

## SCHEDULE 3 – ZONING BY-LAW AMENDMENT



### **BY-LAW NO. 2024-00XX**

Being 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 8131 Hornby Road  
(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 October 7, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-074, dated September 24, 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 "A15" 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 8131 Hornby Road (Premier Gateway Employment Area), as shown on Schedule "1" attached to and forming part of this By-law from Development (D) to a Holding 401 Corridor Prestige Industrial (H10)(M7) zone and an Environmental Protection One (EP1) zone and by colour-coding in the legend on Schedule "A15" the Holding 401 Corridor Prestige Industrial (H10)(M7) zone and the Environmental Protection One (EP1) zone.
2. That Section 8.4 of Zoning By-law 2010-0050, as amended, is hereby further amended by adding a new subsection 8.4.35, which shall provide as follows:

**8.4.35                    Municipally known as "8131 Hornby Road" as shown as (H10)(M7) on Schedule A15, Part of Lot 1, Concession 8 Town of Halton Hills (Premier Gateway Employment Area)**

**8.4.35.1                Holding Provision (H10)**

- (i)     Until the removal of the (H10) Holding Provision, no land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to passing this By-law with the exception by a public authority, and no new building or structures will be permitted while a (H10) Holding Provision is in effect except a use by a public authority other than noted below:
- (ii)    The (H10) Holding Provision shall only be lifted when:
  - i.     Water and wastewater services have been secured and all corresponding Service permits, MECP approvals and Regional Servicing agreements have been executed to the satisfaction of Halton Region.

- ii. The owner submits an environmental audit which indicates that the environmental condition of the site is suitable for the proposed land use and any supplementary remediation/risk assessments (as required) to ensure there are no inherent contaminations within the lands prior to any site alteration. The Owner is required to comply with Ontario Regulation 153/04 and Halton's Protocol for Reviewing Development Applications with respect to Contaminated or Potentially Contaminated Sites.

**BY-LAW** read and passed by Council for the Town of Halton Hills this 7<sup>th</sup> day of October, 2024.

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MAYOR – ANN LAWLOR

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TOWN CLERK – VALERIE PETRYNIAK

