

THE CORPORATION OF THE TOWN OF ERIN

BY-LAW # 2024 - 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** Section 2, DEFINITIONS, of Zoning By-law 07-67 is hereby amended by adding the following definition:

DWELLING, LIVE-WORK means: a dwelling unit within a building divided vertically and or horizontally, in which the portion of the building at grade level may be used as a business establishment and whereby each “live” and “work” component within the dwelling unit has an independent entrance from the outside.

2. **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)”.
3. **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 #2024-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"> Notwithstanding Section 4.8, a 6 metre daylight rounding shall be observed at street intersections. Notwithstanding Section 4.36, no additional setbacks are required to Environmental Protection Zone 1. 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. Notwithstanding Section 4.33 (1.1) a planting strip is not required. Lot frontage shall be measured 3.0 m from the front lot line. For the purpose of this By-law, <i>Finished Grade</i>: shall mean the average of the two highest points of elevation adjacent to the foundation of the dwelling. <p>2. Lot Requirements for Single-Detached</p> <table border="1"> <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> <p>(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. (7) 0.6 m interior side yards may be paired.</p>	UR1-AAA Zone	Single-Detached	Minimum <i>Lot Area</i>	220 m2	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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Minimum <i>Lot Area</i>	220 m2																
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Minimum landscaped area of <i>front yard</i> or <i>exterior side yard</i>	25%																
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

UR1-BBB (H)
By-law #2024-XX
Part of Lots 16 and
17, Concession 8, Erin

SPECIAL PROVISIONS

No *person* shall *erect* or *use* a *building* in the UR1-BBB Zone except in accordance with the following regulations:

1. Additional Permitted Uses

- a. Live-work dwellings subject to the UR1-BBB townhouse regulations. Additional complementary uses include:
 - i. Accessory residential apartment
 - ii. Business or professional office
 - iii. Commercial school
 - iv. Convenience store
 - v. Craft shop
 - vi. Day nursery
 - vii. Dry cleaning depot
 - viii. Financial institution
 - ix. Medical clinic
 - x. Personal service shop
 - xi. Retail
 - xii. Service or repair shop
 - xiii. Specialty food store
 - xiv. Studio

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 UR1-BBB shall be considered one lot.

3. Lot Requirements for Townhouse Units

UR1-BBB Zone	Townhouse	Back to Back Townhouse (8)
Minimum <i>Lot Area</i> per unit	100 m2	85 m2
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 m2/unit	5m2/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

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 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.

4. Holding Provision

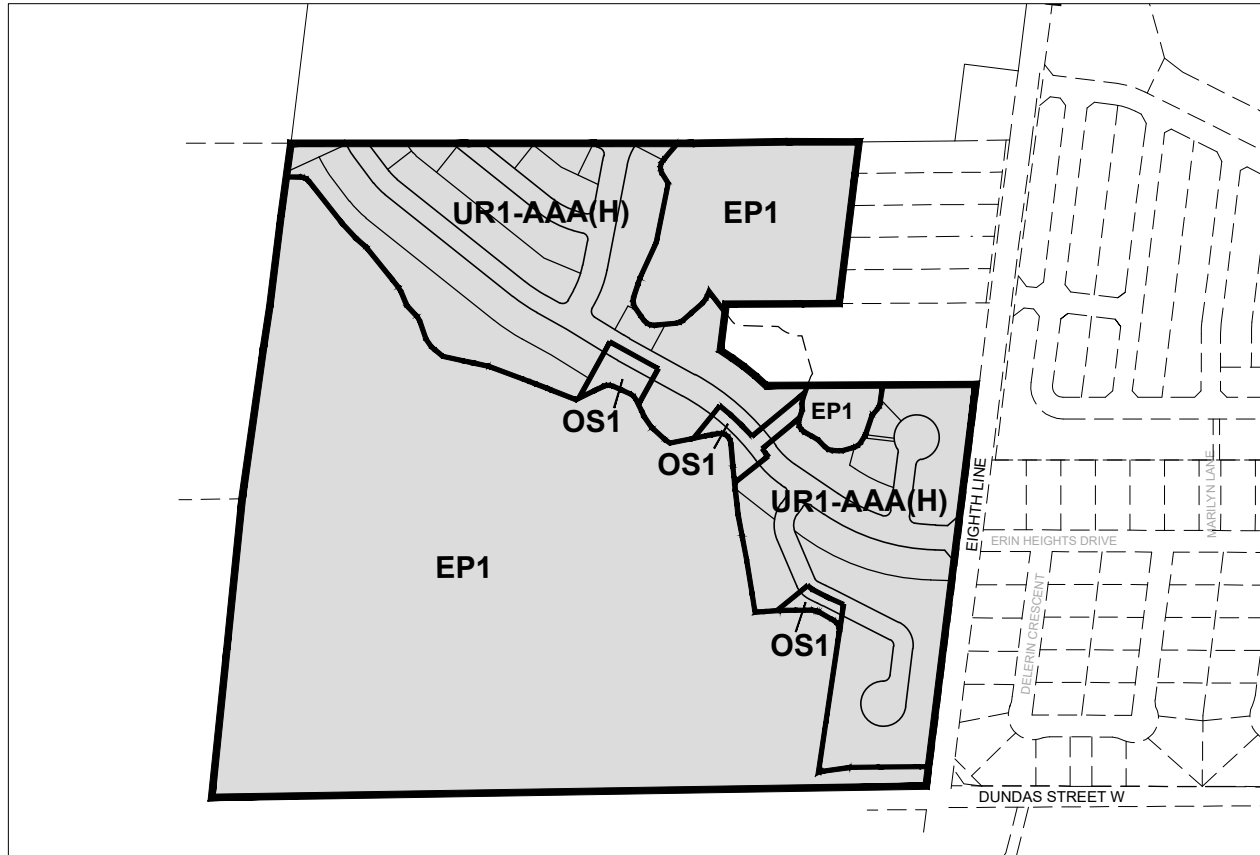
No person within the lands zoned UR1-AAA (H), UR1-BBB (H), shall use any lot or erect, alter or use any buildings or structures for any purpose except for those uses which existed on the date of passing of this By-law unless an amendment to this By-law or removal of the “(H)” prefix, as identified below, 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

5. **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. 2024-
THE CORPORATION OF THE TOWN OF ERIN



 AREA AFFECTED BY THIS BY-LAW

THIS SCHEDULE 1 TO BY-LAW No. 2024- PASSES ON THE ____ DAY OF _____, 2024

MAYOR

CLERK