

SCHEDULE 5 – ZONING BY-LAW AMENDMENT



BY-LAW NO. 2025-_____

A By-law to Amend Zoning By-law 2010-0050, as amended
Part Lot 1, Concession 7 Esquesing, Part 1, Plan 20R-22157
Town of Halton Hills, Regional Municipality of Halton
municipally known as 12635 and 12689 Steeles Avenue
(Premier Gateway Employment Area)

WHEREAS the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS on September 16, 2025, Council for the Town of Halton Hills approved Report No. PD-2025-041, dated August 13, 2025, 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 Schedules “A1” and “A8” of Zoning By-law 2010-0050, as amended, are hereby further amended by rezoning the lands described as Part Lot 1, Concession 7 Esquesing, Part 1, Plan 20R-22157, Town of Halton Hills, Regional Municipality of Halton, municipally known as 12635 and 12689 Steeles Avenue (Premier Gateway Employment Area), from an Agricultural, A Zone, Environmental Protection One, EP1 Zone, Protected Countryside Natural Heritage System One Holding 2, PC-NHS1(H2) Zone and Protected Countryside Natural Heritage System Two, PC-NHS2 Zone, to a 401 Corridor Prestige Industrial Exception 6, M7-6 Zone, Environmental Protection One, EP1 Zone, and Open Space Three, OS3 Zone, as shown on Schedule “A” attached to and forming part of this By-law; and
2. That Section 8.4 of Zoning By-law 2010-0050, as amended, is hereby further amended by adding a new subsection 8.4.36, which shall provide as follows:

8.4.36 Municipally known as “12635 and 12689 Steeles Avenue” and shown as (M7-6) on Schedules A1 and A8
Part Lot 1, Concession 7 Esquesing, Part 1, Plan 20R-22157
Town of Halton Hills (Premier Gateway Employment Area)

8.4.36.1 Zone Provisions

(i) Notwithstanding Section 8.4.2.2, the minimum lot frontage for Block 1, as shown on Schedule “B” attached to and forming part of this By-law, shall be 25 metres.

(ii) Notwithstanding Section 8.4.2.8 i), the maximum building height shall be 2 storeys to a maximum total height of 17 metres.

(iii) Notwithstanding Section 8.4.2.4 iii), the minimum front yard

setback for Blocks 2 and 3, as shown on Schedule “B” attached to and forming part of this By-law, shall be as follows:

- (a) Block 2 – 6.0 metres; and
 - (b) Block 3 – 4.5 metres.
- (iv) Notwithstanding Section 8.4.2.9, the minimum landscaped open space for Blocks 1 to 4, as shown on Schedule “B” attached to and forming part of this By-law, shall be as follows:
- (a) Block 1 – 15% of lot area;
 - (b) Block 2 – 14.5% of lot area;
 - (c) Block 3 – 10% of lot area; and
 - (d) Block 4 – 14% of lot area.
- (v) Notwithstanding Section 8.4.2.10 iv), the minimum planting strip width for Block 4, as shown on Schedule “B” attached to and forming part of this By-law, shall be 1.3 metres.
- (vi) Notwithstanding Section 8.4.11, the minimum driveway width for two-way traffic providing access to the loading area on Block 2, as shown on Schedule “B” attached to and forming part of this By-law, shall be 0.0 metres.
- (vii) Notwithstanding Section 8.4.2.12 iii), buildings with a gross floor area of 9,290 square metres or greater on Block 1, as shown on Schedule “B” attached to and forming part of this By-law, are permitted additional on-site designated commercial vehicle waiting spaces to the greater of two loading bays or 180% of the provided designated loading spaces.

BY-LAW read and passed by the Council for the Town of Halton Hills this 16th day of September, 2025.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

SCHEDULE A to By-law 2025-_____



