



BY-LAW NO. 2023-0107

A By-law to amend Zoning By-law 2010-0050, as amended, Part of Lot 1, Concession 8, Town of Halton Hills, Regional Municipality of Halton, municipally known as 0 Steeles Avenue & 8154, 8170, 8178 and 8192 Eighth Line (Premier Gateway Employment Area)

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O.1990, as amended;

AND WHEREAS on December 11, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-074, dated November 1, 2023, 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 conforms 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 1, Concession 8, Town of Halton Hills, Regional Municipality of Halton, municipally known as 0 Steeles Avenue & 8154, 8170, 8178 and 8192 Eighth Line (Premier Gateway Employment Area), as shown on Schedule "1" attached to and forming part of this By-law from the Agricultural (A) Zone to a Holding 401 Corridor Prestige Industrial (H7)(M7-3) Zone and a Conservation Special (O3-1) Zone and by colour-coding in the legend on Schedule "A1" the 401 Corridor Prestige Industrial (H7)(M7-3) and Conservation Special (O3-1) Zones.
2. That Section 8.4 of Zoning By-law 2010-0050, as amended, is hereby further amended by adding a new subsection 8.4.32 which shall provide as follows:

**8.4.32 Municipally known as "0 Steeles Avenue & 8154, 8170, 8178 and 8192 Eighth Line" and shown as (H7)(M7-3) on Schedule A1, Part of Lot 1, Concession 8
Town of Halton Hills (Premier Gateway Employment Area)**

8.4.32.1 Holding Provision (H7)

- (i) Until the removal of the (H7) Holding Provision, no land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority, and no new building or structures will be permitted while a Holding (H7) provisions is in effect excepting a use by a public authority other than as noted below.
- (ii) The (H7) Holding provision shall only be lifted when:

- i. The owner shall dedicate, gratuitously through the site plan process, their portion of the lands for the E/W collector road, from Trafalgar Road to Eighth Line and the necessary lands for the widening of Eighth Line in accordance with the Town's Environmental Assessment (EA). The land dedication is to include, as a minimum, the lands for the road allowance, SWM features, and sightline triangles. If the land dedication is unable to be fully completed until after a conditional building permit is ready to be issued, the 'H' Holding Provision will be removed from the lands intended for the first and second buildings so long as the appropriate reference plans and limits for the E/W Collector roadway have been identified to the Town's satisfaction.
- ii. That the owner shall post securities, through an Agreement with the Town of Halton Hills, for their portion of the E/W collector road. The securities will be based on 100% of the estimated value of the road construction (material, labour, design, fees, etc.) and verified through a final cost estimate.
- iii. That the owner shall provide the Town with confirmation that satisfactory arrangements have been made with the adjacent landowners to the north for the entire construction of the E/W collector road.
- iv. That the owner shall enter into a development agreement with the Town for the upgrades and/or the restoration of Eighth Line. If execution of the development agreement is unable to occur until after a conditional building permit is ready to be issued, the 'H' Holding Provision will be removed from the lands intended for the first and second buildings so long as the development agreement process has been initialized and the fees have been paid.
- v. That the owner shall pursue and acquire final approval of the Sub-watershed Impact Study (SIS) from Conservation Halton, the Region of Halton and the Town of Halton Hills. This may include amendments, as required, to support Site Plan approval.
- vi. That the owner agrees to include the following into the Site Plan drawings and agreement to the Town's satisfaction to address concerns related to privately owned stormwater management features:
 - a. Monitoring and reporting measures.
 - b. Perpetual permission for Town and Conservation Halton staff to access for site review.
 - c. Commitment by the owner for perpetual maintenance and upgrades to stay in compliance.

8.4.32.2 Zone Provisions

The Provisions of Section 8.4.2 of Zoning By-law 2010-0050, as amended, shall apply except for the following provisions:

- (i) That notwithstanding Section 8.4.2.8 i) a maximum building height of two-storeys to a maximum of 17 metres is permitted.
- (ii) That notwithstanding Section 8.4.2.13 iii) not more than 23% of required parking spaces shall be located in any yard abutting Steeles Avenue.

BY-LAW read and passed by the Council for the Town of Halton Hills this 11th day of December, 2023.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

Schedule 1 to By-law 2023-0107

