

SCHEDULE 4 – ZONING BY-LAW AMENDMENT



BY-LAW NO. 2020-

A By-law to Amend Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part of Lot 15, Concession 6, Town of Halton Hills, Regional Municipality of Halton
12144 Steeles Avenue (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 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 amending Zoning By-law 00-138;

AND WHEREAS Council has recommended that Zoning By-law 57-91, as amended by By-law 00-138, be amended as hereinafter set out;

AND WHEREAS said recommendation will conform 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 "1" of Zoning By-law 57-91, as amended by 00-138, is hereby further amended by re-zoning the lands described as Part of Lot 15, Concession 6, Town of Halton Hills, municipally known as 12144 Steeles Avenue from '401 Corridor Prestige Industrial (M7) Zone' and 'Holding 401 Corridor Prestige Industrial ((H)M7) Zone' to 'Holding 401 Corridor Prestige Industrial Special ((H6)M7-1) Zone' as shown on Schedule "1" attached to and forming part of this By-law;
2. That Section 13 of Zoning By-law 57-91, as amended by By-law 00-138, is hereby further amended by adding a new subsection 13.138 which shall provide as follows:

13.138 Municipally known as "12144 Steeles Ave"
Part lot 15, Concession 6
Town of Halton Hills (401 Corridor)

13.138.1 Holding Provision (H6)

- (i) Until the removal of the (H6) 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 structures will be permitted while a Holding (H6) provisions is in effect excepting a use by a public authority.
- (ii) The (H6) Holding provision shall only be lifted when:
 - i. An appropriate Site Plan agreement has been executed;
 - ii. Payment of the required securities has occurred;
 - iii. The appropriate studies and actions have been undertaken to address the requirements of the Region's Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites, to the satisfaction of the Region of Halton; and,
 - iv. Municipal water and wastewater capacity and the ability to connect to Regional services is confirmed by the Region of Halton.

13.138.2 Permitted Uses

- (i) All uses permitted by the 401 Corridor Prestige Industrial (M7) Zone in accordance with Section 7.6.1 of By-law 57-91 as amended,
- (ii) outdoor storage that is accessory to a manufacturing use conducted wholly within an enclosed building and only located in a rear yard.

13.138.3 Zone Provisions

The provisions of Section 7.5.2 of Zoning By-law 57-91, as amended, shall apply except for the following provisions:

- (i) The lot lines for the lands zoned 401 Corridor Prestige Industrial Special (M7-1) Zone are defined as follows;
 - a) Front Lot Line: Steeles Avenue
 - b) Rear Lot Line: furthest away from and opposite the front lot line, i.e the lot line abutting Highway 401
 - c) Interior Side lot line: all other lot lines
- (ii) That notwithstanding Section 7.5.2.13 iii) there shall not be a

restriction on the percentage of required parking provided in a yard abutting Steeles Avenue.

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

SCHEDULE 1 to By-law 2020-_____

