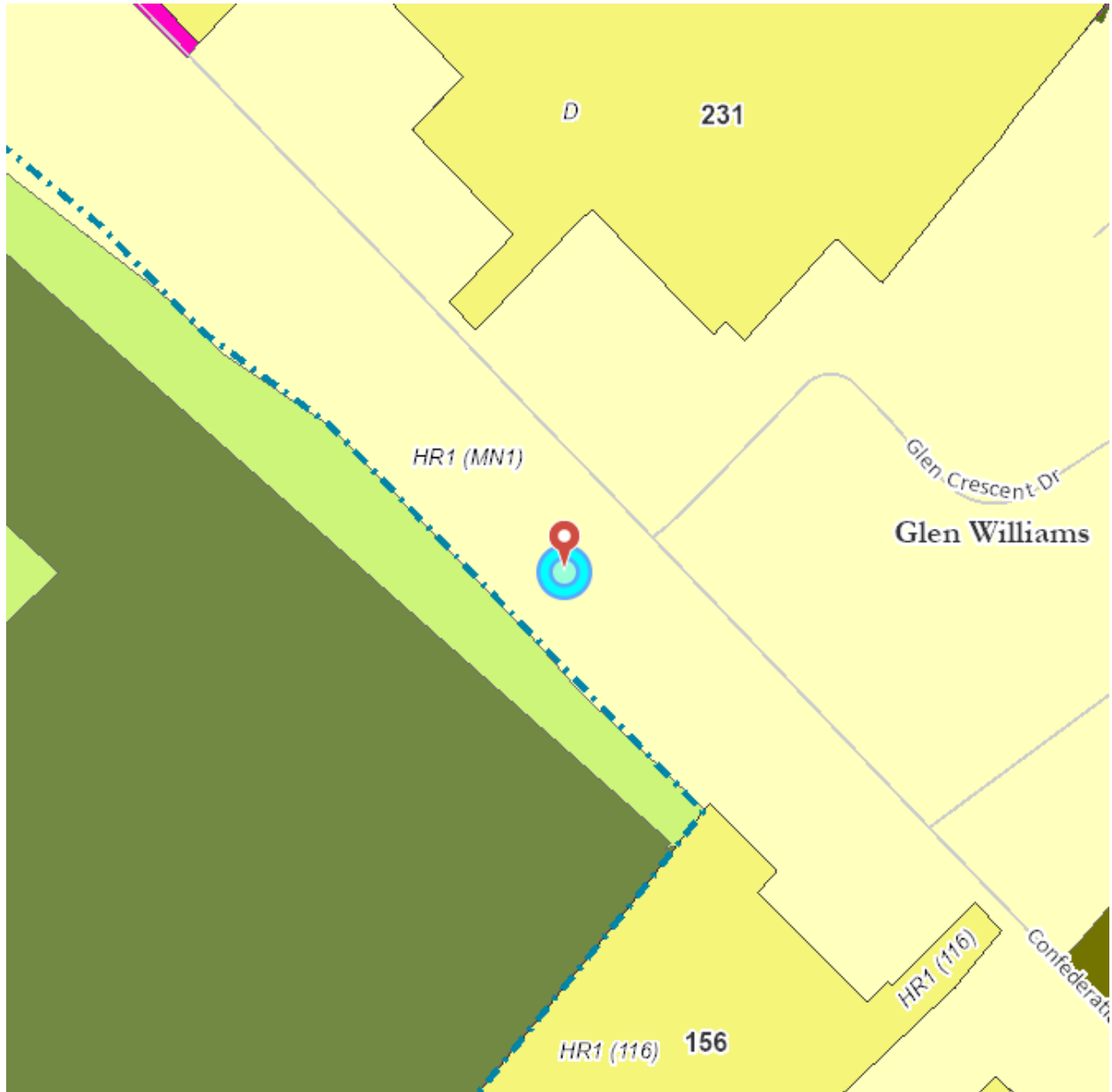


Zoning Map

130 Confederation Street



HR1 - Rural Hamlet Zone



TOWN OF HALTON HILLS

ZONING BY-LAW

2010-0050

Date of Adoption: July 19, 2010

Partial Approval by the Ontario Municipal Board: February 1, 2011

Last Consolidation: December 2019

Office Consolidation: December 2020

ADOPTED JULY 2010 | CONSOLIDATED DECEMBER 2020

PART 4

GENERAL PROVISIONS

4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

All *accessory buildings, structures and uses* are subject to the following provisions:

4.1.1 General Provisions

- a) Where this By-law provides that land may be *used* or a *building or structure* may be *erected or used* for a purpose, that purpose shall include any *accessory buildings, accessory structures or accessory uses* located on the same *lot* as the primary *use* to which they are related.
- b) No *accessory building or accessory structure* shall be *used* for human habitation or an occupation for gain or profit, except if specifically permitted by this By-law.
- c) No detached *accessory building or structure* shall be erected on a *lot* prior to the erection of the *main building* on the *lot*.
- d) No detached *accessory building or structure* or part thereof shall be located within a Registered Easement that is in favour of a *public authority*.
- e) Notwithstanding the standards set out in Tables 4.1 and 4.2, there is no restriction on the location of gutters, eavestroughs, or rainwater collectors.

4.1.2 Standards for Accessory Buildings in Residential and Commercial Zones, Employment Zone and Institutional Zone

Standards for *accessory buildings and structures* in the Urban Residential, Commercial, the Employment Zone and the Institutional Zone are set out in Table 4.1, below:

Table 4.1 – Standards for Accessory Buildings and Structures in the Urban Residential, Commercial and Employment Zones and the Institutional Zone

| | URBAN RESIDENTIAL ZONES | URBAN COMMERCIAL and EMPLOYMENT ZONES | INSTITUTIONAL ZONE |
|--|--|---------------------------------------|--------------------|
| Permitted Locations | <i>Interior and Rear Yards</i> | | |
| Minimum Setback from <i>Front Lot Line</i> | Not permitted any closer to <i>front lot line</i> than <i>main building</i> from <i>front lot line</i> . | | |

| | URBAN RESIDENTIAL ZONES | URBAN COMMERCIAL and EMPLOYMENT ZONES | INSTITUTIONAL ZONE |
|--|---|--|--------------------|
| Minimum Setback from <i>Exterior Lot Line</i> | Not permitted any closer to exterior <i>lot line</i> than the <i>main building</i> from exterior <i>lot line</i> . Notwithstanding the above, a detached <i>private garage</i> in the <i>rear yard</i> that is accessed by a driveway crossing the <i>exterior lot line</i> shall not be located any closer than 6.0 metres from the exterior <i>side lot line</i> . | Not permitted any closer to exterior <i>lot line</i> than the <i>main building</i> from exterior <i>lot line</i> . | |
| Minimum Setback from <i>Interior Side Lot Line</i> | 1.0 metres if no doors or windows in wall facing <i>lot line</i> and 1.2 metres if doors or windows in wall facing <i>lot line</i> . | | |
| Minimum Setback from <i>Rear Lot Line</i> | 1.0 metres if no doors or windows in wall facing <i>lot line</i> and 1.2 metres if doors or windows in wall facing <i>lot line</i> . | | |
| Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with peaked roof | 4.5 metres to top of peak | n/a | |
| Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with flat roof being a roof that incorporated a maximum slope of 5% and is not a pitched roof | 3.5 metres to highest point of roof | n/a | |
| Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with other roof type | 3.5 metres to highest point of roof | n/a | |
| Maximum <i>height</i> for all other <i>accessory buildings</i> and <i>structures</i> | 3.5 metres to highest point of roof or <i>structure</i> | 4.5 metres to highest point of roof or <i>structure</i> | |
| Maximum <i>floor area</i> for detached <i>private garage</i> or <i>carport</i> | 40.0 square metres | n/a | |

| | URBAN RESIDENTIAL ZONES | URBAN COMMERCIAL and EMPLOYMENT ZONES | INSTITUTIONAL ZONE |
|--|--|---------------------------------------|--------------------|
| Maximum <i>floor area</i> of any other type of <i>accessory building and structure</i> | 20.0 square metres | n/a | 50.0 square metres |
| Maximum number of <i>accessory buildings and structures per lot</i> | 1 <i>private garage/carport</i> and 2 <i>accessory buildings or structures</i> | 2 | |

4.1.3 Standards for Accessory Buildings in all Zones except those listed in Table 4.1

Standards for *accessory buildings* in all *Zones* except those listed in Table 4.1 are set out in Table 4.2 below:

Table 4.2 – Standards for Accessory Buildings in all Zones except those listed in Table 4.1

| | A, PC, PC-NHS1, PC-NHS2, EP2 | RCR1, HR1, RCC, HI, RCI, HCC, HC | RCR2, HR2, CR | OS1, OS2, OS3, OS4 |
|--|--|--|---------------|--------------------|
| Permitted Locations | All Yards | Interior and Rear Yards | | |
| Setback from <i>Front Lot Line</i> | Not permitted in <i>minimum required yard</i> for the <i>main building</i> | Not permitted any closer to <i>front lot line</i> than the <i>main building</i> from <i>front lot line</i> . | | |
| Minimum Setback from <i>Exterior Lot Line</i> | Not permitted in <i>minimum required yard</i> for the <i>main building</i> . | Not permitted any closer to <i>exterior side lot line</i> than the <i>main building</i> from <i>exterior side lot line</i> . | | |
| Minimum Setback from <i>Interior Side Lot Line</i> | 1.5 metres or 7.5 metres from RCR1, RCR2, HR1, HR2 and CR <i>Zone</i> boundary | 1.5 metres | | |
| Minimum Setback from <i>Rear Lot Line</i> | 1.5 metres or 7.5 metres from RCR1, RCR2, HR1, HR2 and CR <i>Zone</i> boundary | 1.5 metres | | |
| Maximum <i>height</i> for detached <i>private garage or carport</i> with peaked roof | 5.0 metres to top of peak of roof | 4.5 metres to top of peak of roof | n/a | |

| | A, PC, PC-NHS1, PC-NHS2, EP2 | RCR1, HR1, RCC, HI, RCI, HCC, HC | RCR2, HR2, CR | OS1, OS2, OS3, OS4 |
|--|---|---|--------------------|--------------------|
| Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with flat roof being a roof that incorporated a maximum slope of 5% and is not a pitched roof | 5.0 metres to highest point of roof | 4.5 metres to highest point of roof | | n/a |
| Maximum <i>height</i> for detached <i>private garage</i> or <i>carport</i> with other roof type | 5.0 metres to highest point of roof | 4.5 metres to highest point of roof | | n/a |
| Maximum <i>height</i> for all other <i>accessory buildings</i> and <i>structures</i> (Does not include <i>buildings</i> used for livestock, machinery and agricultural products such as hay) | 5.0 metres to highest point of roof or <i>structure</i> | 4.5 metres to highest point of roof or <i>structure</i> | | n/a |
| Maximum <i>floor area</i> for all <i>accessory buildings</i> and <i>structures</i> (Does not include <i>buildings</i> used for livestock, machinery and agricultural products such as hay.) | 120.0 square metres | 60.0 square metres | 80.0 square metres | n/a |
| Maximum <i>floor area</i> for <i>any individual accessory building</i> | 80.0 square metres | 40.0 square metres | 60.0 square metres | n/a |

PART 9

NON-URBAN ZONES

9.1 GENERAL PROHIBITION

No person shall, within any Non-Urban Zone, use or permit the use of any land, or erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Table 9.1 and in accordance with the standards contained in Table 9.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

9.2 PERMITTED USES

Uses permitted in a Non-Urban Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 9.1. A number(s) following the symbol 'X', or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed below on the Permitted Use Table 9.1 below:

Table 9.1 – Permitted Uses (Non-Urban Zones)

| USE | A | PC | HR1 HR2 | HCC HC | HI | HRO | RCR1 RCR2 | RCC | RCI | CR | MAR | RU- EMP |
|---|----------------|---------------|------------|-----------|----|--------|--------------|--------|-----|--------|--------|--------------|
| Accessory Dwelling Units | X (19) | X (19) | X (19) | X(19) | | X (19) | X (19) | X (19) | | X (19) | X (19) | |
| Aggregate Transfer Stations (Under Appeal) | | | | | | | | | | | ✗ | X(1) (16) |
| Agricultural Uses | X (4) | X (4) | | | | | | | | | X | |
| Animal Clinics | X(2) | X | | X (3) | | | | X (3) | | | | |
| Art Galleries | X (12) | X (12) | | X (3) | | | | X (3) | | | | |
| Bed and Breakfast Establishments | X | X | X | X | | X | X | X | | X | | |
| Business Offices | X (15) (12) | X(15) (12) | | X (3) | | X | | X (3) | | | | X (2) |
| Cannabis cultivation - outdoor | X (18) | X (18) | | | | | | | | | | |
| Cannabis Analytical Testing Facilities, Cannabis Cultivation - Indoor, | | | | | | | | | | | | X (17) |

| USE | A | PC | HR1 HR2 | HCC HC | HI | HRO | RCR1 RCR2 | RCC | RCI | CR | MAR | RU- EMP |
|---|----------------|----------------|------------|-----------|-----------|-----|--------------|-------|-----|----|-----|---------------|
| <i>Cannabis Drug Production Facilities, Cannabis Processing Facilities and Cannabis Research Facilities</i> | | | | | | | | | | | | X (17) |
| <i>Community Centres</i> | | | | | X (13) | | | | X | | | |
| <i>Concrete Batching Plants (Under Appeal)</i> | | | | | | | | | | | | X (1) (16) |
| <i>Conservation Uses</i> | X | X | | | | | | | | | X | |
| <i>Contractors' Establishment (Under Appeal)</i> | | | | | | | | | | | | X (1) (16) |
| <i>Cottage Industries</i> | X | X | X | X | | X | X | X | | X | | |
| <i>Cottage Industries in an Accessory Building</i> | X (2) | X (2) | | | | | | | | | | |
| <i>Custom Workshops</i> | X (15) (12) | X (15) (12) | | X (3) | | | | X (3) | | | | |
| <i>Day Nurseries</i> | | | | X (13) | X (13) | | | X | X | | | |
| <i>Dry Industrial Uses</i> | | | | X (6) | | | | X (6) | | | | X (1) |
| <i>Dwelling Unit in a Non-Residential Building</i> | | | | X (18) | | X | | | | | | |
| <i>Emergency Service Facilities</i> | | | | | X (13) | | | | X | | | X |
| <i>Equestrian Centres</i> | X | X | | | | | | | | | | |
| <i>Farm Employee Accommodation, Accessory</i> | X | X | | | | | | | | | | |

| USE | A | PC | HR1 HR2 | HCC HC | HI | HRO | RCR1 RCR2 | RCC | RCI | CR | MAR | RU- EMP |
|--|--------|--------|---------------|---------------|----|---------------|--------------|-------|-----|-------|-----|--------------|
| <i>Farm Related Tourism Establishments</i> | X (5) | X (5) | | | | | | | | | | |
| <i>Gas Bars</i> | | | | | | | | X (6) | | | | |
| <i>Group Homes Type 1</i> | X (7) | X (7) | X (7) (13) | X (7) (13) | | X (7) (13) | X (7) | X (7) | | X (7) | | |
| <i>Group Homes Type 2</i> | X (10) | X (10) | | | | | | | | | | |
| <i>Home Industries</i> | X (11) | X (11) | | | | | | | | | | |
| <i>Home Industries in an Accessory Building</i> | X(2) | X(2) | | | | | | | | | | |
| <i>Home Occupations</i> | X | X | X | X | | X | X | X | | X | | |
| <i>Home Occupations in an Accessory Building</i> | X (2) | X (2) | | | | | | | | | | |
| <i>Industrial Uses</i> | X (14) | X (14) | | | | | | | | | | |
| <i>Kennels</i> | X (12) | X (12) | | | | | | | | | | |
| <i>Medical Office</i> | | | | X(3) (17) | | | | | | | | |
| <i>Mineral Aggregate Resource Operations</i> | | | | | | | | | | | X | |
| <i>Motor Vehicle Repair Garages</i> | X (12) | X (12) | | | | | | X (6) | | | | |
| <i>Museums</i> | | | | X (3) | | | | X (3) | | | | |
| <i>Outdoor Display and Sales, Accessory</i> | | | | X | | | | X | | | | |
| <i>Outdoor Storage, Accessory</i> | | | | | | | | | | | | X |
| <i>Outdoor Storage Uses (Under Appeal)</i> | | | | | | | | | | | | X(1) (16) |
| <i>Parks, Private</i> | X (12) | X (12) | | | | | | | | | | |

| USE | A | PC | HR1 HR2 | HCC HC | HI | HRO | RCR1 RCR2 | RCC | RCI | CR | MAR | RU- EMP |
|--|----------------|----------------|------------|--------------|-----------|--------|--------------|-------|-----|----|-----|------------|
| <i>Places of Worship</i> | X (2) | X (2) | | | X (13) | | | | X | | | |
| <i>Private Clubs</i> | | | | | | | | | | | | X (3) |
| <i>Private Home Daycares</i> | X | X | X (13) | X (13) | | X (13) | X | X | | X | | |
| <i>Restaurants, Restaurants take-out</i> | | | | X (3) (9) | | | | X (3) | | | | |
| <i>Retail Stores</i> | X (15) (12) | X (15) (12) | | X (3) (9) | | | | X (3) | | | | |
| <i>Service Commercial Uses</i> | X (15) (12) | X (15) (12) | | X (3) (9) | | | | X (3) | | | | |
| <i>Service Shops</i> | X (15) (12) | X (15) (12) | | X (3) | | | | X (3) | | | | |
| <i>Schools, Public</i> | | | | | X (13) | | | | X | | | |
| <i>Single Detached Dwellings</i> | X | X | X | X | | X | X | X | | X | X | |
| <i>Specialty Food Store</i> | | | | X(3) (17) | | | | | | | | |
| <i>Studios</i> | X (15) (12) | X (15) (12) | | X (3) | | | | X (3) | | | | |
| <i>Treatment Centres</i> | | X (8) | | | | | | | | | | |
| <i>Transport Terminals</i> | | | | | | | | | | | | X (1) |

SPECIAL PROVISIONS:

1. Subject to the accessory (Under Appeal) outdoor storage provisions of this By-law.
2. Only uses and related floor area that legally existed on the effective date of this By-law are permitted.
3. Provided the maximum net floor area per premises is 500.0 square metres. For properties within the Hamlet of Norval, a maximum net floor area of 500 square metres per lot is permitted.
4. The retail component of any commercial use on a commercial farm shall not occupy more than 500.0 square metres of net floor area.

5. Provided the *use* occupies no more than 250.0 square metres of *net floor area*.
6. Only *uses* that legally existed on the effective date of this By-law are permitted. The maximum *net floor area* per *premises* is 500.0 square metres. For properties within the Hamlet of Norval, a maximum *net floor area* of 500 square metres per *lot* is permitted.
7. The minimum distance between a *Group Home Type 1* and any other *Group Home Type 1*, located in any permitted *Zone*, shall be 400 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum distance between a *Group Home Type 1* and a *Group Home Type 2* or a *Treatment Centre* located in any permitted *zone* shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum required *gross floor area* per resident is 23.0 square metres.
8. The minimum distance between a *Treatment Centre* and other *Group Home Type 1*, *Group Home Type 2*, or *Treatment Centre*, located in any permitted *Zone*, shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the minimum *gross floor area* per resident is 23.0 square metres per resident.
9. *Drive-through service facilities* associated with this *use* are not permitted.
10. The minimum distance between a *Group Home Type 2* and any other *Group Home Type 1*, *Group Home Type 2* or *Treatment Centre*, located in any permitted *Zone*, shall be 1,000 metres measured in a straight line from *lot line* to *lot line*. In addition, the *minimum gross floor area* per resident is 23.0 square metres.
11. Provided the maximum *net floor area* is 200.0 square metres.
12. Only *uses* that legally existed on the effective date of this By-law are permitted. The establishment of new *buildings* and/or the expansion of any *buildings* or *structures* for any *use* subject to this Special Provision is not permitted.
13. Only the *uses* and the related *floor area* that legally existed on the effective date of this By-law are permitted on those lands in Glen Williams that are subject to the Holding (H5) provision as set out in Part 14 to this By-law.
14. Only *industrial uses* that were legally permitted by the zoning in effect on the day before the effective date of this By-law are permitted. The establishment of new *buildings* and/or the expansion of any *buildings* or *structures* for an *industrial use* is not permitted.
15. All forms and types of this *use* in terms of the services offered and/or products that are sold as defined by the By-law are permitted.
16. A lot containing this use shall have the lesser of a minimum lot coverage of 5% or a minimum ground floor area of all permitted buildings of 464 square metres. (Under Appeal)
17. Permitted in the Hamlet of Norval only.
18. Permitted in the Hamlet of Norval only. Only *uses* that legally existed on the effective date of this By-law are permitted.

19. Permitted only within *single detached, semi-detached, or townhouse dwellings* and provided the *accessory dwelling unit* occupies no more than 40 per cent or 110.0 square metres of *floor area*, whichever is lesser; OR the *floor area* of a *basement* within permitted *dwelling* types.
20. Only permitted in a single - *premises enclosed building* and no outdoor cultivation, storage or processing permitted. In addition, the *lot* on which the use is located is required to be *setback* a minimum of 150 metres from a *lot* that is the site of:
- a) An *arena*;
 - b) A *community centre*;
 - c) A *day nursery*;
 - d) A *dwelling unit*;
 - e) A *long term care facility*;
 - f) A *park, public*;
 - g) A *park, private*;
 - h) A *place of worship*;
 - i) A *retirement home*;
 - j) A *library*;
 - k) A *school, public*;
 - l) A *school, private*; and
 - m) A *trade and convention centre*.
21. Outdoor cultivation shall be set back a minimum of 50 metres from lot lines.

9.3 ZONE STANDARDS

No *person* shall within any *Non-Urban Zone* use or permit the *use* of any *lot* or *erect, alter, use* any *building* or *structure* except in accordance with the following *Zone* standards. The standards applicable to the Hamlet of Glen Williams are contained in Table 9.3. A number(s) following the *Zone* standard, *Zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 9.2 and Table 9.3, below:

(see next page for Table 9.2)

Table 9.2 – Standards for Non-Urban Zones

| ZONE | Minimum Lot Frontage | Minimum Lot Area | Minimum Required Front Yard | Minimum Required Rear Yard | Minimum Required Interior Side Yard | Minimum Required Exterior Side Yard | Maximum Height |
|--------|----------------------|------------------|-----------------------------|----------------------------|-------------------------------------|-------------------------------------|----------------|
| A | 180.0m | 4.0 ha | 15.0m (1) | 15.0m (1) | 15.0m (1) | 15.0m (1) | 11.0m |
| PC | 180.0m | 4.0 ha | 15.0m (1) | 15.0m (1) | 15.0m (1) | 15.0m (1) | 11.0m |
| HR1 | 30.0m | 0.2 ha | 4.5 m (2) | 7.5 m | 2.25 m | 4.5 m (2) | 11.0 (3) |
| HR2 | 30.0m | 0.4 ha | 7.5 m | 7.5 m | 4.5 m | 7.5 m | 11.0 (3) |
| HCC | 30.0m | 0.2 ha | 4.5 m (2) | 7.5 m | 2.25 m | 4.5 m (2) | 11.0 (3) |
| HC | 30.0 m | 0.2 ha | 7.5 m | 7.5 m | 4.5 m | 7.5 m | 11.0 (3) |
| HI | 30.0m | 0.2 ha | 7.5 m | 7.5 m | 4.5 m | 7.5 m | 11.0m |
| HRO | 30.0 M | 0.2 ha | 4.5 (2) | 7.5 | 2.25 | 4.5 (2) | 11.0 (3) |
| RCR1 | 30.0m | 0.2 ha | 7.5 m | 7.5 m | 4.5 m | 7.5 m | 11.0m |
| RCR2 | 30.0m | 0.4 ha | 7.5 m | 7.5 m | 4.5 m | 7.5 m | 11.0m |
| RCC | 30.0m | 0.2 ha | 7.5 m | 7.5 m | 4.5 m | 7.5 m | 11.0m |
| RCI | 30.0 m | 0.2 ha | 7.5 m | 7.5 m | 4.5 m | 7.5 m | 11.0m |
| CR | 30.0m | 0.4 ha | 9.0 m | 9.0 m | 4.5 m | 9.0 m | 11.0m |
| MAR | 0.0 m | 20.0 ha | 15.0 m | 15.0 m | 15.0 m | 15.0 m | n/a |
| RU-EMP | 30.0m | 0.2 ha | 7.5 m | 7.5 m | 2.4 m | 2.4 m | 11.0m |

SPECIAL PROVISIONS:

1. *Single detached dwellings* are subject to the provisions of the Country Residential (CR) Zone.
2. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
3. For properties in the Hamlet of Norval the maximum *height* shall not exceed the lesser of 2 *storeys* or 11.0 metres.

Table 9.3 – Standards for Non-Urban Zones in the Hamlet of Glen Williams

| ZONE | Minimum Lot Frontage | Minimum Lot Area | Minimum Required Front Yard | Minimum Required Rear Yard | Minimum Required Interior Side Yard | Minimum Required Exterior Side Yard | Maximum Height | Maximum Lot Coverage |
|-----------|----------------------|------------------|-----------------------------|----------------------------|-------------------------------------|-------------------------------------|----------------|--|
| HR1 | 30,0m | 0.2ha | 4.5m (5) | 7.5m | 2.25m | 4.5m(5) | 9.0m | N/A |
| HR1 (MN1) | 30.0m | 0.2ha | 4.5m (3) | 7.5m | 2.25m (1)(2) | 4.5m(5) | 9.0m | 35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys (4)(6) |
| HR1 (MN2) | 30.0m | 0.2ha | 4.5m (5) | 7.5m | 2.25m | 4.5m(5) | 9.0m | 15% (4) |
| HR2 | 30.0m | 0.4ha | 7.5m | 7.5m | 4.5m | 7.5m | 9.0m | N/A |
| HR2 (MN2) | 30.0m | 0.4ha | 7.5m | 7.5m | 4.5m | 7.5m | 9.0m | 15% (4) |
| HCC (MN1) | 30.0m | 0.2ha | 4.5m (3) | 7.5m | 2.25m (1)(2) | 4.5m(5) | 9.0m | 35% for 1 and 1.5 storeys and 30% for 2 and 2.5 storeys (4)(6) |

SPECIAL PROVISIONS

1. The minimum *interior side yard* is 2.25m for the first storey, plus an additional 1.2m for each full storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
2. For existing lots with lot frontages of less than 18 metres, the existing minimum *interior side yard* for *single detached dwellings* existing prior to the passing of the by-law shall be permitted.
3. For dwellings with attached *private garages*, the wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* must be recessed by at least 1 m from the main wall of the house facing that same *lot line*.
4. Detached *rear yard* garages are exempt from the maximum *lot coverage* provisions of this by-law.
5. The wall of the *private garage* facing the *lot line* the *driveway* crosses to access the *private garage* is to be located no closer than 5.5 metres from that *lot line*.
6. Applicable only to *single-detached dwellings*.