



**BY-LAW NO. 2024-0072**

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 12 Armstrong Avenue  
(Georgetown)

**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 September 16, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-061, dated September 4, 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 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 "A3-2" of Zoning By-law 2010-0050, as amended, is hereby further amended by zoning the lands described as Part of Lots 49 and 50 and Part of Block B, Registered Plan 617, Town of Halton Hills, Regional Municipality of Halton, municipally known as 12 Armstrong Avenue (Georgetown), as an Employment One Exception (EMP1) (Exception 118) Zone as shown on Schedule "1" attached to and forming part of this By-law;
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provisions contained in Schedule "2" attached to and forming part of the By-law;
3. That Schedule "A3-2" of Zoning By-law 2010-0050, as amended, is hereby further amended by adding a Temporary (T2) Zone to the lands described as Part of Lots 49 and 50 and Part of Block B, Registered Plan 617, Town of Halton Hills, Regional Municipality of Halton, municipally known as 12 Armstrong Avenue (Georgetown), as shown on Schedule "1" attached to and forming part of this By-law;
4. That Table 15.1: Temporary Use Zones of By-law 2010-0050 is hereby amended by adding the Temporary Use Zone Provisions contained in Schedule "3" attached to and forming part of this By-Law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 16<sup>th</sup> day of September, 2024.

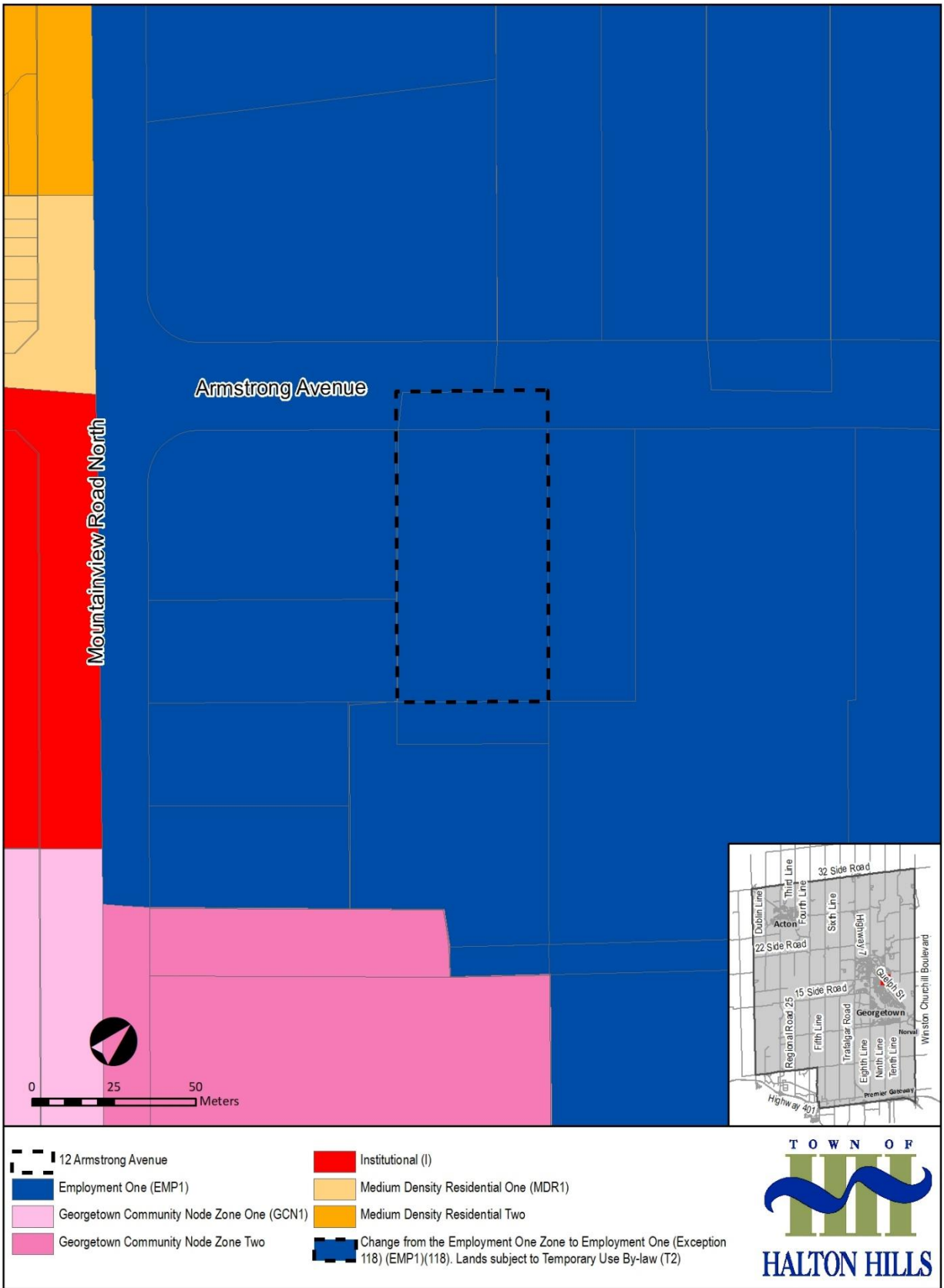
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MAYOR – ANN LAWLOR

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TOWN CLERK – VALERIE PETRYNIAK

**SCHEDULE 1 to By-law 2024-0072**



- 12 Armstrong Avenue
- Employment One (EMP1)
- Georgetown Community Node Zone One (GCN1)
- Georgetown Community Node Zone Two
- Institutional (I)
- Medium Density Residential One (MDR1)
- Medium Density Residential Two
- Change from the Employment One Zone to Employment One (Exception 118) (EMP1)(118). Lands subject to Temporary Use By-law (T2)



## SCHEDULE 2 to By-law 2024-0072

### 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
118	EMP1	12 Armstrong Ave (Part of Lots 49 and 50 and Part of Block B)	(i) <i>Commercial Fitness Centre</i>			(i) A <i>Commercial Fitness Centre</i> shall be subject to the following provisions: a) Maximum gross floor area – 1,182.0 m <sup>2</sup> b) Minimum required number of parking spaces – 33; and, c) Parking spaces shall be setback 0.9 m from the building.

**SCHEDULE 3 to By-law 2024-0072**

**15.1 TEMPORARY USES ZONES**

	Zone Designation	Property/Legal Description	Temporary Uses	Date Enacted	Date Expires
	EMP1(118) (T2)	12 Armstrong Ave (Part of Lots 49 and 50 and Part of Block B)	(i) Retail Store  A <i>Retail Store</i> shall be subject to the following provisions:  a) Maximum gross floor area – 594.0 m <sup>2</sup> ; b) Minimum required number of parking spaces – 12; and, c) Parking spaces shall be setback 0.9 m from the building	Sept. 16, 2024	Sept. 16, 2027