

SCHEDULE 3 – OFFICIAL PLAN AMENDMENT



BY-LAW NO. 2020-

A By-law to adopt Amendment No. 39 to the Official Plan of the Town of Halton Hills, 12144 Steeles Avenue (Premier Gateway Employment Area), Part of Lot 15, Concession 6, Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA19.002)

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, 1990, R.S.O., c.p. 13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

AND WHEREAS on January 20, 2020, Council for the Town of Halton Hills approved Report No. PD-2020-0005, dated January 6, 2020, in which certain recommendations were made relating to 12144 Steeles Avenue (Premier Gateway employment Area).

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. 39 to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 20th day of January, 2020.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

OFFICIAL PLAN AMENDMENT No. 39
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: **THE PREAMBLE** does not constitute part of this Amendment

PART B: **THE AMENDMENT** consisting of the following Schedule and Text
constitutes Amendment

**AMENDMENT NO. 39 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 39 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2020-_____ in accordance with the provisions of the Planning Act, 1990. R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – R. Bonnette

CLERK – S. Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is intended to permit accessory outdoor storage on a portion of the lands municipally known as 12144 Steeles Avenue (“subject lands”) within the Premier Gateway Employment Area of the Town of Halton Hills.

Under the Town of Halton Hills Official Plan the subject lands are currently designated *Prestige Industrial Area*.

The approved policies for the Official Plan do not allow outdoor storage. The Amendment proposes to add a new Special Exemption to allow accessory outdoor storage on a portion of the property, as shown in Schedule 1 attached to and forming part of this By-Law.

LOCATION AND SITE DESCRIPTION

The subject site is legally described as Part of Lot 15, Concession 6, Town of Halton Hills, Regional Municipality of Halton and is municipally known as 12144 Steeles Avenue (Premier Gateway Employment Area). The subject lands are located on the south side of Steeles Avenue, generally east of Westbridge Drive and north of Highway 401. The lot has an approximate area of 5.39 hectares (13.32 acres) and has roughly 92 metres (302 feet) of frontage along Steeles Avenue. The proposed subject lands also contain frontage on Westbridge Drive and the rear of the lands abut Highway 401.

Surrounding land uses to the property include:

- To the North: Rural residential uses
- To the East: TransCanada Energy Generating Station, a woodlot and additional industrial lands
- To the West: Warehouse and distribution centres
- To the South: Highway 401 and a truck inspection station

The subject lands are currently vacant.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 39 of the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule A8 – Premier Gateway Employment Area Land Use Plan is hereby amended by marking with a number “3” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 12144 Steeles Avenue (Premier Gateway Employment Area).
2. That Section D3.5.6, Special Policy Areas, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D3.5.6.3 Special Policy Area 3

Outdoor storage that is accessory to a permitted manufacturing and business office use is allowed on lands designated as Prestige Industrial Area and identified as Special Policy Area 3, as shown on Schedule A8 of this Plan.”

SCHEDULE 1 to OPA No. 39

