



**BY-LAW NO. 2025-0070**

A By-law to amend the Town of Halton Hills Zoning By-law 2010-0050 to make a number of housekeeping, technical and other modifications affecting various Zones (Town Initiated Housekeeping Amendment)

**WHEREAS** Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, together with Official Plan Amendment 46 and By-law 2022-0039, authority for the passage of minor Zoning By-law Amendments has been delegated to the Commissioner of Planning & Development, or designate;

**AND WHEREAS** notice of the minor Zoning By-law Amendment has been provided in accordance with the regulations of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** the Commissioner of Planning & Development has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

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

1. That Table of Contents is hereby amended as follows:

Add in section 8.4 401 Corridor

2. That the Schedule section be amended as follows:

Add in Schedule A8 401 Corridor

3. That PART 1, INTERPRETATION AND ADMINISTRATION, of Zoning By-law 2010-0050 is hereby amended as follows:

Section 1.1a) is to be deleted.

4. That PART 1, INTERPRETATION AND ADMINISTRATION, of Zoning By-law 2010-0050 is hereby amended as follows:

Section 1.1b) shall be deleted and replaced with:

b) Lands that are subject to Development Control pursuant to the Niagara Escarpment Planning and Development Act, as shown on Schedule A-1 to this By-law with the exception of the lands within the Limehouse, Silver Creek and Henderson's Corners Rural Clusters.

5. That Part 2 Establishment of Zones is updated as follows:

<b>ZONE</b>	<b>SYMBOL</b>	<b>Location</b>
<b>Urban Residential Zones</b>		
Low Density Residential One	LDR1	Part 6
Low Density Residential Two	LDR2	Part 6
Medium Density Residential One	MDR1	Part 6

Medium Density Residential Two	MDR2	Part 6
High Density Residential	HDR	Part 6
Residential/Commercial	RCO	Part 6
Urban Residential	UR	Part 6
Mixed-Use One	MU1	Part 6
Mixed-Use Two	MU2	Part 6
<b>Urban Commercial Zones</b>		
Downtown Commercial One	DC1	Part 7
Downtown Commercial Two	DC2	Part 7
Georgetown Community Node <i>Zones</i>	GCN1, GCN2, GCN3	Part 7
Secondary Node Commercial	SNC	Part 7
Corridor Commercial	CC	Part 7
Local Commercial	LC	Part 7
<b>Urban Employment Zone</b>		
Employment One	EMP1	Part 8
401 Corridor Prestige Industrial	M7	Part 8
401 Corridor Gateway Zone	G	Part 8
401 Corridor Development Zone	MD	Part 8
<b>Non-Urban Zones</b>		
Agricultural	A	Part 9
Protected Countryside	PC	Part 9
Hamlet Residential	HR1 and HR2	Part 9
Hamlet Residential/Office	HRO	Part 9
Hamlet Community Core	HCC	Part 9
Hamlet Commercial	HC	Part 9
Hamlet Institutional	HI	Part 9
Rural Cluster Residential	RCR1 and RCR2	Part 9
Rural Cluster Commercial	RCC	Part 9
Rural Cluster Institutional	RCI	Part 9
Country Residential	CR	Part 9
Mineral Aggregate Resources	MAR	Part 9
Rural Employment	RU-EMP	Part 9
<b>Environmental and Open Space Zones</b>		
Protected Countryside Natural Heritage System One	PC-NHS1	Part 10

Protected Countryside Natural Heritage System Two	PC-NHS2	Part 10
Environmental Protection One	EP1	Part 10
Environmental Protection Two	EP2	Part 10
Open Space	OS1, OS2, OS3 and OS4	Part 10

**Institutional Zone**

Institutional	I	Part 10
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**Other Zones**

Transportation	T	Part 12
Development	D	Part 12

6. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

**Advanced Tech and Data Processing Establishment** means: the use of a building for software development and testing, or for the collection, analysis, processing, storage, or distribution of electronic data.

7. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

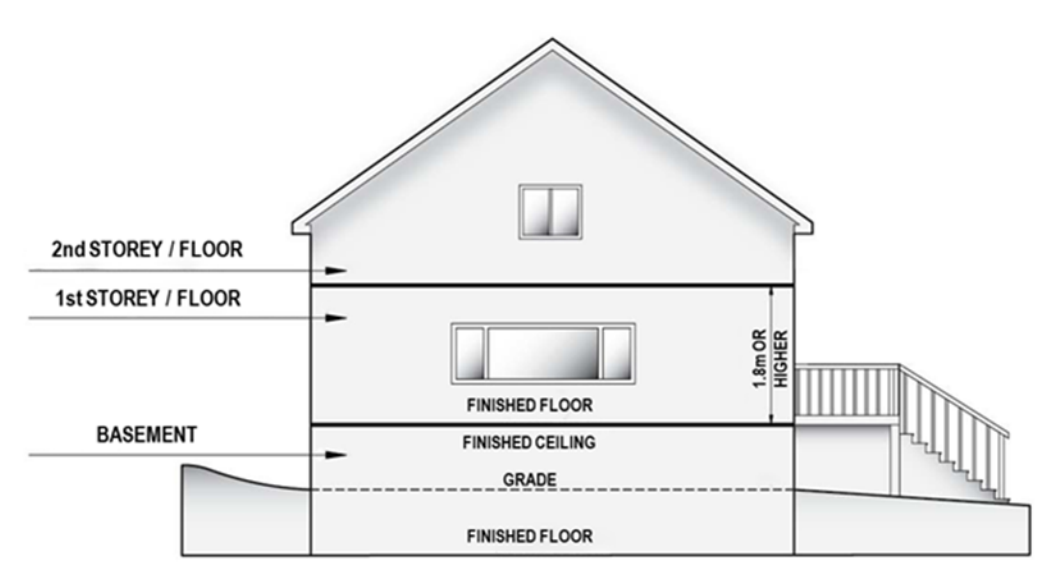
The definition for Balcony shall be deleted and replaced as follows:  
**Balcony** means: “a platform that may be partially enclosed projecting from the main wall of a building, that is located above the first storey of a building, and which is only accessible from within a building.”

8. THAT PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

**Bay Window** means: a multi-sided window that projects outwards from an exterior wall of a building, which may or may not have a foundation, a door, or windows at the side projections.

9. THAT PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

That the Diagram for Basement is updated as follows:



10. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of **Building** shall be deleted and replaced with **Building** means: a structure consisting of any combination of walls, roof and floor, or a structural system serving the function thereof, including all associated works, fixtures and service systems.

11. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of **Commercial Farms** shall be deleted and replaced with **Commercial Farms** means: a farm which is deemed to be a viable farm operation and which normally produces sufficient income to support a farm family.

12. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of Day Nursery shall be deleted and replaced with **Day Nursery** means: a premises that provides temporary care, or guidance, or both temporary care and guidance for children in accordance with the Child Care and Early Years Act, as amended, or any successor legislation. Or any successors thereto.

13. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of deck shall be deleted and replaced with A **Deck** means: an uncovered and unenclosed structure that is accessory to a residential use and used as an outdoor living area, with supports holding it erect and a floor that is not above the first storey of the building to which the deck is accessory.

14. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

**Flat Roof** means: a roof that is not pitched and has a maximum slope of 5%.

15. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding as follows:

The definition of Floor Space Index (FSI) shall be deleted and replaced with **Floor Space Index (FSI)** means: The *gross floor area* of all *buildings* on a *lot* divided by the *lot area*. For the purposes of this definition, the *floor area* of a *storey* located completely below *grade* that does not contain a *habitable room* is not considered to form part of a *building's gross floor area*.

16. THAT PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

**Grade** means: the level of the ground adjacent to the outside wall of a building or structure.

17. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of **Home Industry** is hereby deleted and replaced with **Home Industry** means: a small scale industrial use, such as a carpentry

shop, a metal working shop, a welding shop or an electrical shop that provides services or wares to the rural farming community and which is an accessory use to an agricultural use or a single detached dwelling. For the purpose of this By-law, the repairing of motor vehicles or paint shop, mobile homes and/or trailers is not a home industry.

18. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding as follows:

Provision (f) to the definition of **Lot Line, Front**; (f) A lot accessed only by a waterbody or private road, the front lot line shall be deemed to be the lot line as established by the main access from the waterbody or private road.

19. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of **Minimum Distance Separation** shall be deleted and replaced with **Minimum Distance Separation (MDS)** means: The mathematical tool to determine a recommended distance between livestock facilities, anaerobic digesters, and/or manure storage facilities and non-agricultural uses.

20. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of **Miniature Golf Course** shall be deleted and replaced with **Miniature Golf Course** means: a lot or premise where the game of mini-putt is played using artificially constructed holes.

21. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

**Motor Vehicle Service Station** means: a building or place where gasoline, oil, grease, antifreeze, tire tubes, tire accessories, eclectic light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged or where only minor running repairs essential to the actual operation of motor vehicles are executed or performed but does not include an automatic car wash.

22. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

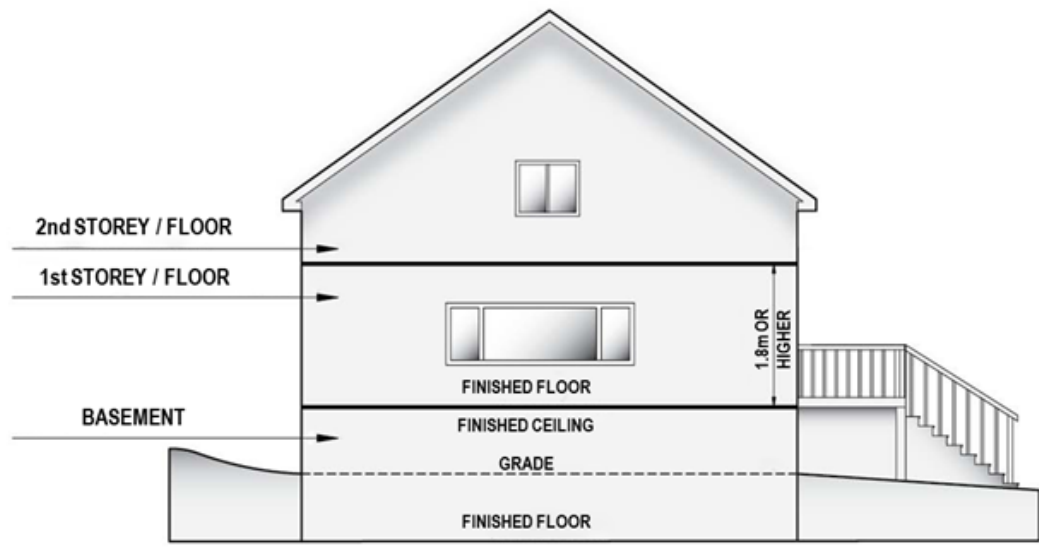
The definition of **Private Home Daycare** shall be deleted and replaced with **Private Home Daycare** means: a premises where temporary care or supervision is provided for not more than six children in the private residence of the caregiver, other than the residence of a parent or guardian of any such child, for a continuous period that does not exceed 24 hours and is in accordance with applicable provincial legislation.

23. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

**School, Post-Secondary** means: the use of a premises for educational purposes by a degree, diploma, or certificate granting college or university under Provincial legislation, but does not include a Commercial School.

24. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The Diagram for **Storey, first** is updated as follows



25. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition of **Structure** shall be deleted and replaced with **Structure** means: Anything that is erected, built or constructed of parts joined together and situated upon, attached, or fixed permanently to the ground or any other structure. For the purpose of this By-law, a fence that has a height of 2.13 metres or less, a light standard, an antenna, and a sign shall be deemed not to be structures. For the purpose of setback and lot coverage calculations, natural gas or electricity metres, dog houses, freestanding mail boxes, entrance pillars, statues, storage lockers under 1m high, freestanding arbours or pergolas, flag poles, free standing trellises, shopping cart enclosures, waste receptacles, school bus shelters, composters, planters, and portable barbeques are not considered to be structures.

26. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by deleting the following definition:

**Tattoo Parlour.**

27. PART 4, GENERAL PROVISIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

a) That Table 4.1 is updated as follows:

	<b>Urban Residential Zones</b>	<b>Urban Commercial and Employment Zones</b>	<b>Institutional Zones</b>
Permitted Locations	Interior and Rear Yards		
Minimum Setback from Front Lot Line	Not permitted any closer to front lot line than main building from front lot line.		
Minimum Setback from Exterior Lot Line	Not permitted any closer to exterior lot line	Not permitted any closer to exterior lot line than the main building from exterior lot line.	

	<p>than the main building from exterior lot line. Notwithstanding the above, a detached garage in the rear yard that is accessed by a driveway crossing the exterior lot line shall not be located any closer than 6.0 meters from the exterior side lot line</p>	
Minimum Setback from Interior Side Lot Line	<p>1.0 metres if no doors or windows in wall facing lot line and 1.2 metres if doors or windows in wall facing lot line</p>	
Minimum Setback from Rear Lot Line	<p>1.0 metres if not doors or windows in wall facing lot line and 1.2 metres if doors or windows in wall facing lot line</p>	
Maximum height for detached private garage or carport with peaked roof	<p>4.5 metres to top of peak</p>	<p><u>4.5 metres to top of peak</u>–</p>
Maximum height for detached private garage or carport with flat roof	<p>3.5 metres to highest point of roof</p>	<p><u>4.5 metres to highest point of roof</u></p>

roof being a roof that incorporated a maximum slope of 5% and is not a pitched roof			
Maximum height for detached private garage or carport with other roof type	3.5 metres to highest point of roof	<u>4.5 metres to highest point of roof</u>	
Maximum height for all other accessory buildings and structures	3.5 metres to highest point of roof or structure	<u>4.5 metres to highest point of roof or structure</u>	
Maximum floor area for detached garage or carport	40.0 square metres	<u>40.0 square metres</u>	
Maximum floor area of any other type of accessory structure	20.0 square metres	<u>50.0 square metres</u>	50.0 square metres
Maximum number of accessory buildings and structures per lot	1 private garage/carport and 2 accessory buildings or structures	2	

b) That the text and table of 4.2 is updated to remove reference to “Accessory Buildings” and is replaced with “Accessory Buildings and Structures”

c) That section 4.4 is updated to include:

d) Notwithstanding the above an interior side yard setback is not required for an air conditioner within a townhouse block, provided the air conditioner is located within the rear yard.

d) That provision 4.8a)iii) is hereby deleted and replaced with the following:

4.8a)iii) Into the required rear yard a distance of no more than 2.0 metres for the main building and no more than 50 percent of the required rear yard for any accessory building or structure.

- e) That provision 4.10 is hereby deleted and replaced with the following:

Properties with existing development which are located within the Regulatory Floodplain as shown in Schedule A19 "Glen Williams" and Schedule A20 "Norval" are subject to the Flood Plain Overlay. New development is restricted and is subject to Conservation Authority approval on lands subject to the "F" symbol. No new development is permitted without the prior written approval of the *Conservation Authority* having jurisdiction in the area.

- f) That provision 4.12f) is hereby deleted and replaced with the following:

4.12f) The use shall be clearly secondary to the use of the *dwelling* as a *dwelling unit* and there is no change in the external character, except for a legal sign, in accordance with Section 4.12(i)

- g) That provision 4.13k) is hereby deleted and replaced with the following:

4.13k) Any *outdoor storage* associated with the *home industry* shall be located within a fenced compound and screened from view in accordance with the requirements of Section 4.23 of this By-law

- h) That provision 4.18c) is hereby deleted and replaced with the following:

4.18c) does not increase the amount of volume within an enclosed space in a *building* or *structure* in a required *yard*, but does not include a below grade basement where there is no visual impact.

- i) That provision 4.22c) is hereby deleted and replaced with the following:

4.22c) Motor Vehicle sales establishments or the accessory sale of motor vehicles where permitted by this By-law, are not subject to the provisions of Section 4.22a)

- j) Table 4.5 heading is updated from "Maximum Height" to "Maximum Height and Setbacks"

- k) That provision 4.34 is hereby deleted and replaced with the following:

4.34 Notwithstanding any other provision in this By-law, all buildings and structures containing a dwelling unit, a place of worship, a day nursery, a private school and/or a public school shall be located no closer than 30 metres from the right-of-way(s) owned by a Federally regulated railway company and/or a Provincially regulated railway company.

- l) That provision 4.35 a) is hereby deleted and replaced with the following:

4.34a) Nothing in this By-law shall prevent uses incidental to construction such as a construction camp or other such temporary items such as but not limited to: a work camp, tool shed, scaffold or other building or structure incidental to the construction, provided it is associated with a single project and has been issued an approval or permit from the Town and work has not been completed nor the project abandoned.

28. PART 5, PARKING AND LOADING STANDARDS, of Zoning By-law 2010-0050 is hereby amended as follows:

- a) That provision 5.2.6 is hereby deleted and replaced with the following:

5.2.6 Parking spaces required by Section 5.3 and 5.4 of this By-law shall not be required if Council is willing to enter into an agreement with the landowner respecting the payment of cash-in-lieu of some or all of the parking required in accordance with Section 40 of the Planning Act within the downtown core of Georgetown and Acton.

- b) That the following provision is added to section 5.2.13

g) a driveway associated with a ground oriented residential dwelling in an urban zone is not permitted to have a reverse slope.

- c) That provision 5.2.14 a) is hereby deleted and replaced with the following:

5.2.14 a) The minimum driveway width shall be 3 metres.

- d) That the following provision is hereby added to 5.2.22

5.2.22 b) v) results in no more than 2 commercial vehicles being parked or stored on the lot,

- e) The following be updated in Table 5.3 – Non-Residential Parking Requirements:

- a. Replace Motor Vehicle Service Centres with Motor Vehicle Service Station
- b. Replace Nursing Home with Retirement Home

29. PART 6, URBAN RESIDENTIAL ZONES, of Zoning By-law 2010-0050 is hereby amended as follows:

- a) The following special provision shall be added to Table 6.1 – Permitted Uses (Urban Residential Zones) under the LDR2 zone:

- i. Provision 15. Only Triplexes that legally existed on the effective date of this By-law are permitted.

- b) Provision 13 shall be deleted and replaced under Table 6.1 – Permitted Uses (Urban Residential Zones):

- i. Provision 13. Only Second Level Lodging Homes that legally existed on the effective date of this By-law are permitted. In addition, the minimum required gross floor area per resident is 23 square metres.

- c) Special Provision 3 should be added to all Mature Neighbourhood (MN) Zones within Table 6.2 – Standards for Single Detached Dwellings in the LDR1 Zone.

- a. The following provision shall be amended within Table 6.4 – Standards for Existing Semi-Detached in the LDR1 Zone and all Dwelling Unit Types, Long Term Care Facilities and Retirement Homes in the LDR2, MDR1, MDR2 and HDR Zones

- i. Special Provision #5 should be removed from the "Minimum Lot Frontage" column for "Apartment Dwellings, Long Term Care Facilities and Retirement Homes" and put directly beside "Apartment Dwellings, Long Term Care Facilities and Retirement Homes" in the "Dwelling Type or Use" column.

- b. Provision 5 shall be deleted and replaced under Table 6.4 – Standards for Existing Semi-Detached in the LDR1 Zone and all Dwelling Unit Types, Long Term Care Facilities and Retirement Homes in the LDR2, MDR1, MDR2 and HDR Zones

- i. 5. The maximum number of dwelling units permitted shall not exceed 50 units per 1.0 hectares of lot area in the MDR1 and

MDR2 Zone and shall not exceed 100 units per 1.0 hectare of lot area in the HDR Zone.

30. PART 7, URBAN COMMERCIAL ZONES, of Zoning By-law 2010-0050 is hereby amended as follows:

- a. Special Provision 18 under Table 7.2 – Part B (Permitted Non-Residential Uses in Urban Commercial Zones) shall be deleted and replaced with the following:
  - i) 18. Only Second Level Lodging Homes that legally existed on the effective date of this By-law are permitted. In addition, the minimum required gross floor area per resident is 23 square metres.

31. Part 8, URBAN EMPLOYMENT ZONE, of Zoning By-law 2010-0050 is hereby amended as follows:

- a. Amend the title of Part 8 Urban Employment Zone to read the following, “Part 8 Urban Employment Zones
- b. Remove Postal Station from Section 8.4.3.1 Permitted Uses
- c. Remove Postal Station from Section 8.4.13 Parking Table C
- d. Add Advanced Tech and Data Processing Establishment to section 8.4.1.1 Permitted Uses
- e. Remove Post Secondary Education Institution from section 8.4.1.1 Permitted Uses and replace with Post Secondary School
- f. Remove Post Secondary Education Institution from Section 8.4.13 Parking Table C and replace with Post Secondary School

32. Part 9, NON-URBAN ZONES, of Zoning By-law 2010-0050 is hereby amended as follows:

- a. Table 9.1 – Permitted Uses (Non-Urban Zones) shall remove reference to special provision 18 beside Cannabis Cultivation – Outdoor and replace it with Special Provision 21.
- b. Table 9.1 – Permitted Uses (Non-Urban Zones) shall remove reference to special provision 17 beside Cannabis Analytical Testing Facilities, Cannabis Cultivation – Indoor, Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities and replace it with Special Provision 20
- c. Special Provision 13 under Table 9.1 – Permitted Uses (Non-Urban Zones) shall be deleted and replaced with the following:
  - i. 13. Only uses and the related floor area that legally existed on the effective date of this By-law are permitted on those lands that are subject to the Regulatory Floodplain Overlay “F” as set out in Section 4.10 and shown in Schedule 19
- d. Special Provision 23, under Table 9.1 – Permitted Uses (Non-Urban Zones) shall be removed in its entirety.
- e. Add in Special Provision 4 under Table 9.2 – Standards for Non-Urban Zones as follows:
  - i. 4. Minimum lot area for a building or structure used for agricultural purposes is 4 hectares.
- f. Table 9.2 – Standards for Non-Urban Zones shall be amended to add Special Provision 4 within the Agricultural Zone and Minimum Lot Area requirement.
- g. Table 9.2 – Standards for Non-Urban Zones shall be amended by adding in 11 metres for maximum height for the MAR Zone.

33. Part 10, ENVIRONMENTAL AND OPEN SPACE ZONES, of Zoning By-Law 2010-0050 is hereby amended as follows:

- a. Table 10.2 – Standards for Environmental and Open Space Zones shall be amended to add “2” to the Minimum Lot Area for all zones.
- b. Table 10.2 – Standards for Environmental and Open Space Zones shall be amended to add Special Provision 1 to the EP2 Zone within columns: Minimum Required Front Yard, Minimum Required Rear Yard, Minimum Required Interior Side Yard and Minimum Required Exterior Side Yard

34. Part 13, EXCEPTIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

- a. Exception 6 (i) shall be deleted and replaced as follows:
  - i. (i) Semi-detached dwellings shall be constructed in accordance with the provisions of Table 6.4 of this By-law
- b. Exception 17 is hereby deleted and replaced with the following:
  - i. 17 “all buildings and structures except for a fence” to “no buildings or structures except for a fence.”
- c. Exception 22 is hereby amended by updating the address as follows:
  - i. 13376 & 13394 Highway 7 (Henderson’s Corners).
- d. Exception 54 (iii) is hereby deleted and replaced with the following:
  - i. (iii) minimum required number of parking spaces for an animal clinic – 1 space per 25.0 square metres of net floor area; and,
- e. Exception 73 is hereby updated to reflect appropriate numbering
- f. Exception 96 (iv) is hereby deleted and replaced with the following:
  - i. (iv) A deck that has an average floor height of 1.0 m above the adjacent grade shall encroach into a rear or side yard no more than 2.0 metres.
- g. Exception 100 (iii) is hereby deleted and replaced with the following:
  - i. (iii) A deck that has an average floor height of 1.0 metres above the adjacent grade shall be permitted to encroach into a Rear Yard no more than 2.0 metres.
- h. Exception 102 is hereby updated to reflect the correct zoning of DC2.
- i. Exception 111 is hereby updated to Exception 112.
- j. Table 13.1 is amended by adding the Exceptions found in **Attachment 1** to this By-law Amendment

35. Part 14, HOLDING PROVISIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

- a. Table 14.1: Holding Provisions, H2 shall delete bullet point number two and replace as follows:
  - i. replacement or expansion of existing permitted buildings and structures where the ground floor area that existed on the effective date of this By-law is proposed to be increased by greater than 50%; and,
- b. Table 14.1 Holding Provisions, H2 shall delete and replace bullet number three:
  - i. construction of accessory buildings and structures, if any part of the accessory building or structure is located more than 20 metres from the main building on the lot.
- c. Table 14.1 Holding Provisions, H5 shall be deleted

36. The following Schedules of Zoning By-law 2010-0050 are hereby amended as follows:

- a) Schedule A-20 shall be updated to refer to Regulatory Floodplain Overlay “F” rather than the Holding 5 provision
- b) Schedule A-20 shall be updated to refer to Regulatory Floodplain Overlay “F” rather than the Holding 5 provision.
- c) Schedule A-08 is hereby amended to re-zone the Hornby Park from M7 to O3-1

BY-LAW read and passed by the Town of Halton Hills this 19<sup>th</sup> day of December, 2025.



Commissioner of Planning and Development – John Linhardt