

THE CORPORATION OF THE TOWN OF HALTON HILLS

NOTICE OF APPLICATION TO THE ONTARIO MUNICIPAL BOARD BY THE CORPORATION OF THE TOWN OF HALTON HILLS FOR APPROVAL OF A BY-LAW TO REGULATE LAND USE PASSED PURSUANT TO SECTION 35 OF THE PLANNING ACT

TAKE NOTICE that the Council of The Corporation of the Town of Halton Hills intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 35 of The Planning Act for approval of by-law 78-44 passed on the 5th day of June, A.D. 1978. A copy of the by-law is furnished herewith. A note giving an explanation of the purpose and effect of the by-law and stating the lands affected thereby is also furnished herewith.

ANY PERSON INTERESTED MAY, within twenty-one (21) days after the date of this notice, send by registered mail or deliver to the clerk of the Town of Halton Hills notice of objection to approval of the said by-law or any part thereof and shall indicate that if a hearing is held the objector or an agent will attend at the hearing to state the objection.

ANY PERSON wishing to support the application for approval of the by-law may within twenty-one (21) days after the date of this notice send by registered mail or deliver to the clerk of the Town of Halton Hills notice of his support of approval of the said by-law together with a request for notice of any hearing that may be held giving also the name and address to which such notice should be given.

THE ONTARIO MUNICIPAL BOARD may approve of the said by-law but before doing so it may appoint a time and place when any objection to the by-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the clerk undersigned, the address to which notice of hearing is to be sent.

THE LAST DATE FOR FILING OBJECTIONS will be August 3rd, A.D. 1978.

DATED at the Town of Halton Hills, this 12th day of July, A.D. 1978.

KENNETH R. RICHARDSON, Clerk Administrator
The Corporation of the Town of Halton Hills,
Municipal Offices,
36 Main Street South,
Georgetown, Ontario L7G 4X1

Amendment to By-law 74-51 by By-law 78-44

EXPLANATORY NOTE

Council for the Corporation of the Town of Halton Hills deems it advisable to amend zoning by-law 74-51 (Esqueping) to change the zone designation of property known as part of Lot 21, Concession 8, for the former Township of Esqueping, outlined on Schedule "1" to by-law 78-44 from rural (RU) zone to rural-special institutional (RU-2) zone.

The uses which presently may be made of the lands subject to the zone change under the rural zone category are set out in section 6 of by-law 74-51 and include the following:

"agricultural and forestry uses, one single family dwelling on any one lot, institutional uses, picnic areas, and parks."

If by-law 78-44 is approved by the Ontario Municipal Board the lands shown on Schedule "1" to the amending by-law may be used for the purposes set out in the portion of section 2 of the amending by-law numbered 12.1.5 (a) and include the uses permitted in a rural zone, buildings to be used for religious instruction, worship and the production and distribution of religious literature and programs, and a residence building to provide accommodation for persons engaged in carrying on other uses permitted in the zone category.

Restrictions respecting minimum frontage, minimum lot area, minimum front, side and rear yard, maximum lot coverage, maximum building height and maximum total floor space of all buildings and structures are set out in section 12.1.5 (b) of the amending by-law. In addition, the by-law provides minimum requirements for parking facilities.

The lands surrounding the property subject to the zoning amendment are presently used for residential, agricultural and open space uses.

If the zoning by-law amendment is approved by the Ontario Municipal Board the proposed use will conform to the Official Plan in force for the former Township of Esqueping Planning Area.

KENNETH R. RICHARDSON, Clerk Administrator
The Corporation of the Town of Halton Hills,
Municipal Offices,
36 Main Street South,
Georgetown (Halton Hills) Ontario L7G 4X1

BY-LAW No. 78-44

A By-law to amend By-law 74-51, as amended, of the Town of Halton Hills

WHEREAS, Council for The Corporation of the Town of Halton Hills deems it necessary and advisable to amend By-law 74-51, as amended;

NOW, THEREFORE, COUNCIL FOR THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. Schedule "B" to By-law 74-51, as amended, is further amended by changing the zone designation of those lands outlined on the plan attached to this By-law as Schedule "1", being part of Lot 21, Concession 8, from RU (Rural) to RU-2 (Rural-Special Institutional).

2. Section 12 of By-law 74-51, as amended, is further amended by adding thereto the following section to be known as Section 12.1.5:

12.1.5. - Rural-Special Institutional (RU-2) Zone
Notwithstanding the provisions of this By-law as amended to the contrary, the lands in the Rural-Special Institutional (RU-2) Zone, as outlined on the plan attached to By-law 78-44 as Schedule "2", may be used only in accordance with the following provisions:

12.1.5. (a) No building, structure or land in a Rural-Special Institutional (RU-2) Zone shall be used for any purpose other than the following:

- those uses permitted in a Rural (RU) Zone,
- a building or buildings for religious instruction, worship and administrative offices,
- a building or buildings for the preparation, production, distribution and storage of religious literature and programs,
- a Residence Building providing residential accommodation for any person or persons engaged in carrying out the uses permitted under this section.

12.1.5. (b) No building or structure in a Rural-Special Institutional (RU-2) Zone shall be hereafter erected, structurally altered or enlarged except in accordance with the following requirements:

- i) Minimum Frontage
- 1500 feet
- For the purpose of the section, the front lot line shall be the line dividing the lot from the King's Highway No. 7
- ii) Minimum Lot Area
- 60 acres
- iii) Minimum Front Yard
- 500 feet for any main building
- 100 feet for any agricultural or accessory building or structure.

- iv) Minimum Side Yard and Rear Yard
- 150 feet for any main building
- 50 feet for any agricultural or accessory building or structure.
- v) Maximum Lot Coverage
- 8.0 percent of total lot area
- vi) Maximum Building Height
- 35 feet
- vii) Maximum Total Floor Space of all Buildings and Structures
- 300,000 square feet
- viii) Minimum Parking Facilities

USE
Residence Building
Office, Place of Worship
or Assembly or
Instruction.
Building for the production
or manufacture, storage,
and distribution of
literature and programs,
including associated offices.

FACILITIES REQUIRED
- one space per Private Room
- one space per 300 square feet or
fraction thereof of gross floor area.
- one space per 2500 square feet or fraction
thereof, of gross floor area.

ix) Services
- No building or structure shall be used for any residential or institutional purpose unless such building or structure is serviced by a municipal water supply and a private sanitary sewage disposal system approved respectively by the Region of Halton and the Halton Regional Health Unit or the Ministry of the Environment where necessary.

x) Where any conflict exists between the requirements of this By-law as amended, and the above requirements, the above requirements shall be deemed to apply.

12.1.5 (c) No building permit for the development or redevelopment of any land, building or structure that is within a Rural-Special Institutional (RU-2) Zone and within 50 feet of the top-of-bank of any natural watercourse shall be issued, unless the location of the building or structure is approved by the Credit Valley Conservation Authority.

12.1.5 (d) For the purpose of this section, the following definitions shall apply:

i) Residence Building
A building in which not more than 140 Private Rooms are provided for human habitation, and in which common culinary, health and personal care, and recreational facilities are provided for residents of the building.

ii) Private Room

A room which:

- a) provides sleeping and personal sanitary facilities only but not kitchen or dining facilities, and
- b) has a private entrance from a common hallway within a Residence Building.

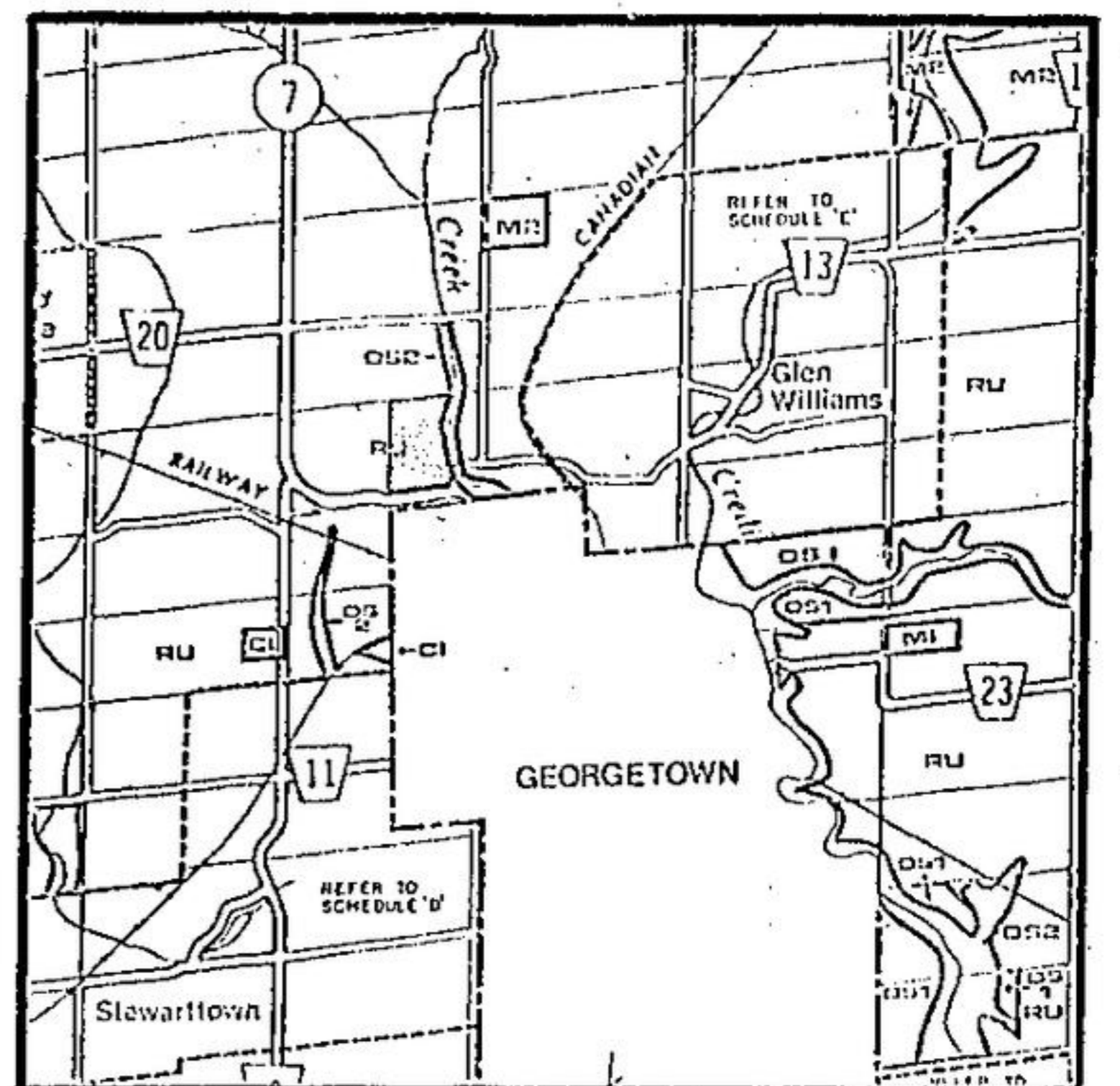
3. This By-law shall come into force and take effect upon being passed by Council subject to the approval of the Ontario Municipal Board.

This By-law read a first and second time this 5th day of June 1978, A.D.

Thos. J. Hill,
Mayor
Kenneth R. Richardson
Clerk Administrator

This By-law read a third time and finally passed this 5th day of June 1978, A.D.

Thos. J. Hill,
Mayor
Kenneth R. Richardson,
Clerk Administrator



This is Schedule "1" to
By-law 78-44,
Passed this 5th day of June
1978.

Changed from "RU" to "RU-2"

Thos. J. Hill
MAYOR

Kenneth R. Richardson
CLERK ADMINISTRATOR

