



**BY-LAW NO. 2025-XXXX**

A By-law to Amend Zoning By-law 2010-0050, as amended

9094 Regional Road 25

Being Part of Lot 6, Concession 2 Esquesing, except for Part 1 on Plan 20R-909; except for Parts 1 & 2 on Plan 20R-11484; Except Parts 2 & 3 on Plan 20R-3009; and Except Part 1 on Plan PM-293, Town of Halton Hills, Regional Municipality of Halton.

**WHEREAS** the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** on XXX ##, 2025, Council for the Town of Halton Hills approved Report No. PD-2025-XXX, dated XXX ##, 2025, in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

**AND WHEREAS** said recommendation will conform to the Official Plan for the Town of Halton Hills;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Schedule "A1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lot 6, Concession 2 Esquesing, except for Part 1 on Plan 20R-909; except for Parts 1 & 2 on Plan 20R-11484; Except Parts 2 & 3 on Plan 20R-3009; and Except Part 1 on Plan PM-293, Town of Halton Hills, Regional Municipality of Halton, municipally known as 9094 Regional Road 25, from Agricultural Exception Zone 9, A(9) to an Employment One Exception Zone XX, EMP1(XX), Employment Transition Exception Zone XX, ET(XX), Gateway Commercial Exception Zone XX, GC (XX) and Environmental Protection One Zone, EP1, as shown on Schedule "A" attached to and forming part of this By-law;
2. That Section 2.1 of Zoning By-law 2010-0050 is hereby amended by adding the Gateway Commercial Zone, with the symbol GC, under Urban Commercial Zones.
3. That Section 2.1 of Zoning By-law 2010-0050 is hereby further amended by adding the Employment Transition Zone, with the symbol ET, under Urban Employment Zones

4. That Table 7.1: Part A (Permitted Residential Uses in Urban Commercial Zones) of Zoning By-law 2010-0050 is hereby amended by adding the Gateway Commercial (GC) Zone and permitted uses contained in Schedule “B” attached to and forming part of this by-law;
5. That Table 7.2: Part B (Permitted Non-Residential Uses in Urban Commercial Zones) of Zoning By-law 2010-0050 is hereby amended by adding the Gateway Commercial (GC) Zone and permitted uses contained in Schedule “B” attached to and forming part of this by-law;
6. That Table 7.3: Standards for Urban Commercial Zones of Zoning By-law 2010-0050 is hereby amended by adding the Gateway Commercial (GC) Zone and zone standards contained in Schedule “B” attached to and forming part of this by-law;
7. That Part 8 (Urban Employment Zone) of Zoning By-law 2010-0050 is hereby amended by adding the following section:

#### 8.3 Transition Zone

The Employment Transition Zone (ET) was established as a placeholder zone to provide flexibility in establishing the boundary between an abutting Employment One (EMP1) Zone and Gateway Commercial (GC) Zone. In an ET zone, no person shall use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure until such time a definitive boundary between the two zones is delineated through an approved application for Site Plan Control.

Only the permitted uses and zone standards that apply to the abutting EMP1 or GC Zone are applicable in each respective zone. In no case shall both the EMP1 and GC permitted uses and zoning standards apply to the same area of land in an ET Zone.

The ET zone will be implemented by an Exception Provision found in Table 13.1 of this by-law.

8. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provisions contained in Schedule “C” attached to and forming part of this By-law; and

**BY-LAW** read and passed by the Council for the Town of Halton Hills this ##th day of XXX, 2025.

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MAYOR – ANN LAWLOR

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TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE A to By-law 2025-XXXX



- 9094 Regional Rd 25
- Zone Change from Agricultural (A) Zone to Gateway Commercial (GC)
- Zone Change from Agricultural (A) Zone to Employment One (EMP1)
- Zone Change from Agricultural (A) Zone to Employment Transition (ET)
- Zone Change from Agricultural (A) Zone to Environmental Protection One (EP1)



## SCHEDULE B to By-law 2025-XXXX

**Table 7.1: Part A (Permitted Residential Uses in Urban Commercial Zones)**

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC	GC
<i>Accessory Dwelling Unit</i>	X (13)	X (13)							
<i>Dwelling Units in a Non-Residential Building</i>	X (17)	X (17)							
<i>Street Townhouse Dwelling Units</i>	X (15)	X (15)							
<i>Multiple Dwelling Units</i>	X (15)	X (15)							
<i>Apartment Dwelling Units</i>	X (15)	X (15)							
<i>Bed and Breakfast Establishments</i>	X (2)	X (2)							
<i>Group Homes Type 1</i>		X (16)							
<i>Home Occupations</i>	X (12)	X (12)							
<i>Long Term Care Facilities</i>	X (15)	X (15)							
<i>Retirement Homes</i>	X (15)	X (15)							
<i>Single Detached Dwellings</i>	X (11)	X (11)							
<i>Semi Detached Dwellings</i>	X (11)	X (11)							
<i>Second Level Lodging Homes</i>	X (18)	X (18)							
<i>Treatment Centres</i>		X (14)							

**Table 7.2: Part B (Permitted Non-Residential Uses in Urban Commercial Zones)**

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC	GC
<i>Adult Specialty Stores</i>	X(1)(10)		X	X	X	X	X		X
<i>Adult Video Stores</i>							X(5)		X(5)
<i>Animal Clinics</i>	X		X	X	X	X	X	X(9)	X
<i>Art Galleries</i>	X	X(7)					X		X
<i>Banquet Halls</i>	X		X	X					
<i>Business Offices</i>	X	X(7)	X(6)	X	X	X	X	X(9)	X
<i>Building Supply Outlets</i>							X		X
<i>Commercial Fitness Centres</i>	X		X	X		X	X	X(9)	X
<i>Commercial Parking Lots</i>	X								
<i>Community Centres</i>						X			
<i>Day Nurseries</i>	X	X(7)	X	X	X	X	X	X(9)	X
<i>Department Stores</i>			X						X
<i>Financial Institutions</i>	X(1)		X	X	X	X	X		X
<i>Funeral Homes</i>	X								
<i>Gas Bars</i>						X	X		X
<i>Hotels</i>	X	X(7)	X	X			X		X
<i>Libraries</i>	X					X			
<i>Medical Offices</i>	X(1)	X(7)	X	X	X	X	X	X(9)	X
<i>Motor Vehicle Repair Establishments</i>				X(19)			X		X
<i>Motor Vehicle Sales and/or Rental Establishments</i>				X			X		X
<i>Motor Vehicle Washing Establishments</i>				X(19)		X	X		X
<i>Museums</i>	X	X(7)							
<i>Open Air Farmers Markets</i>	X								

USE	DC1	DC2	GCN1	GCN2	GCN3	SNC	CC	LC	GC
<i>Outdoor Display and Sales, Accessory</i>	X	X	X	X	X	X	X	X	X
<i>Parking Garages</i>	X								
<i>Parks, Public</i>	X	X	X	X	X	X	X	X	X
<i>Places of Amusement</i>			X						
<i>Places of Entertainment</i>	X		X			X	X		X
<i>Places of Worship</i>	X	X(7)				X	X		X
<i>Private Clubs</i>	X		X	X			X		X
<i>Private Home Daycare</i>	X	X							
<i>Restaurants, Restaurants Take-out</i>	X(1)	X(7)	X	X	X	X	X	X(9)	X
<i>Retail Stores</i>	X(1)	X(7)	X	X	X	X(8)	X	X(9)	X
<i>Schools, Commercial</i>	X	X(7)	X	X	X	X	X	X(9)	X
<i>Schools, Private</i>	X	X(7)	X	X	X	X	X	X(9)	X
<i>Service Commercial Uses</i>	X	X(7)	X	X	X	X	X	X(9)	X
<i>Service Shops</i>	X	X(7)	X	X	X	X	X	X(9)	X
<i>Specialty Food Stores</i>	X(3)		X	X	X	X	X	X(9)	X
<i>Supermarkets</i>	X(3)		X(4)	X(7)		X(7)	X(7)	X(3)	X
<i>Theatres</i>	X		X	X		X	X		X
<i>Trade and Convention Centres</i>			X	X			X		X

**Table 7.3: Standards for Urban Commercial Zones**

ZONE	Minimum Lot Frontage	Minimum Required Front Yard	Minimum Required Rear Yard	Minimum Required Interior Side Yard	Minimum Required Exterior Side Yard	Maximum Height
DC1(8)	0.0m	0.0m (5)	0.0m (4)(5)	0.0m (4)(5)	0.0m (5)	13.0m
DC2(8)	15.0m	6.0m (1)	7.5m	1.2m	3.0m(1)	11.0m
GCN1	0.0m	0.0m (2)(7)	0.0m (4)	0.0m (4)(6)	0.0m (2)(7)	25.0m(3)
GCN2	0.0m	0.0m (2)(7)	0.0m (4)	0.0m (4)(6)	0.0m (2)(7)	25.0m(3)
GCN3	0.0m	0.0m (2)(7)	0.0m (4)	0.0m (4)(6)	0.0m (2)(7)	13.0m(3)
SNC	0.0m	0.0m (7)	0.0m (4)	0.0m (4)(6)	0.0m (7)	11.0m
CC	0.0m	0.0m (7)	0.0m (4)	0.0m (4)(6)	0.0m (7)	11.0m
LC	0.0m	0.0m (7)	0.0m (4)	0.0m (4)(6)	0.0m (7)	11.0m
GC	0.0m	0.0m (7)	0.0m (4)	0.0m (4)(6)	0.0m (7)	11.0m

## SCHEDULE C to By-law 2025-XXXX

**Table 13.1: Exceptions**

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX	EMP1	9094 Regional Road 25				(i) Maximum required Height- 15 m (ii) The Front Yard is defined as Regional Road 25
XX	GC	9094 Regional Road 25				(i) Maximum required height- 15 m (ii) The Front Yard is defined as Regional Road 25
XX	ET	9094 Regional Road 25	All uses permitted in the EMP1 and GC Zones			(i) No development shall be permitted until a boundary between the EMP1 and GC zones is delineated through an approved application for Site Plan Control. (ii) Only the permitted uses and zone standards that apply to the abutting EMP1 or GC Zone are applicable in each respective zone. In no case shall both the EMP1 and GC permitted uses and zoning standards apply to the same area of land. (iii) The applicable exception provisions attached to the EMP1 and GC zones shall also apply to each respective zone category identified in this zone. (iv) The boundary between the EMP1 and GC zones may be modified by amendment to the approved Site Plan.