



BY-LAW NO. 2024-0101

A By-law to Amend Zoning By-law 2010-0050, as amended
Part Lot 23, Concession 7 Esquesing
Town of Halton Hills, Regional Municipality of Halton
municipally known as 13376 & 13394 Hwy 7 (Henderson's Corners)

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 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, as amended by Official Plan Amendment No. 60.

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

1. That Schedule "A14" of Zoning By-law 2010-0050 is hereby amended by rezoning the lands described as Part Lot 23, Concession 7 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 13376 & 13394 Hwy 7 (Henderson's Corners), as shown on Schedule "A" attached to and forming part of this By-law:
From a Rural Cluster Commercial Exception 22, RCC(22) zone
To a Rural Cluster Commercial Exception 22 Holding 31, RCC(22)(H31) zone and a Rural Cluster Commercial Exception 22-A Holding 31, RCC(22-A)(H31) zone; and
From a Rural Cluster Residential One, RCR1 zone
To a Rural Cluster Commercial Exception 22-A Holding 31, RCC(22-A)(H31) zone and an Environmental Protection One Exception 22, EP1(22) zone;
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by repealing the existing Exception 22 and replacing it with the Exception Provisions contained in Schedule "B" attached to and forming part of this By-law; and
3. That Table 14.1: Holding Zones is hereby amended by adding the Holding Provisions contained in Schedule "C" attached to and forming part of this By-law.

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

SCHEDULE B to By-law 2024-0101

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
22, 22-A E4.6.1 Henderson's Corners	RCC, EP1	13376 & 13394 Hwy 7 (Henderson's Corners)	The following uses are also permitted within the RCC(22) and RCC(22-A) zones: (i) <i>Commercial self-storage facility</i> ; and (ii) <i>Outdoor storage, accessory</i> .			The following provisions apply to lands zoned RCC(22) and lands zoned RCC(22-A): (i) Maximum <i>building height</i> – 6.0 metres. The maximum <i>height</i> may be increased to 9.5 metres for the Existing Office and to 10.6 metres for Building I, as shown on Schedule A; (ii) The locations and maximum <i>building envelopes</i> of Building B and Building I shall be in accordance with the locations and dimensions of these <i>buildings</i> as shown on Schedule A; (iii) Maximum <i>gross floor area</i> for a <i>commercial self-storage facility</i> – 8,000 square metres; (iv) Maximum <i>lot area</i> for <i>accessory outdoor storage</i> – 3,716.0 square metres; (v) Minimum <i>rear yard setback</i> for <i>accessory outdoor storage</i> – 3.0 metres; (vi) Notwithstanding Section 4.23, on-site screening of a minimum <i>height</i> of 3.0 metres along the <i>rear lot line</i> is only required for the portion of the <i>rear lot line</i> within 68.0 metres of the southern corner of the lands, as shown on Schedule A, and on-site screening may be provided by opaque <i>building(s)</i> that are a minimum <i>height</i> of 3.0 metres; (vii) No <i>loading spaces</i> are required for the additional permitted uses (<i>commercial self-storage facility</i> and <i>accessory outdoor storage</i>) except for Building I, as shown on Schedule A, which shall require a minimum of 1 <i>loading space</i> ; and (viii) A solid-screen wooden privacy fence that is a minimum <i>height</i> of

						<p>2.13 metres along the <i>rear</i> and southern <i>interior side lot lines</i> and a minimum <i>height</i> of 3.0 metres along the northern <i>interior side lot line</i> shall be provided in accordance with Schedule A.</p> <p>The following provision applies to lands zoned RCC(22-A):</p> <p>(i) Maximum <i>height</i> for <i>accessory outdoor storage</i> – 7.6 metres.</p> <p>The following provision applies to lands zoned EP1(22):</p> <p>(i) Notwithstanding the definition of <i>structure</i>, a fence is not permitted.</p>
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SCHEDULE C to By-law 2024-0101

14.1 HOLDING ZONES

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H31	RCC(22), RCC(22-A)	13376 & 13394 Hwy 7 (Henderson's Corners)	The Holding (H31) provision may be lifted once the Town is satisfied that an appropriate site plan agreement has been executed and that the subject lands can be appropriately serviced through adequate private, on-site services.	December 9, 2024