

# **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**

*As Proposed by the Applicant*

## **ZONING BY-LAW AMENDMENT**

PT LT 15, CON 6 TRAFALGAR NEW SURVEY, AS IN H760415 EXCEPT PT 1 ON EXPROPRIATION  
PLAN HR1104981 AND EXCEPT PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PART 1 ON  
20R20401 SUBJECT TO AN EASEMENT OVER PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PT 1,  
20R18225 AS IN HR793267 TOWN OF HALTON HILLS

12144 Steeles Avenue East, Halton Hills

Prepared for:

**Town of Halton Hills**  
1 Halton Hills Drive  
Halton Hills, ON L7G 5G2

November 14, 2019

### **J.L. RICHARDS & ASSOCIATES LIMITED**

Engineers • Architects • Planners  
314 Countryside Drive  
Sudbury, Ontario  
P3E 6G2

JLR 28280-005

## **EXPLANATORY NOTE**

The proposed Zoning By-law Amendment will rezone the affected property from the '401 Corridor Prestige Industrial (M7) Zone' and 'Holding 401 Corridor Prestige Industrial ((H)M7) Zone' to the '401 Corridor Prestige Industrial Special (M7-XX) Zone' and 'Holding 401 Corridor Prestige Industrial Special ((H)M7-XX) Zone' in order to: permit outdoor storage on the subject lands zoned Prestige Industrial; permit more than 20% of the required parking to be provided in a yard abutting to Steeles Avenue; and define lot lines for the subject property.

## THE CORPORATION OF THE TOWN OF HALTON HILLS

By-law No. 2020-XX

Being a By-law to Amend By-law No. 00-138

WHEREAS By-law No. 00-138 regulates the use of land and the use and erection of buildings and structures within the Highway 401 Corridor in the Town of Halton Hills;

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the Council of the Corporation of the Town of Halton Hills deems it advisable to amend By-law No. 00-138 as hereinafter set forth;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills;

NOW THEREFORE the Council of the Corporation of the Town of Halton Hills enacts as follows:

1. The properties affected by this By-law are located in PT LT 15, CON 6 TRAFALGAR NEW SURVEY, AS IN H760415 EXCEPT PT 1 ON EXPROPRIATION PLAN HR1104981 AND EXCEPT PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PART 1 ON 20R20401 SUBJECT TO AN EASEMENT OVER PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PT 1, 20R18225 AS IN HR793267 TOWN OF HALTON HILLS, with municipal address 12144 Steeles Avenue East on a proposed new lot created by consent application D10CON19.004.H., as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 00-138 is hereby amended as follows:
  - (a) Schedule 1 401/407 Corridor Zoning By-law Consolidated with 2010-0050 is hereby amended by rezoning the affected properties from '401 Corridor Prestige Industrial (M7) Zone' and 'Holding 401 Corridor Prestige Industrial ((H)M7) Zone' to the '401 Corridor Prestige Industrial Special (M7-XX) Zone' and 'Holding 401 Corridor Prestige Industrial Special ((H)M7-XX) Zone' in accordance with the provisions of this By-law.
  - (b) By-law No. 00-138, as amended, is hereby further amended by adding the following Section, immediately after Section 7.5.2.17:
    - 7.5.3 Site Specific Policies
      - 7.5.3.1 TOROMONT – CIMCO PT LT 15, CON 6 TRAFALGAR NEW SURVEY, AS IN H760415 EXCEPT PT 1 ON EXPROPRIATION PLAN HR1104981 AND EXCEPT PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PART 1 ON 20R20401 SUBJECT TO AN EASEMENT OVER PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PT 1, 20R18225 AS IN HR793267 TOWN OF HALTON HILLS, with municipal address 12144 Steeles Avenue East Town of Halton Hills (401 Corridor)

No building, structure or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged or maintained on the lands described as PT LT 15, CON 6 TRAFALGAR NEW SURVEY, AS IN H760415 EXCEPT PT 1 ON EXPROPRIATION PLAN HR1104981 AND EXCEPT PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PART 1 ON 20R20401 SUBJECT TO AN EASEMENT OVER PT LT 15, CON 6 TRAFALGAR NEW SURVEY, PT 1, 20R18225 AS IN HR793267 TOWN OF HALTON HILLS, with

municipal address 12144 Steeles Avenue East (401 Corridor), shown as M7-XX on Schedule 1 attached to and forming part of this By-Law, and the zone provisions of Zoning By-Law 57-91, except in accordance with the provisions detailed hereafter in Section 7.5.3.1.1:

7.5.3.1.1 401 Corridor Prestige Industrial Special (M7-XX) Zone

Notwithstanding the provisions of Sections 7.5.2.11 and 7.5.2.13 iii) to the contrary in any 'M7-XX Zone' the following are permitted:

- accessory outdoor storage; and
- more than 20% of the required parking provided in a yard abutting Steeles Avenue.

The lot lines for the lands zoned 'M7-XX' are defined as follows:

- Front Lot Line: Steeles Avenue
- Rear Lot Line: furthest away from and opposite the front lot line, i.e. the lot line abutting Highway 401
- Interior Side Lot Lines: all other lot lines
- Exterior Side Lot Line: N/A

3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

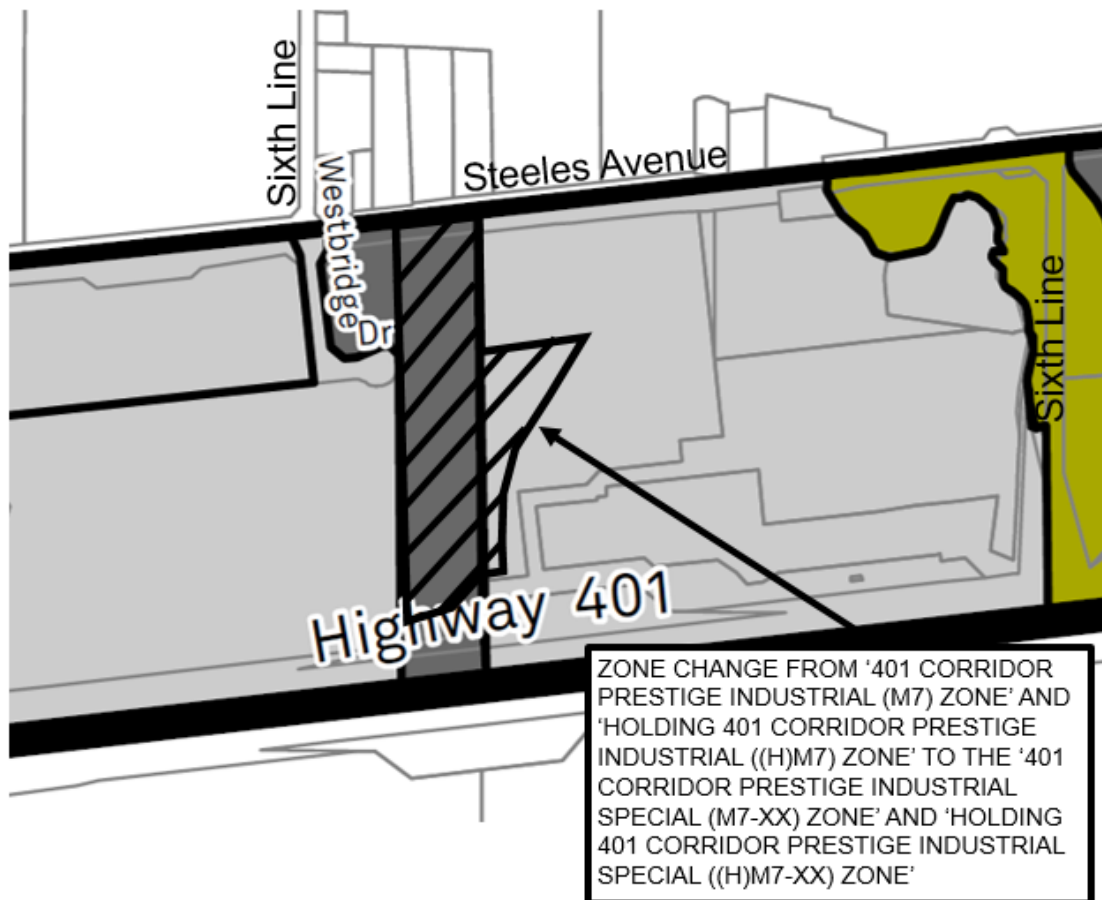
READ a first and second time this \_\_\_\_ day of \_\_\_\_\_, 2019.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Rick Bonnette  
Mayor

\_\_\_\_\_  
XX  
Clerk

SEAL



Area(s) Affected by this By-law

'401 Corridor Prestige Industrial Special (M7-XX) Zone' and 'Holding 401 Corridor Prestige Industrial Special ((H)M7-XX) Zone'



**Schedule "A"**  
**to By-Law No. XX**

12144 Steeles Avenue East  
Town of Halton Hills

Certificate of Authentication

This is Schedule "A" to By-law No. XX,  
Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

