



BY-LAW NO. 2024-0077

A By-law to amend Zoning By-law 2010-0050, as amended, Part of Lot 2, Concession 8, Town of Halton Hills, Regional Municipality of Halton, municipally known as 8250 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 October 7, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-075, dated September 20, 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 "A1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lot 2, Concession 8, Town of Halton Hills, Regional Municipality of Halton, municipally known as 8250 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 (H9)(M7-5) Zone; 401 Corridor Prestige Industrial (M7-3) Zone; Conservation Special (O3-1) Zone; and, Environmental Protection Two (EP2) Zone.
2. That Section 8.4 of Zoning By-law 2010-0050, as amended, is hereby further amended by adding a new subsection 8.4.34 which shall provide as follows:

8.4.34 Municipally known as "8250 Eighth Line" and shown as (H9)(M7-5) on Schedule A1, Part of Lot 1, Concession 8 Town of Halton Hills (Premier Gateway Employment Area)

8.4.34.1 Holding Provision (H9)

- (i) Until the removal of the (H9) 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 structure will be permitted while a Holding (H9) provisions is in effect except for use by a public authority other than as noted below.
- (ii) The (H9) Holding provision shall only be lifted when:
 - i. The Town is in receipt of an addendum to the Transportation Impact Study (TIS) demonstrating that the minimum required parking ratio for a Warehouse Use is an appropriate ratio for

on-site parking requirements to the satisfaction of the Commissioner of Transportation and Public Works.

- ii. The Town is in receipt of confirmation of the satisfactory completion of the Sub-Watershed Impact Study, including a letter of reliance from a qualified Design Engineer pertaining to the modeling component of the Sub-Watershed Impact Study validating that the model, data and results can be relied upon by the Town for subsequent engineering designs;
- iii. The Town is in receipt of a satisfactory design package for the E/W Collector Road;
- iv. A satisfactory agreement for the construction of the E/W Collector Road has been executed with the Town prior to issuance of any Conditional Building Permits or Site Plan Approval, with such agreement providing for but not limited to:
 - a. Design and construction of the E/W Collector Road from Trafalgar Road to Eighth Line;
 - b. provisions for phasing and a completion date of the E/W Collector Road in its entirety from Trafalgar to Eighth Line to the satisfaction of the Commissioner of Transportation and Public Works;
 - c. Payment of the administration fee and the posting of securities satisfactory to the Town. The administration fee will be calculated using the estimated construction cost at a rate of 6.5% of value up to \$500,000, plus 5.5% of the value from \$500,001 to \$1,500,000, plus 4.5% for the value greater than \$1,500,001. The securities amount will be based on 100% of the estimated road construction costs, plus a 20% contingency and estimated taxes;
 - d. the gratuitous dedication of the appropriate lands for the E/W Collector Road, free and clear of all encumbrances and contamination; and
 - e. arrangements, efforts and reasonable costs for the conveyance by the Region of Halton to the Town of Halton Hills the lands from the Coulson Tract that are deemed by the Commissioner of Transportation and Public Works to be necessary to construct the East/West Collector Road and its intersection at Trafalgar Road.

8.4.34.2 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 except that a Frozen Cold Storage Warehouse is permitted a maximum building height of 33.5 metres but only for the portion of a building located a minimum of 33.5 metres from any lot line.

- (ii) That notwithstanding Section 8.4.2.9 a minimum landscaped open space of 18% of the lot area shall be provided.
- (iii) That notwithstanding Section 8.4.13 that for the purposes of minimum required parking for a Warehouse Use within Table C that the number of minimum required parking spaces shall be 168 plus 1 / 190 m² of net floor area for the portion of the combined buildings that exceeds 20,000 m².

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

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

Schedule 1 to By-law 2024-0077

