

Appendix E - Draft Zoning By-law

By-law Number _____ - 2022



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 Zone (FD)	Residential One – SECTION XXXX (R1 - XXX)
Village Environmental Protection Zone (EP1)	Open Space (OS) Zone

- (2) By adding thereto the following sections:

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

XXX.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*.

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

R1-XXX Zone	Single Detached	Semi-Detached (each unit)
<i>Minimum Lot Area</i>		
<i>Minimum Lot Area</i>	220 m ²	205 m ²
<i>Minimum Lot Area for a Through Lot</i>	185 m ²	175 m ²
<i>Minimum Lot Frontage</i>		
<i>Minimum Lot Frontage</i>	8.0m	7.5m per unit
<i>Minimum Lot Frontage for a Through Lot</i>	8.0m (1)	7.0m per unit (1)
<i>Minimum Front Yard</i>		
<i>Minimum Front Yard</i>	4.0m (2)	4.0m (2)
<i>Minimum Front Yard for a Through Lot</i>	3.0m (1)	3.0m (1)
<i>Minimum Rear Yard</i>		
<i>Minimum Rear Yard</i>	6.0m	6.0m
<i>Minimum Rear Yard for a Through Lot</i>	0.6m (1) (2)	0.6m (1) (2)
<i>Minimum Side Yard</i>		
One Side	1.2m	1.2m
Other Side	0.6m	0.0m
<i>Minimum Exterior Side Yard</i>	3.0m (1) (2)	3.0m (1) (2)
<i>Maximum Lot Coverage</i>	55 %	55 %
<i>Maximum garage width</i>	55% of the <i>lot frontage</i> (1)	55% of the <i>lot frontage</i> (1)
<i>Maximum Building Height</i>	12.5m	12.5m
<p>Notes:</p> <p>(1) For a <i>Through Lot</i>, the <i>Lot Line, Front</i> shall be considered the <i>Lot Line</i> adjacent to Eighth Line.</p> <p>(2) 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.</p> <p>Notwithstanding 4.8.1, on every <i>corner lot</i>, a <i>daylight triangle</i> shall be observed. The <i>daylight triangle</i> is determined by measuring 6.0 m in each direction from the intersection of the front and exterior side <i>lot lines</i> and connecting these points to form a triangle.</p> <p>Section 4.32 and 4.37 shall not apply to the subject site as the <i>Conservation Authority</i> has staked environmental features (June 17, 2019) and further confirmed required buffering for said features, all located within the Environmental Protection Zone, off the site subject to this by-law.</p>		

XXX.3 Lot Requirement for Townhouse

R1-XXX Zone	Townhouse (each unit)
Minimum Lot Area	
Minimum Lot Area	165 m ²
Minimum Lot Area for a Through Lot	115 m ²
Minimum Lot Frontage	
Minimum Lot Frontage	Interior lot: 6.0m per unit End or Corner lot: 7.0m per unit
Minimum Lot Frontage for a Through Lot	Interior lot: 5.0m per unit (1) End or Corner lot: 6.0m per unit (1)
Minimum Front Yard	
Minimum Front Yard	3.0m (2)
Minimum Front Yard for a Through Lot	3.0m (1) (2)
Minimum Rear Yard	
Minimum Rear Yard	6.0m
Minimum Rear Yard for a Through Lot	0.6m (1)
Minimum Side Yard	
Interior lot	0.0m
End Unit	1.2m
Minimum Exterior Side Yard	3.0m (2)
Maximum Lot Coverage	55 %
Maximum Lot Coverage for a Through Lot	65 %
Maximum garage width	55% of the lot frontage (1)
Maximum garage width for a Through Lot	N/A
Maximum Building Height	14.5m
Notes:	
(1) For a Through Lot, the Lot Line, Front shall be considered the Lot Line adjacent to Eighth Line.	
(2) That wall of an attached garage 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 garage. If the driveway does not cross a sidewalk, the setback is reduced to 4.5m.	
Notwithstanding 4.8.1, on every corner lot, a daylight triangle shall be observed. The daylight triangle is determined by measuring 6.0 m in each direction from the intersection of the front and exterior side lot lines and connecting these points to form a triangle.	
Section 4.32 and 4.37 shall not apply to the subject site as the Conservation Authority has staked environmental features (June 17, 2019) and further confirmed required buffering for said features, all located within the Environmental Protection Zone, off the site subject to this by-law.	

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this ___day of ___, 2022.

DRAFT

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 EC (Erin) GP Inc.

EFFECT OF THE BY-LAW

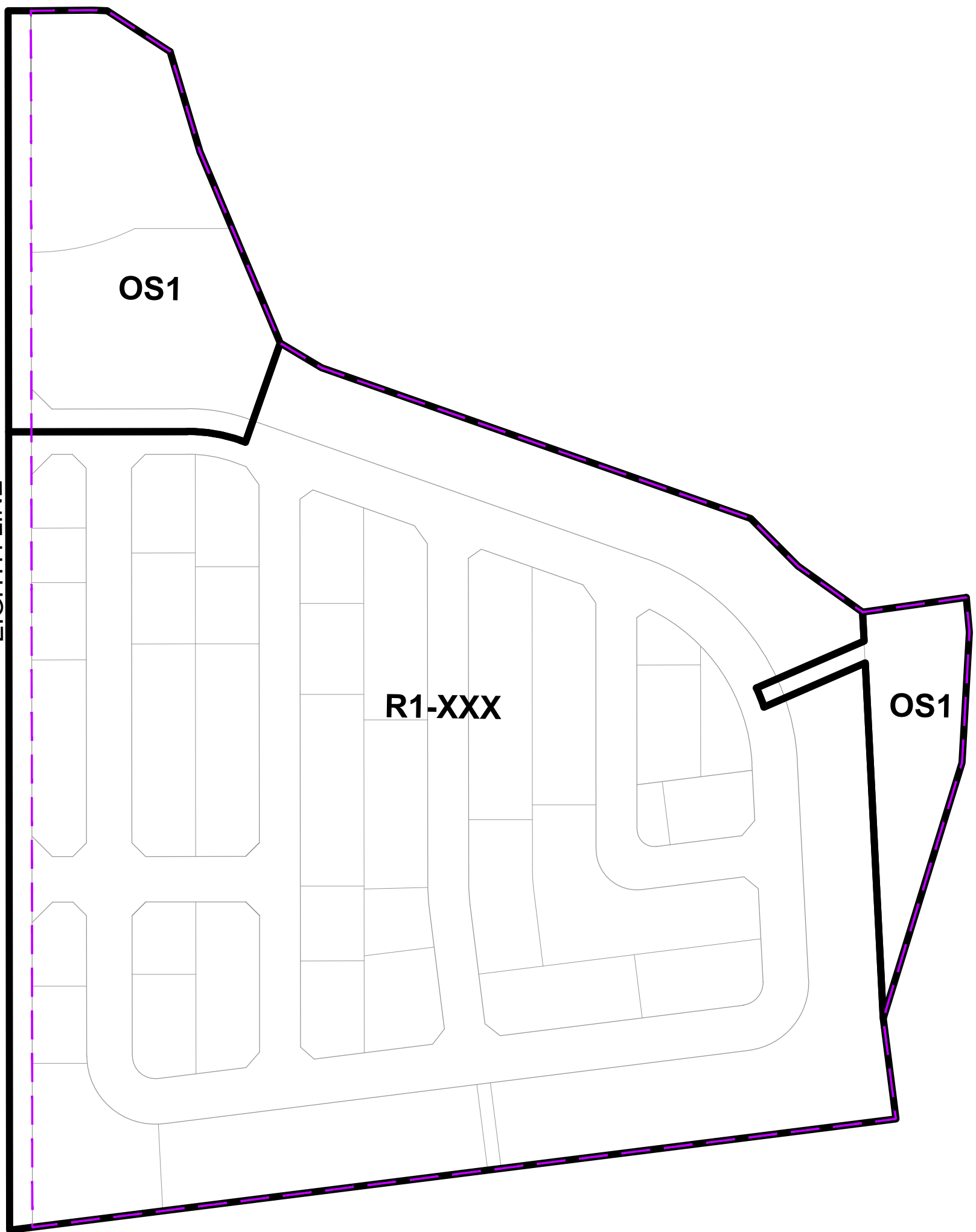
The effect of By-law -2022 is to permit a Plan of Subdivision on the subject lands, in accordance with the requirements set out in the by-law.

LOCATION OF LANDS AFFECTED

The lands affected by By-law -2022 are located on the west side of Eighth Line north of Erin Heights Drive, municipally known as 5525 Eighth Line, within Lot 19, Registrars Complied Plan 686, Town of Erin.

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

EIGHTH LINE



OS1

R1-XXX

OS1

 Property Boundary

