

# Attachment G - Draft Zoning By-law

## 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><b>1. Permitted Uses</b></p> <ul style="list-style-type: none"> <li>a) <i>single-detached dwelling</i>;</li> <li>b) <i>townhouse dwelling</i>;</li> <li>c) <i>nursing home or Home for the Aged</i>;</li> <li>d) <i>retirement residential facility</i>;</li> <li>e) <i>home occupation</i> in accordance with Section 4.18;</li> <li>f) <i>day nursery</i>;</li> <li>g) <i>group home</i>; and</li> <li>h) <i>uses accessory</i> to a permitted <i>use</i> including <i>accessory dwelling units</i>.</li> </ul> <p><b>2. Regulations</b></p> <ul style="list-style-type: none"> <li>a. Notwithstanding Section 4.8, a 6m daylight rounding shall be observed at street intersections.</li> <li>b. Notwithstanding Section 4.36, no additional setbacks are required to Environmental Protection Zone 1.</li> <li>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.</li> <li>d. Notwithstanding Section 4.33 (1.1) a planting strip is not required.</li> </ul> <p><b>3. Lot Requirements for Single-Detached</b></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.