



BY-LAW NO. 2024-0100

A By-law to adopt Amendment No. 60 to the Official Plan for the Town of Halton Hills, 13376 & 13394 Hwy 7 (Henderson's Corners)
Part Lot 23, Concession 7 Esquesing
Town of Halton Hills, Regional Municipality of Halton
(File No. D09OPA20.004)

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 December 9, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-089, dated November 6, 2024, in which certain recommendations were made relating to amending the Town of Halton Hills Official Plan to permit the expansion of an existing self-storage facility onto 13376 Hwy 7 and the construction of 2 new self-storage buildings and additions to existing self-storage buildings on the lands municipally known as at 13376 & 13394 Hwy 7 (Henderson's Corners).

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

1. That Amendment No. 60 to the Official Plan for the Town of Halton Hills, being the attached text and schedule, is hereby approved; and
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act, R.S.O. 1990, c. P.13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 9th day of December, 2024.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT NO. 60
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: THE PREAMBLE does not constitute part of this Amendment.

PART B: THE AMENDMENT consisting of the following text and schedule constitutes Amendment No. 60 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 60 TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS**

The attached text and schedule constitute Amendment No. 60 to the Official Plan for the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2024-0100 in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended.

THE CORPORATION OF THE TOWN OF HALTON HILLS

Originally Signed By:

MAYOR – Ann Lawlor

Originally Signed By:

TOWN CLERK – Valerie Petryniak

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the expansion of the existing commercial self-storage facility located at 13394 Hwy 7 onto 13376 Hwy 7 and the construction of 2 new self-storage buildings and additions to existing self-storage buildings on lands municipally known as 13376 & 13394 Hwy 7 within the Rural Cluster of Henderson's Corners of the Town of Halton Hills.

The existing commercial self-storage facility at 13394 Hwy 7 is subject to Special Policy Area 1, which permits the self-storage use up to a maximum gross floor area of 3,716 m² (40,000 ft²) and outdoor storage to a maximum height of 6 metres, as well as requiring all buildings and structures to be subject to site plan and architectural control to maintain the character of the Rural Cluster Area and all outdoor storage areas to be screened from views off Hwy 7, including views through abutting properties. Special Policy Area 1 also permits a commercial automobile dealership up to a maximum floor area of 2,972 m² (31,990 ft²).

To facilitate the proposed expanded commercial self-storage facility the Official Plan Amendment seeks to expand Special Policy Area 1 to include 13376 Hwy 7. The Amendment removes the current site-specific permission for an automobile dealership and the associated maximum floor area restriction. The Amendment also increases the maximum building floor area restriction to accommodate the proposed self-storage buildings and changes the outdoor storage area restriction from a maximum gross floor area to a maximum lot area given that outdoor storage is not considered to be a building or a structure.

The requirements for screening of outdoor storage areas and site plan and architectural control are being maintained; however, the maximum height restriction for outdoor storage is being changed to indicate that this development standard will be set out in the site-specific zoning by-law amendment. In addition, the permitted use of outdoor storage has been changed to accessory outdoor storage to ensure that outdoor storage is not permitted as a standalone use, is accessory to the principal use of the lands (i.e., enclosed commercial self-storage facility) and is limited in area to maintain the rural character of the Rural Cluster Area.

LOCATION

The subject lands are municipally known as 13376 and 13394 Hwy 7 and are located in the Rural Cluster of Henderson's Corners on the west side of Highway 7, north of 22 Side Road. The intended combined lands have an approximate area of 2.29 hectares (5.66 acres) and contain approximately 174 metres of frontage along Hwy 7.

A single detached home currently occupies 13376 Hwy 7, while 13394 Hwy 7 is the site of an existing commercial self-storage facility (Hey Ray Self Storage). The subject site is located southeast of the Niagara Escarpment, which generally increases in elevation from the southern end of the site to the northern end of the site.

Surrounding land uses to the subject lands include:

- | | |
|---------------|---|
| To the North: | Agricultural/rural uses along with single detached dwellings |
| To the East: | Single detached dwellings and agricultural/rural uses contained within the Henderson's Corners Rural Cluster Area |
| To the South: | A decommissioned commercial automobile area, a gas station, commercial uses, and single detached dwellings |
| To the West: | Agricultural/rural uses along with single detached dwellings |

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the change to the Rural Cluster Area to expand and modify Special Policy Area 1 to support the expansion of the commercial self-storage facility located at 13394 Hwy 7 onto 13376 Hwy 7:

1. The proposed development represents an expansion to an existing commercial use. Staff is satisfied that the expanded use conforms with Provincial Policy, which promotes diversification of the economic base and employment opportunities through goods and services to support the development of healthy rural communities;
2. The submitted documents demonstrate that the expanded commercial self-storage use can be developed to mitigate impacts to surrounding properties, be in character with the Rural Cluster of Henderson's Corners and maintain views to the Niagara Escarpment;
3. Council is satisfied that the development fulfills the criteria set out in Section E4.4.3 – New Non-Residential Uses of the Official Plan; and
4. The proposed development represents an acceptable expansion of the existing commercial self-storage facility within an existing settlement area.

PART B – THE AMENDMENT

All of this part of the document consisting of the following text and schedule constitutes Amendment No. 60 to the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule A13 – Henderson’s Corners Land Use Plan is hereby amended by modifying the solid red line and the number “1” to include the lands shown in Schedule “A” to this amendment, municipally known as 13376 Hwy 7 (Henderson’s Corners); and
2. That Section E4.6.1 – Special Policy Area 1 of the Official Plan for the Town of Halton Hills is hereby repealed and replaced with a new section, which shall read as follows:

“E4.6.1 Special Policy Area 1

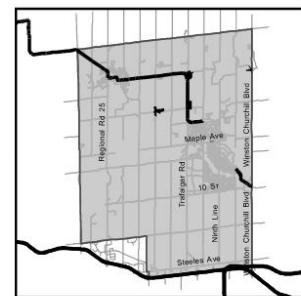
An enclosed commercial self-storage facility with accessory outdoor storage is permitted on the lands designated as Rural Cluster Area and identified as Special Policy Area 1, as shown on Schedule A13 of this Plan, subject to the following:

- a) the maximum floor area is limited to 8,000 square metres for all buildings and structures;
- b) all buildings and structures are subject to site plan and architectural control to maintain the character of the Rural Cluster Area;
- c) all accessory outdoor storage areas are screened from views off Hwy 7, including views through abutting properties;
- d) accessory outdoor storage occupies no more than 3,716 square metres of lot area; and
- e) the maximum height of accessory outdoor storage shall maintain views to the Niagara Escarpment and be set out in the implementing Zoning By-law.”

SCHEDULE A to OPA No. 60

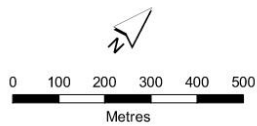


- Environmental & Open Space Areas
- Escarpment Natural Area
- Greenlands A
- Greenlands B
- Agricultural/Rural Areas
- Rural Cluster Area
- Town of Halton Hills Boundary
- Special Policy Area
- Rural Cluster Boundary
- Railway Line
- School



APRIL 30, 2024

CONSOLIDATION



SCHEDULES A13, A14, A15 & A16

HENDERSON'S CORNERS, LIMEHOUSE, SILVERCREEK & TERRA COTTA LAND USE PLANS