zone is removed;

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

1. **THAT** Schedule C, Erin Zoning Map – Village of Hillsburgh, is amended by rezoning the lands legally described as Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of Lots 23 & 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh) from “Future Development (FD) Zone” and “Residential One (R1) Zone” to the following zones:
  - i. “Urban Residential Exception XX (UR1 - XX) Zone”;
  - ii. “Environmental Protection One (EP1) Zone”;
  - iii. “Open Space One Exception ZZ (OS1- YY)”;
  - iv. “Mixed Use Exception YY (MU-ZZ) Zone”.
  
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								
<u>UR1 - XX</u>  By-law No. 2023 - _____  Part of Lots 11 & 12 East of Market Street, Part of Lot 14, all of lots 15 & 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 & 22, all of	A) Notwithstanding Section 4.8, on lands zoned UR1 – XX, the size of the daylight triangle at the intersection of two streets shall be in accordance with the following: <ol style="list-style-type: none"> <li>i. Local street to local street shall be 6.0 metres by 6.0 metres; and,</li> <li>ii. Local street to collector road shall be 6.0 metres by 6.0 metres.</li> </ol> B) Special Lot Requirements for Single Detached Dwellings: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Standard</th> <th>UR1-XX</th> </tr> </thead> <tbody> <tr> <td>Minimum Lot Frontage</td> <td>9.8 m</td> </tr> <tr> <td>Minimum Exterior Side Yard</td> <td>3.0 m</td> </tr> <tr> <td>Minimum Landscaped Area</td> <td>Nil</td> </tr> </tbody> </table>	Standard	UR1-XX	Minimum Lot Frontage	9.8 m	Minimum Exterior Side Yard	3.0 m	Minimum Landscaped Area	Nil
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<p>Lots 23 &amp; 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh)</p>	<p>C) Special Lot Requirements for Townhouse Dwellings (including street and back-to-back):</p> <table border="1" data-bbox="646 358 1482 580"> <thead> <tr> <th data-bbox="646 358 1068 395">Standard</th> <th data-bbox="1068 358 1482 395">UR1-XX</th> </tr> </thead> <tbody> <tr> <td data-bbox="646 395 1068 467">Minimum Lot Area for Back-to-Back Townhouse Dwelling</td> <td data-bbox="1068 395 1482 467">85 m<sup>2</sup></td> </tr> <tr> <td data-bbox="646 467 1068 504">Maximum Height</td> <td data-bbox="1068 467 1482 504">12.0 m</td> </tr> <tr> <td data-bbox="646 504 1068 580">Minimum Private / Common Outdoor Amenity Area</td> <td data-bbox="1068 504 1482 580">Nil</td> </tr> </tbody> </table>	Standard	UR1-XX	Minimum Lot Area for Back-to-Back Townhouse Dwelling	85 m <sup>2</sup>	Maximum Height	12.0 m	Minimum Private / Common Outdoor Amenity Area	Nil
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<p><u>OS1 – YY</u></p> <p>By-law No. 2023 - _____</p> <p>Part of Lots 11 &amp; 12 East of Market Street, Part of Lot 14, all of lots 15 &amp; 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 &amp; 22, all of Lots 23 &amp; 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh)</p>	<p>A. Notwithstanding Section 4.8, on lands zoned UR1 – XX, the size of the daylight triangle at the intersection of two streets shall be in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. Local street to local street shall be 6.0 metres by 6.0 metres; and,</li> <li>ii. Local street to collector road shall be 6.0 metres by 6.0 metres.</li> </ul>								
<p><u>MU – ZZ</u></p> <p>By-law No. 2023 - _____</p> <p>Part of Lots 11 &amp; 12 East of Market Street, Part of Lot 14, all of lots 15 &amp; 16 West of Market Street, Part of Lots 4 and 17, all of Lots 18,19 and 20, east of Guelph Street, Part of Lots 21 &amp; 22, all of Lots 23 &amp; 24, west of Guelph Street, Registered Plan 95 (formerly village of Hillsburgh)</p>	<p>A) Notwithstanding Section 4.8, on lands zoned UR1 – XX, the size of the daylight triangle at the intersection of two streets shall be in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. Local street to local street shall be 6.0 metres by 6.0 metres; and,</li> <li>ii. Local street to collector road shall be 6.0 metres by 6.0 metres.</li> </ul> <p>B) In addition to the permitted uses in the Mixed Use (MU) Zone, on lands zoned MU-YY, the following are permitted:</p> <ul style="list-style-type: none"> <li>- Seniors housing,</li> <li>- Bank or financial institution;</li> <li>- Beer, wine or liquor store;</li> <li>- Convenience store;</li> <li>- Dry cleaning and laundering establishment;</li> <li>- Laundromat;</li> <li>- Restaurant or tavern, including dining restaurant, drive-in/drive-thru restaurant and take-out restaurant;</li> <li>- Retail or grocery store; and,</li> <li>- Specialty food store.</li> </ul> <p>C) For the lands MU-YY, <i>seniors housing</i> shall be defined as:  <i>Facilities such as senior citizen’s complexes, homes for the aged, rest homes, nursing homes and residential communities oriented to healthy, independent seniors.</i></p>								

	<p>D) In addition, a Holding (H1) is applied to certain lands zoned MU-YY. The Council of the Town of Erin shall not remove the Holding (H1) Symbol from the MU-YY Zone until the following condition has been complied with:</p> <p>i. Servicing allocation has been granted to the satisfaction of the Corporation of the Town of Erin.</p>
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3. **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.
4. This By-law shall come into force and take effect on the day it is passed subject to the appeal provisions set out in Section 34 of the Planning Act, R.S.O. 1990.

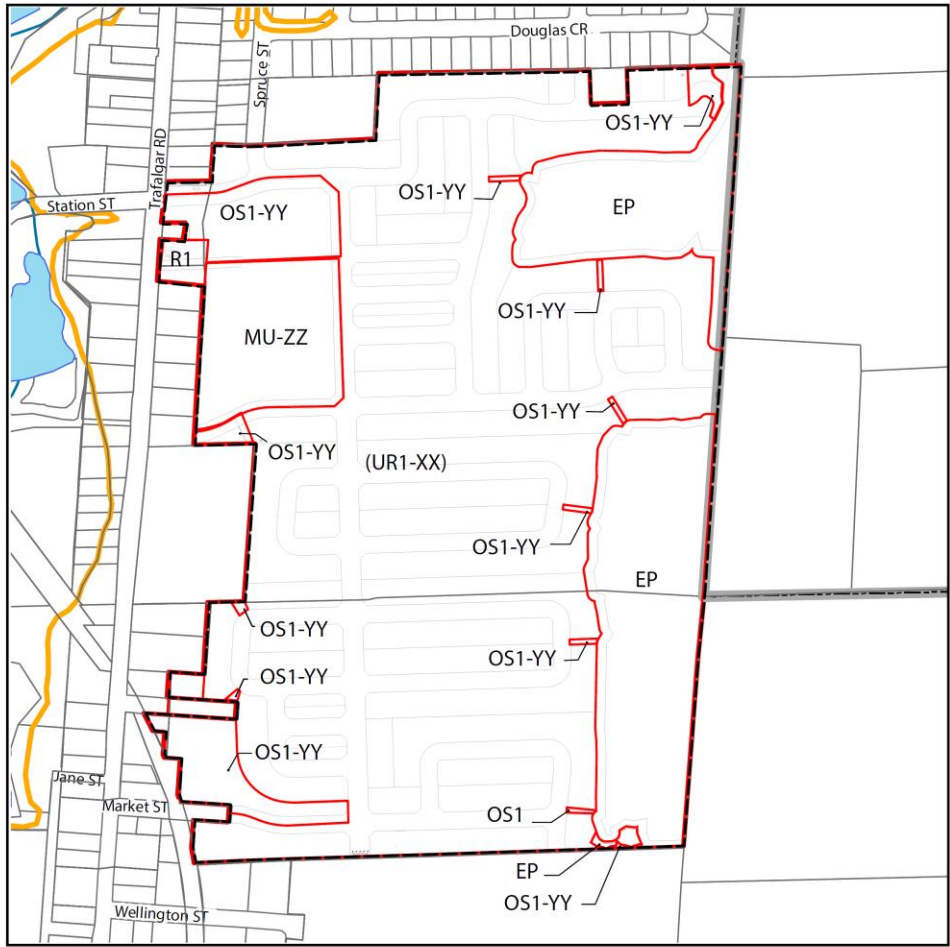
PASSED THIS \_\_TH DAY OF \_\_\_, 2023.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

DRAFT

SCHEDULE 1  
 ZONING BY-LAW No. 2023-\_\_  
 THE CORPORATION OF THE TOWN OF ERIN



- AREA AFFECTED BY THIS BY-LAW
- SUBJECT LANDS

THIS SCHEDULE 1 TO BY-LAW No. 2023-\_\_ PASSED ON THE \_\_\_\_\_ DAY of \_\_\_\_\_, 2023

\_\_\_\_\_

MAYOR

\_\_\_\_\_

CLERK