

By-Law No. 59-37 Town of Georgetown

A By-Law to Amend By-Law No. 57-91, Being a Restricted Area Zoning By-Law

WHEREAS By-Law No. 57-91 was passed by this Council on the 11th day of November, 1957 and an application was made to the Ontario Municipal Board for approval thereof;

AND WHEREAS at a hearing before the Ontario Municipal Board the by-law was considered and detailed objections were raised on certain portions thereof;

AND WHEREAS the Ontario Municipal Board referred many portions of the said by-law to this Council for its further consideration;

AND WHEREAS a detailed consideration has been made of the said by-law by the Georgetown Planning Board and this Council as well as to other points raised as a result of this consideration;

NOW, THEREFORE, the Municipal Corporation of the Town of Georgetown enacts that the following by-laws be and they are hereby made to be by-law No. 59-37:

1. That the zoning map referred to in Section 4.1.1 is hereby amended to delete the following and the zoning map at deleted here to be substituted in its place:

2. That Section 4.1.1 is hereby deleted in its entirety.

3. That Section 4.1.2.1 is hereby deleted in its entirety.

4. That the following words are hereby deleted from Section 4.1.2.3 "Provided that where the non-conforming use is of a residential nature such use may be resumed even if such use is discontinued or the dwelling becomes vacant."

5. That the following words (a) of Section 4.1.2.3.1 "and notwithstanding Clause 4.1.2.2 subsections 4.1.2.2.1, 4.1.2.2.2 and 4.1.2.2.3, buildings used for the operation of a farm, market garden or greenhouse and/or nursery on land which is zoned for residential purposes may be used, enlarged, rebuilt or suitable new buildings erected so long as they are used for the operation of a farm, market garden or greenhouse and/or nursery."

6. That Section 4.1.9 is hereby amended to read as follows: "Effective Date: This By-law shall come into effect on the date that it is passed by the Council, subject to the Ontario Municipal Board approval."

7. That Section 5.1.1 is hereby amended by adding thereto the following section, which shall be known as Section 5.1.1.1, which shall read as follows: "Where in this By-law a single family detached dwelling is included in the permitted uses in a zone, and where no public water services and no sanitary sewer services are available the minimum lot area shall be 15 thousand square feet, and where public water services are provided the minimum lot area shall be twenty-five hundred square feet."

8. That Section 5.1.1 is further amended by adding thereto the following section, which shall be known as Section 5.1.1.2, which shall read as follows: "Notwithstanding the provisions of this By-law to the contrary, (a) a building that by reason of size and age has become obsolete, unsuitable and unmarketable for single-family use may be converted to a duplex or a multiple-family dwelling, provided that each dwelling unit to be established therein shall be a self-contained dwelling unit of not less than six hundred square feet of floor space and (b) the height of such dwelling is made that will materially alter the external appearance and character of the building as a detached dwelling house."

9. That Section 5.1.7 is hereby amended to read as follows: "Notwithstanding anything in this By-law, the yards for any building erected between existing buildings in the same block shall correspond to the average between the required front yards and the yards established by the existing buildings."

10. That Clause (c) of Section 5.1.9 is hereby amended to read as follows: "The maximum building height of an accessory building incidental to a residential use shall be fifteen feet."

11. That Clause (a) of Section 5.1.10 is hereby deleted in its entirety and Clause (b) shall now be known as Clause (a) and Clause (c) of Section 5.1.10 shall now be known as Clause (b):

12. That the words "for Institutional Building" are hereby deleted from Section 5.1.13.

13. That Section 5.1.13 is further amended by adding thereto the following clause which shall be known as Clause (7): "Residential Buildings: Minimum area 10 ft. x 30 ft. per dwelling unit."

14. That Section 5.2.3 is hereby amended by adding thereto the following section, which shall be known as Section 5.2.3.1, which shall read as follows: "Notwithstanding the provisions of this By-law to the contrary (a) the present non-conforming use of parts of Blocks A and B may be extended to the whole of Blocks A and B, all according to Plan 534, Georgetown."

15. That the Lot area in Section 5.2.4.5 is hereby amended to read "6,000 square feet" instead of "5,000 square feet" as heretofore.

16. That the following words are hereby added to the first paragraph of Section 5.2.4.9: "Minimum area 10 ft. x 20 ft."

17. That Section 6.2.3.7 is

hereby amended to read as follows: "Side and Rear Yards: Where such yards are abutting a street line, the minimum distance between the buildings and the street lines shall be 36 feet, otherwise the minimum rear yard shall be 30 feet."

18. That Section 6.2.2.5 is hereby amended to read as follows: "Rear Yards: In a General Commercial Zone (C2) a minimum rear yard of twenty (20) feet shall be maintained clear of all obstructions."

19. That Section 6.2.2.10 is hereby deleted in its entirety.

20. That the words in Section 7.1.3 are hereby deleted in their entirety and the following words substituted therefor: "Parking: One parking space shall be provided for each five employees of maximum shift or for each 1,000 square feet of industrial, garage, warehouse or other structure."

21. That the words in Section 7.1.4 are hereby deleted in their entirety and the following words substituted therefor: "Lot Area: The minimum lot area shall be 10 feet by 25 feet with a clear height of 14 feet for 40,000 square feet or less of floor area, but not for establishments under 3,000 square feet."

22. That Section 7.3.1.1 is hereby amended to read as follows: "Permissive Uses: Shops for the repair, assembly or manufacture of small goods and wares, laundries, printers, cleaners and dyers, storage warehouses, public garages and service stations, which are not otherwise defined in Section 7.3.1.1, shall be permitted in a (350) within enclosed structures or buildings."

23. That Section 7.3.1 is hereby amended by adding thereto the following section, which shall be known as Section 7.3.1.1, which shall read as follows: "Notwithstanding anything herein contained, the following lands may be used for the erection and use of a single family detached dwelling in accordance with the provisions of Section 5.2.3. The lands hereinafter referred to may be more particularly described as follows: All and singular that certain parcel or tract of land, being in the Township of Georgetown in the County of Halton and Province of Ont. and being composed of all or part thereof, the most northerly ten feet throughout from front to rear thereof on the north-east side of Academy Road in the said Town of Georgetown according to Plan 132 for the said Town."

24. That Section 10.1.1 is hereby deleted in its entirety.

25. That Clause (1) of Section 10.2.1.1 is hereby deleted in its entirety.

26. That Clause (2) of Section 10.2.3.1 is hereby deleted in its entirety.

27. That Section 11.2.2 is hereby amended to read as follows: "Accessory Uses, Parking, garages, and accessory buildings as required for the Agricultural uses permitted."

28. That the words in Section 11.2.5 are hereby deleted in their entirety and the following words substituted therefor: "Yards: Minimum set back from street line shall be thirty-five feet for dwellings and garage buildings and one hundred feet for other accessory buildings. Minimum side yards, dwelling and garages shall be ten feet, other accessory buildings shall be fifty feet."

29. That the zoning map attached to zoning By-law No. 57-91 be and the same is hereby amended to conform to the zoning map attached hereto.

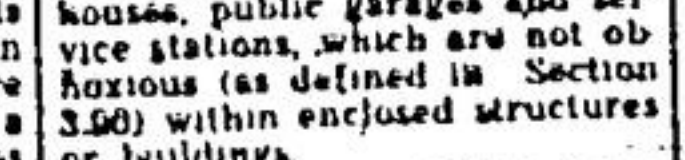
30. That By-law No. 50-16 is hereby repealed in its entirety.

31. That this By-law shall come into effect on the date that it is passed, subject to the approval of the Ontario Municipal Board.

By-law read a first, second and third time and finally passed this 5th day of October, 1959.

John T. Armstrong, Mayor.
C. G. Benham, Clerk.

Notice



P. F. M. 9781-50
THE ONTARIO MUNICIPAL BOARD

In the Matter of Section 27A of THE PLANNING ACT, 1955

IN THE MATTER OF an application of the Corporation of the Town of Georgetown for approval of its Restricted Area Zoning By-Law No. 59-37, passed the 5th day of October, 1959.

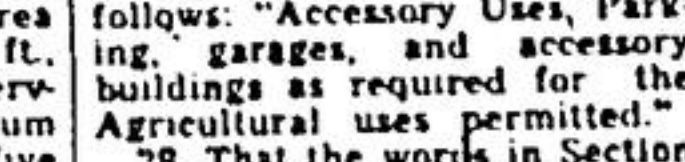
APPOINTMENT FOR HEARING
THE ONTARIO MUNICIPAL BOARD hereby appoints Friday, the 22nd day of January, 1960, at the hour of ten o'clock in the forenoon, at the Council Chambers, Georgetown, Ontario, for the hearing of all parties interested in supporting or opposing this application.

DATED at Toronto, this 30th day of December, 1959.
B. Vickers, A/Sec'y.

This notice is also directed to the attention of owners of property in the Township of Georgetown whose lands abut on the land to which this By-law (No. 59-37) applies. A copy of By-law No. 59-37 is available for inspection in the office of the undersigned.

C. G. BENHAM,
Clerk - Treasurer,
36 Main Street North,
Georgetown, Ontario.

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36 Main Street North,
Georgetown, Ontario.

Notice



P. F. M. 9705-50
THE ONTARIO MUNICIPAL BOARD

In the Matter of Section 27A of THE PLANNING ACT, 1955

IN THE MATTER OF an application of the Corporation of the Town of Georgetown for approval of its Restricted Area Zoning By-Law No. 57-91 with the exception of Sections 10.1.1, 10.2.1.1, 10.2.1.2, 10.2.1.3 and 10.2.3.1, passed the 11th day of November, 1957.

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CHURCHES COMBINE FOR TELEVISION DRAMA SERIES

Under the general title HERITAGE the C.B.C. will present a series of half-hour filmed programs showing in drama, documentary form, the work of Canadian Churches. The first begins this Sunday, January 10th at 3:00 p.m. "The Saints". Churches represented in the series are Anglican, Lutheran, Salvation Army, Roman Catholic, Baptist, United Church, Presbyterian, all members of the National Religious Advisory Council.

MORNING

SELECT TRUSTEES FOR NEW SCHOOL SECTION

A meeting of the new school section A. E. Kijunig was held at the Monday public school on Wednesday evening, December 30th with 12 present. Mr. J. Hill was elected as chairman for the evening. Mrs. John Wallace gave the secretary and treasurer's report. Three new trustees had to be elected for By-law No. 57-91 is available for inspection in the office of the undersigned.

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CHRISTMAS CELEBRATIONS

Mr. and Mrs. Ken Ella for three years Mr. Martin Southwood for two years and Mr. J. Hill for one year. Birthday greetings to Kathy Grexton who will be eight years old on January 8th. The Naval United Church choir attended St. Stephen's Anglican Church candlelight service on Sunday evening, January 3rd. They presented two hours of wonderful inspiring music and song of "Christmas in Song and Story." The choir was led by Kathleen Coombs and the organist was Ronald Laidlaw.

CHRISTMAS CELEBRATIONS

Keith Ella attended the Short Course last week at the O.A.C. at Guelph. Stephen's Anglican Church congregation held their annual Christmas supper on Wednesday evening, December 30th. After the supper every one enjoyed the Nativity play, put on by the Stewarts and family church choir. The combined senior choir sang the music and the junior choir acted out a version of the old time Mystery Play depicting the Birth of Christ. Rev. J. W. Maxwell read the Christmas story. Mrs. Al Hye and Mr. Harold Brain sang the solo parts. Gifts were given from the Christmas tree to all the Sunday School members. Those attending Sunday school the most were Brenda Bradley, Cheryl Bradley, Karen Bradley, Valda Royce, Wayne Royce, Susan Bradley, Valerie Royce and Howard Bradley.

CHRISTMAS CELEBRATIONS

Mr. and Mrs. Stan Waters and their son moved into their new home Christmas week. On Wednesday evening, December 30, forty relatives and friends held a house warming party for them. Mrs. Alan Parton was in charge. Everyone enjoyed a few games of cards. Lunch was served and then Stan and Valda opened their many gifts that had been given to them with all the best of good wishes in their new home.

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NO REASONABLE OFFER REFUSED

**STORE - BUILDING - MERCHANDISE
BARGAINS GALORE**

on Men's, Ladies', and Children's Wear

Kenton's Cut Rate

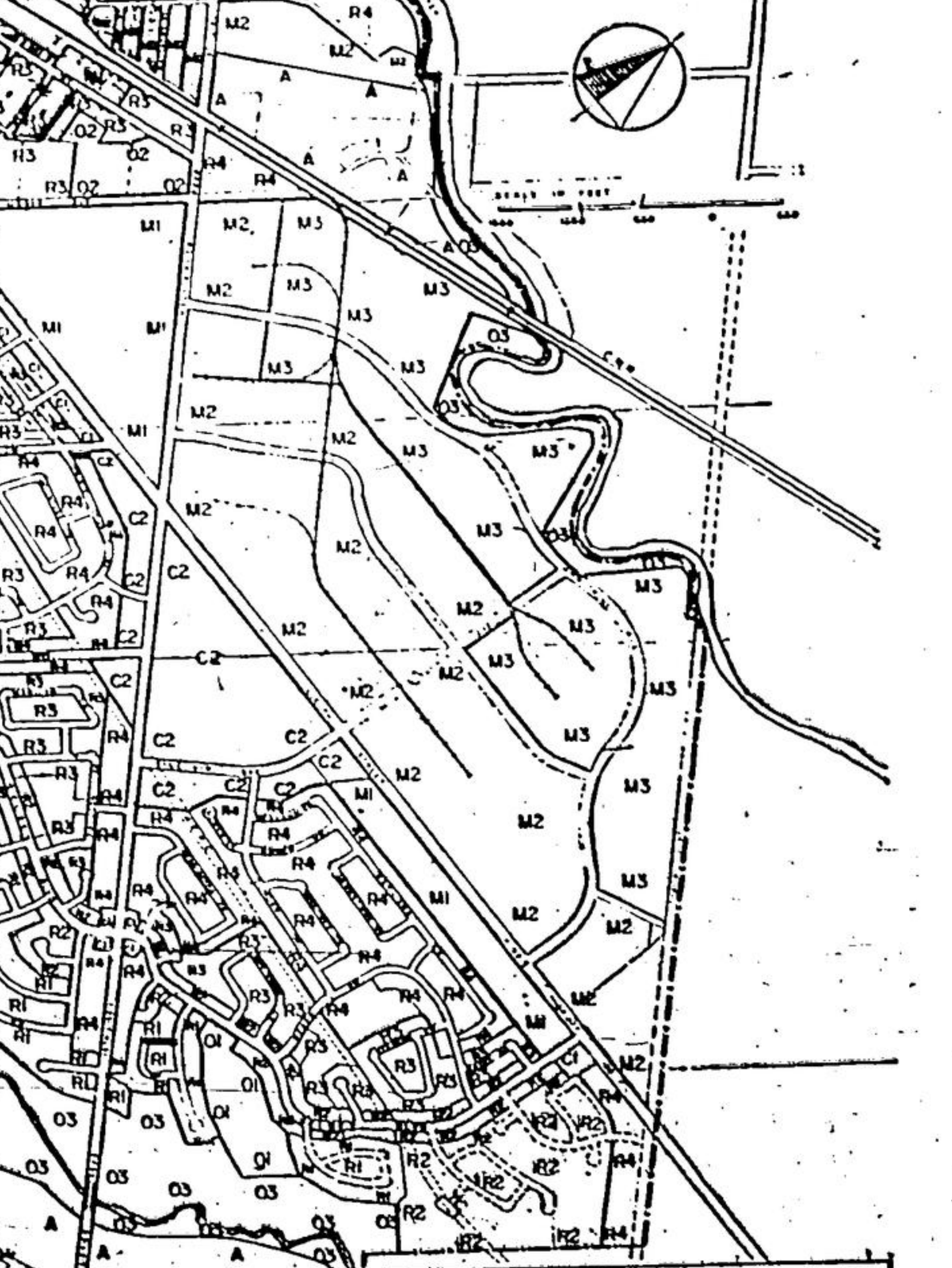
28 MAIN STREET NORTH Triangle 7-9481

COME IN AND BROWSE AROUND

day School members. Those attending Sunday school the most were Brenda Bradley, Cheryl Bradley, Karen Bradley, Valda Royce, Wayne Royce, Susan Bradley, Valerie Royce and Howard Bradley.

LEGEND

- R1 FIRST DENSITY RESIDENTIAL ZONE
- R2 SECOND DENSITY RESIDENTIAL ZONE
- R3 THIRD DENSITY RESIDENTIAL ZONE
- R4 FOURTH DENSITY RESIDENTIAL ZONE
- C1 NEIGHBOURHOOD COMMERCIAL ZONE
- C2 GENERAL COMMERCIAL ZONE
- M1 FIRST INDUSTRIAL ZONE
- M2 SECOND INDUSTRIAL ZONE
- M3 THIRD INDUSTRIAL ZONE
- T TRANSPORTATION ZONE
- O PUBLIC OPEN SPACE ZONE
- O2 PRIVATE OPEN SPACE ZONE
- O3 CONSERVATION ZONE
- A AGRICULTURAL ZONE
- HE HYDRO ELECTRIC POWER COMMISSION RIGHT OF WAY



REVISIONS	DATE
R1 to R2 Registered Plan 270	Oct. 5, 1959
R4 to R2 Sargent Rd. Delex to Rexway	Oct. 5, 1959

MUNICIPALITY OF GEORGETOWN

ZONING MAP

E. G. CALUDI, ENG.

36 MAIN STREET NORTH, GEORGETOWN, ONT.

- #### SOURCES OF INFORMATION
1. MAPS OF GEORGETOWN, AND SOURCES, OWNED BY V.O.M.U.S.
 2. U.S. COUNTY MAPS, HALTON COUNTY.
 3. APPROVED MAPS, PLAN, PAY OF LOTS IN 1917, AND IN 1918, V.O.M.U.S.
 4. FIELD CHECK, 1958, 1959, 1960.