



**BY-LAW NO. 2023-0103**

A By-law to remove By-law 00-138, as amended, from By-law 57-91, and add By-law 00-138, as amended, and without any changes, as a standalone section into the Comprehensive Zoning By-law 2010-0050

**WHEREAS** the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, together with Official Plan Amendment 46 and By-law 2022-0039, authority for the passage of minor Zoning By-Law Amendments has been delegated to the Commissioner of Planning & Development, or designate;

**AND WHEREAS** notice of the minor Zoning By-law Amendment has been provided in accordance with the regulations of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** the Commissioner of Planning & Development has recommended that Zoning By-law 57-91 and Zoning By-law 2010-0050 be amended as hereinafter set out;

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

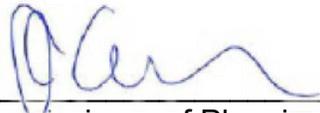
1. Amend By-law 57-91 to exclude the subject lands, as shown in Schedule A8;
2. Amend By-law 2010-0050 to include the subject lands, as shown in Schedule A8;
3. Amend By-law 57-91 to exclude the provisions as established through By-law 00-138, as amended;
4. Amend By-law 2010-0050 to include the provisions as a new section being Section 8.4 and attached hereto as Schedule 1 to By-law 2023-0103;
5. Amend By-law 2010-0050 to include an updated Schedule A8 as attached hereto;
6. Amend By-law 2010-0050 to update Schedule A1 as attached hereto;
7. Amend By-law 2010-0050 by adding thereto the following Zone categories which shall be represented by the corresponding Zone symbols:

401 Corridor Prestige Industrial (M7) Zone

401 Corridor Gateway (G) Zone  
401 Corridor Gateway Special (GS-1) Zone  
401 Corridor Development (MD) Zone  
Conservation Special (O3-1) Zone; and,

8. This By-law shall become effective from and after the date of passing hereof.

**BY-LAW** read and passed by the Town of Halton Hills this 20 day of November, 2023.

A handwritten signature in blue ink, appearing to read 'John Linhardt', is positioned above a horizontal line.

Commissioner of Planning & Development – John Linhardt

## Schedule "1"

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### 8.4 401 Corridor

No building, structure or land use shall be used, and no building or structure shall hereafter be erected, structurally altered, enlarged or maintained on the lands shown on Schedules "A8" attached to and forming part of this By-Law, except in accordance with the following provisions:

#### Holding Provision

- i) A Holding (H) Provision is hereby established and identified by the letter (H) in parenthesis, preceding each Zone symbol established on Schedule "A8".
- ii) Where the Zone symbol is preceded by the letter (H) in parentheses, the provisions of the By-Law applicable to the Zone symbol shall apply only upon the removal of the letter (H) by an amending By-Law, as approved by Council in accordance with the provisions of Section 36 of the *Planning Act*.
- iii) Until the removal of the letter (H), no building, structure or land shall be used for any purpose other than that for which it was lawfully used prior to the date of passing of this By-Law with the exception of a use by a public authority. No new buildings or structures or extensions or enlargements to existing buildings, structures or land uses shall be permitted while a Holding (H) provision is in effect except for a use by a public authority.

#### 8.4.1 401 Corridor Prestige Industrial (M7) Zone

##### 8.4.1.1 Permitted Uses

- i) Accessory uses, building and structures
- ii) Accessory retail store
- iii) Banquet hall
- iv) Business and professional office
- v) Cannabis analytical testing facility within an enclosed single - premise building
- vi) Cannabis cultivation - indoor within a single - premise building
- vii) Cannabis drug production facility within an enclosed single - premise building
- viii) Cannabis processing facility within an enclosed single - premise building
- ix) Cannabis research facility within an enclosed single - premise building
- x) Catering service
- xi) Commercial or trade school
- xii) Computer, electronics or data processing establishment
- xiii) Convenience store
- xiv) Exhibition and conference facility
- xv) Financial institution
- xvi) Industrial mall
- xvii) Industrial use, conducted wholly within an enclosed building
- xviii) Manufacturing use, conducted wholly within an enclosed building
- xix) Medical offices
- xx) Nursery school
- xxi) Personal service store
- xxii) Photographers studio
- xxiii) Post secondary education institution
- xxiv) Printing or photocopy establishment

- xxv) Private park
- xxvi) Private club
- xxvii) Public park
- xxviii) Research use, conducted wholly within an enclosed building excluding those that produce biomedical wastes
- xxix) Restaurant and Convenience Restaurant
- xxx) Service station with or without an automatic car wash
- xxxi) Telecommunication services
- xxxii) Uses legally existing at the date of adoption of this By-Law and expansions or alterations thereto which conform to the By-Law
- xxxiii) Warehouse use, conducted wholly within an enclosed building
- xxxiv) Wholesale use, conducted wholly within an enclosed building

#### 8.4.2 Zone Provisions

##### 8.4.2.1 Minimum Lot Area

- i) Lots abutting Highway 401 or 407 1.0 ha
- ii) All other lots 0.5 ha

##### 8.4.2.2 Minimum Lot Frontage on an accessible public road 45 metres

8.4.2.3 A lot in existence prior to the effective date of this By-law that does not meet the lot area and/or lot frontage requirements of the applicable zone, is permitted to be used and buildings and structures thereon be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the buildings or structures comply with all of the other provisions of this By-law. In addition, where, as a result of the acquisition of part of a lot by a public authority, the lot, after the acquisition, does not meet the lot area and/or lot frontage requirements of the applicable zone, such lot may be used for any purpose permitted by this By-law within the zone in which the lot is located.

##### 8.4.2.4 Minimum Depth of Front Yard

- i) Abutting Steeles Avenue 10 metres
- ii) Abutting Fifth Line North of Steeles Avenue 10 metres
- iii) All other front yards 7.5 metres

##### 8.4.2.5 Minimum Side Yard

- i) Abutting Fifth line North of Steeles Avenue 10 metres
- ii) Abutting an O3-1 Zone 7.5 metres
- iii) Abutting the rights-of-way of Highway 401 & 407 25 metres
- iv) Abutting a residential, commercial or institutional lot 15 metres
- v) All Other Interior Side Yards 4 metres
- vi) Exterior
  - Abutting Steeles Avenue 10 metres
  - All other exterior side yards 7.5 metres

##### 8.4.2.6 Minimum Rear Yard

- i) Abutting the rights-of-way or one-foot reserves adjacent to Highway 401 or 407 25 metres
- ii) Abutting Steeles Avenue 10 metres
- iii) Abutting a residential, commercial, or institutional lot 15 metres
- iv) Abutting Fifth Line North of Steeles Avenue 10 metres
- v) Abutting an O3-1 Zone 7.5 metres

vi)	All other rear yards	7 metres
8.4.2.7	Minimum lot line setback from O3-1 Zone	7.5 metres
8.4.2.8	Maximum Building Height	
i)	Main building and structure	
	- Within 150 m of the rights-of-way of Highway 401 and 407	6 storeys
	- South of Steeles Avenue, beyond 150 metres of the rights-of-way of Highway 401 and 407	4 storeys
	- North of Steeles Avenue	2 storeys to maximum total height of 14 metres
ii)	A stair tower, elevator shaft, water tank, silo, mechanical penthouse or other heating, cooling or ventilating equipment may exceed the maximum building height by a maximum of 5 metres, provided that the aggregate horizontal area of such elements (including the fence or other enclosure) does not exceed 30% of the roof area, and the width of such elements (including the fence or other enclosure) does not exceed 30% of the width of the wall facing a street.	
8.4.2.9	Minimum Landscaped Open Space	20% of lot area
8.4.2.10	Minimum Planting Strip Width	
i)	Abutting Steeles Avenue	7 metres
ii)	Abutting Fifth Line	7 metres
iii)	Abutting Highway 401 and 407	7 metres
iv)	Abutting any other street	3 metres
8.4.2.11	Outdoor Storage	Prohibited
8.4.2.12	Loading Spaces	
i)	Minimum Loading space dimensions	3.5 metres x 12 metres with 4.2 metres of unobstructed height.
ii)	Loading spaces shall not be located in any required yard abutting Highway 401, Steeles Avenue, Winston Churchill Boulevard, Trafalgar Road, or a residential or institutional lot.	
iii)	Loading spaces must be located adjacent to loading bays. Additional on-site designed commercial vehicle waiting space may be provided to the greater of two loading bays or 20% of the provided designated loading spaces for buildings with a gross floor area of less than 9,290 square metres. Buildings with a gross floor area of 9,290 square metres or greater are permitted additional on-site designed commercial vehicle waiting space to the greater of two loading bays or 100% of the provided designated loading spaces. All other commercial vehicle parking is not permitted as it would be considered as outdoor storage.	
iv)	Loading space requirements	As per Table B
v)	Loading spaces for cannabis analytical testing facilities, cannabis cultivation - indoor, cannabis drug production facilities, cannabis processing facilities and cannabis research facilities shall be located entirely within the main building on the lot.	
8.4.2.13	Off-street Parking Requirements	

- i) Minimum Parking space dimension 2.75 metres x 5.5 metres
- ii) Parking shall not be located in any required yard abutting a residential or institutional lot.
- iii) Not more than 20% of required parking spaces shall be located in any yard abutting Steeles Avenue.
- iv) Parking space requirements As per Table C

#### 8.4.2.14 Accessory Retail Uses

- i) A maximum of 10% of the gross floor area of the building devoted to the permitted manufacturing, warehousing or wholesaling use can be used for an accessory retail store.
- ii) A maximum of 25% of the gross floor area of the building devoted to the permitted manufacturing, warehousing or wholesaling use, where the total floor area of the building is less than 1,000 square metres, can be used for an accessory retail store.

#### 8.4.2.15 Accessory Buildings and Structures

- i) The maximum lot coverage of all accessory buildings and structures shall be 2% to a maximum of 55 square metres.
- ii) The maximum height (as measured from the finished grade level to the highest point) of an accessory building or structure shall be 6 metres
- iii) No accessory building or structure, excluding a gate house, shall be located within a required front yard or required exterior side yard
- iv) No accessory building or structure, excluding a gate house, shall be located within a required planting strip
- v) No accessory building or structure, excluding a gate house, shall be located within 3 metres of the main building or structure on the lot
- vi) Minimum rear yard and minimum interior side yards of an accessory building:
  - Abutting a residential or institutional lot 9 metres
  - All other lot lines 1 metre
- vii) A gate house shall not exceed 3 metres in height or 12.0 square metres in gross floor area

8.4.2.16 Outdoor play space for a nursery school shall not be located in a required front yard or required exterior side yard and may be located within the landscaped open space.

8.4.2.17 Restaurant drive-through facilities shall be prohibited in a building elevation which faces a street.

8.4.2.18 Cannabis analytical testing, Cannabis cultivation – indoor, Cannabis drug production, Cannabis processing, and Cannabis research facilities are required to be setback a minimum of 150 metres from a lot that is the site of:

- a) An arena;
- b) A community centre;
- c) A day nursery;
- d) A dwelling unit;
- e) A long term care facility;
- f) A park, public;
- g) A park, private;
- h) A place of worship;
- i) A retirement home;
- j) A library;
- k) A school, public;
- l) A school, private; and
- m) A trade and convention centre.

### 8.4.3 401 Corridor Gateway (G) Zone

#### 8.4.3.1 Permitted Uses

- i) Accessory uses, buildings and structures
- ii) Business or professional offices
- iii) Catering service
- iv) Commercial recreational establishment
- v) Commercial or trade school
- vi) Computer, electronics or data processing establishment
- vii) Convenience store
- viii) Financial institution
- ix) Gas bar
- x) Hotel
- xi) Industrial service office
- xii) Museum
- xiii) Nursery School
- xiv) Personal service store
- xv) Postal station
- xxvi) Printing or photocopy establishment
- xvii) Private Park
- xviii) Private club
- xix) Research use, conducted wholly within an enclosed building excluding those that produce biomedical waste
- xx) Restaurant and Convenience Restaurant
- xxi) Retail store
- xxii) Service or repair shop
- xxiii) Service station with or without a car wash
- xxiv) Telecommunications service
- xxv) Theatres, cinemas and similar places for entertainment, but not an adult entertainment establishment
- xxvi) Uses legally existing at the date of adoption of this By-Law and expansions or alterations thereto which conform to the By-law
- xxvii) Veterinary clinic

#### 8.4.4 Zone Provisions

8.4.4.1 Minimum Lot Area 0.4ha

8.4.4.2 Minimum Lot Frontage on an accessible road 30 metres

8.4.4.3 A lot in existence prior to the effective date of this By-law that does not meet the lot area and/or lot frontage requirements of the applicable zone, is permitted to be used and buildings and structures thereon be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the buildings or structures comply with all of the other provisions of this By-law. In addition, where, as a result of the acquisition of part of a lot by a public authority, the lot, after the acquisition, does not meet the lot area and/or lot frontage requirements of the applicable zone, such lot may be used for any purpose permitted by this By-law within the zone in which the lot is located.

#### 8.4.4.4 Minimum Depth Front Yard

- i) Abutting Steeles Avenue 10 metres
- ii) Abutting Trafalgar Road and Winston Churchill Boulevard 10 metres
- iii) All other front yards 3 metres

8.4.4.5	Minimum Side Yard	
i)	Abutting an O3-1 Zone	7.5 metres
ii)	Abutting the rights-of-way of Highway 401 & 407	25 metres
iii)	All Other Interior Side Yards	3 metres
iv)	Exterior	
	- Abutting Steeles Avenue	10 metres
	- Abutting Trafalgar Road and Winton Churchill Boulevard	10 metres
	- All other exterior side yards	3 metres
8.4.4.6	Minimum Rear Yard	
i)	Abutting a residential or institutional lot	9 metres
ii)	Abutting Steeles Avenue	10 metres
iii)	Abutting the rights-of-way of Highway 401 & 407	25 metres
iv)	Abutting an O3-1 Zone	7.5 metres
v)	All other rear yards	3 metres
8.4.4.7	Minimum lot line setback from O3-1 Zone	7.5 metres
8.4.4.8	Lot Coverage	
ii)	Minimum	25% of lot area
8.4.4.9	Maximum Building Height	
i)	Main buildings and structures	
	- Within 150 m of the rights-of-way of Highway 401 and 407	6 storeys
	- South of Steeles Avenue, beyond 150 metres of the rights-of-way of Highway 401 and 407	4 storeys
ii)	A stair tower, elevator shaft, water tank, silo, mechanical penthouse or other heating, cooling or ventilating equipment may exceed the maximum building height by a maximum of 5 metres, provided that the aggregate horizontal area of such elements (including the fence or other enclosure) does not exceed 30% of the roof area, and the width of such elements (including the fence or other enclosure) does not exceed 30% of the width of the wall facing a street.	
8.4.4.10	Retail Store Maximum Floor Space	2,750 square metres per unit
8.4.4.11	Minimum Landscaped Open Space	10% of lot area
8.4.4.12	Minimum Planting Strip Width	
i)	Abutting Steeles Avenue	3 metres
ii)	Abutting Highway 401 and 407	7 metres
iii)	Abutting any other street	3 metres
8.4.4.13	Outdoor Storage	Prohibited
8.4.4.14	Loading Spaces	
i)	Minimum Loading space dimensions	3.5 metres x 12

		metres with 4.2 metres of unobstructed height
ii)	Loading spaces shall not be located in any required yard abutting Steeles Avenue, Winston Churchill Boulevard, Trafalgar Road, or a residential or institutional lot.	
iii)	Loading spaces must be located adjacent to loading bays. Additional on-site designed commercial vehicle waiting space may be provided to the greater of two loading bays or 20% of the provided designated loading spaces for buildings with a gross floor area of less than 9,290 square metres. Buildings with a gross floor area of 9,290 square metres or greater are permitted additional on-site designed commercial vehicle waiting space to the greater of two loading bays or 100% of the provided designated loading spaces. All other commercial vehicle parking is not permitted as it would be considered as outdoor storage.	
iv)	Loading space requirements	As per Table B
8.4.4.15	Off-street Parking Requirements	
i)	Minimum Parking space dimensions	2.75 metres x 5.5 metres
ii)	Parking shall not be located in any required yard abutting a residential or institutional lot.	
iii)	Not more than 20% of required parking spaces shall be located in any yard abutting Steeles Avenue.	
iv)	Parking space requirements	As per Table C
8.4.4.16	Accessory Buildings and Structures	
i)	The maximum lot coverage of all accessory buildings and structures shall be 2% to a maximum of 55 square metres	
ii)	The maximum height (as measured from the finished grade level to the highest point) of an accessory building or structure shall be 6 metres	
iii)	No accessory building or structure, excluding a gate house, shall be located within a required front yard or required exterior side yard	
iv)	No accessory building or structure, excluding a gate house, shall be located within a required planting strip.	
v)	No accessory building or structure, excluding a gate house, shall be located within 3 metres of the main building or structure on the lot	
vi)	Minimum rear yard and minimum interior side yards of an accessory building:	
	- Abutting a residential or institutional lot	9 metres
	- All other lot lines	1 metre
vii)	A gate house shall not exceed 3 metres in height or 12.0 square meters in gross floor area	
8.4.4.17	Restaurant drive-through facilities shall be prohibited in a building elevation which faces a street.	
8.4.4.18	Convenience Restaurant shall be incorporated into larger developments and be accessory to the primary use.	
8.4.4.19	A service station shall not be located within 200 metres of either of the intersections of Steeles Avenue with Trafalgar Road, or Steeles Avenue with James Snow Parkway.	
8.4.4.20	Outdoor play space for a nursery school shall not be located in a required front yard or required exterior side yard and shall be located within the landscaped open space.	
8.4.5	<u>401 Corridor Development (MD) Zone</u>	

8.4.5.1 Permitted Uses

- i) Uses legally existing at the date of passing of this By-Law
- ii) Use by a public authority

8.4.6. Zone Provisions

8.4.6.1 Minimum Lot Area

- i) Existing lot of record

8.4.6.2. Minimum Lot Frontage on an accessible public road 30 metres

8.4.6.3 Minimum Front Yard 5 metres

8.4.6.4 Minimum Side Yard

- i) Interior
  - Abutting a residential or institutional lot 9 metres
  - All other interior side yards 3 metres
- ii) Exterior 9 metres

8.4.6.5 Minimum Rear Yard

- i) Abutting a residential or institutional lot 9 metres
- ii) All other rear yards 3 metres

8.4.6.6 Lot Coverage

- i) Maximum 50% of lot area
- ii) Minimum 10% of lot area

8.4.6.7 Maximum Building Height 12 metres

8.4.6.7 Minimum Landscaped Open Space 50% of lot area

8.4.6.9 Planting Strips

- i) Abutting Winston Churchill Boulevard 15 metres
- ii) Abutting any other road and lot lines 3 metres

8.4.6.10 Outdoor Storage Prohibited

8.4.7 Conservation Special Zone (O3-1)

In a Conservation Special (O3-1) Zone, as shown on Schedule A8 attached to and forming part of this By-Law, the uses and zone provisions of the Conservation (O3) Zone shall apply except that no buildings, or structures, or parking areas shall be permitted, other than buildings and structures necessary for flood and/or erosion control purposes, and/or a fence.

8.4.8 Definitions

The following definitions shall apply to the 401 Corridor Prestige Industrial (M7) Zone, the Gateway (G) Zone, the "401 Corridor Special (GS-1) Zone", and the 401 Corridor Development (MD) Zone.

- i) "Accessory buildings or structures" means buildings or structures normally incidental and subordinate to a permitted use such as a gate house, refuse storage enclosure and property maintenance structure.
- ii) "Accessory retail store" means a retail store where goods, materials or things produced on the premises are sold to the general public subject to all other provisions of this By-Law.
- iii) "Banquet Hall" means a building or part of a building used for the purpose of entertaining a large group of people where food and liquor are generally provided.
- iv) "Business and professional office" means a building, or portion thereof, used as an office of a profession, occupation, business, or non-profit organization.
- v) "Cannabis analytical testing facility" means a facility where the alteration of the chemical or physical properties of cannabis by any means is carried out, subject to regulations under the Cannabis Act, as amended.
- vi) "Cannabis cultivation - indoor" means the growing of cannabis within a wholly enclosed building or structure, for medical or recreational purposes, subject to regulations under the Cannabis Act, as amended.
- vii) "Cannabis drug production facility" means a facility where the production or manufacturing of a drug containing cannabis is carried out, subject to regulations made under the Cannabis Act, as amended and the Food and Drugs Act, as amended.
- viii) "Cannabis processing facility" means a facility where the extraction of cannabis oil for the purpose of producing or manufacturing cannabis oils, gels or other edibles is carried out, subject to regulations under the Cannabis Act, as amended.
- ix) "Cannabis research facility" means a facility used for activities in accordance with a licence for research, subject to regulations under the Cannabis Act, as amended.
- x) "Catering service" means the preparation of food and beverages for consumption off the premises and does not include a restaurant.
- xi) "Commercial or trade school" means a building, or portion thereof, providing instruction for profit or gain in subjects such as: business, computer, secretarial skills, driving, language or similar subjects.
- xii) "Commercial recreational establishment" means a building or part of a building where entertainment is offered for a fee including such uses as an arena, stadium, banquet hall, ice or roller rink, tennis/squash club and indoor swimming pool.
- xiii) "Convenience Restaurant" means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure or off the premises, and includes a drive-through window.
- xiv) "Convenience Store" means an establishment where food stuffs, tobacco, patent medicines, periodicals and other similar items of household conveniences are kept for retail sale to the public.

- xv) "Exhibition and Conference Facility" means an establishment used for the holding of conventions, seminars, workshops or similar activities, including dining facilities for the use of participants.
- xvi) "Financial Institution" means the premises of a bank, trust company, finance company, mortgage company, or investment company.
- xvii) "Floor Area, Gross" means the aggregate of the areas of each floor of a building or structure above or below established grade, measured between the exterior faces of the exterior walls of the building or structure excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles, unless the parking of motor vehicles is the principal use of the building or structure.
- xviii) "Floor Area, Net" means the aggregate of the floor areas of a building above or below established grade, but excluding car parking areas within the building, stairways, elevator shafts, service or mechanical rooms and penthouses, washrooms, garbage or recycling rooms, staff locker and lunch rooms, loading areas, any space with a floor to ceiling height of less than 1.8 metres and any part of a basement that is unfinished, is used solely for storage purposes and is not accessible to the public.
- xix) "Industrial mall" means a building, or group of buildings, developed and managed as a unit in which each building contains two or more units or spaces for separate industrial use occupancy for which common parking and loading spaces and other common services are provided.
- xx) "Industrial rental establishment" means a building, or portion thereof, where industrial equipment is stored and rented or leased, and may include as an accessory use, the repair and service of such equipment.
- xxi) "Industrial use" means a lot and a building, structure or portion thereof, used for a manufacturing use, warehouse use, wholesale use, or research use, as herein defined.
- xxii) "Industrial service offices" means a building, or portion thereof, used for the office of one or more of the following: architect, computer, electronic or data processor, engineer, data services, industrial designer, interior designer, land surveyor, land use planner, marketing establishment, or real estate broker.
- xxiii) "Landscaped open space" means space on a lot which is unoccupied by buildings and structures above ground level and open to the sky and which shall be comprised of lawn, ornamental shrubs, flowers or trees, and may include paths, sidewalks, courtyards, patios, fences, free-standing decorative walls, retaining walls, and decks (of less than 1.2 metres in height), but shall exclude parking areas, traffic aisles, driveways, ramps, and loading areas.
- xxiv) "Manufacturing use" means a lot and a building, or structure, or portion thereof, conducting production, fabrication, compounding, processing, packaging, bottling, or assembling of unprocessed, semi-processed or fully-processed goods and materials.
- xxv) "Museum" means an institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.
- xxvi) "Noxious use" shall mean a use which, from its nature or operation, creates a nuisance, or is liable to become a nuisance due to air pollution, offensive odour, ground or surface water pollution, or noise in excess of Provincial regulations, guidelines or Certificates of Approval, where required.
- xxvii) "Outdoor storage" means the placement or collection of goods, materials, machinery, equipment or motor vehicles on a lot, not covered by a building or structure.
- xxviii) "Personal service store" means a lot and a building, or portion thereof, used for a hair stylist, dry cleaning depot, tailor or shoe repair, but shall not include a convenience store.

- xxix) "Photographer's studio" means a lot and a building, or portion thereof, used for portrait and commercial photography, including developing and processing of film, sale of film and photographic equipment and repair or maintenance of photographic equipment.
- xxx) "Planting strip" means a continuous strip of landscaped open space abutting a lot line, which may be interrupted for driveways required for vehicular access, and which comprises part of the landscaped open space requirements.
- xxxi) "Private park" means any lot, other than a public park, owned and operated or maintained in whole or in part for profit by a private company or fraternal organization, and may include playing fields, picnic area, and gardens.
- xxxii) "Printing or photocopy establishment" means a building, or portion thereof, wherein printing, photocopying, blueprinting, duplicating, publishing or lithographing are conducted.
- xxxiii) "Private Club" means a premise or building utilized only by an organization catering exclusively to members and their guests wherein social, recreational and athletic functions are carried out principally by and for the organization, its members and their guests, and may include the temporary leasing of the facility on an occasional basis.
- xxxiv) "Required" means the minimum or maximum regulation, provision or standards established by this By-Law.
- xxxv) "Research use" means a lot and a building or structure, or portion thereof, used for systematic research, data collection and manipulation, and/or technical development of information, devices or products.
- xxxvi) "Restaurant" means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within the building or structure or off the premises, and does not include a drive-through window or a drive-in restaurant.
- xxxvii) "Service industry" means a building, or portion thereof, associated with the provision of a service or trade, including a plumber's shop, a painter's shop, a courier service, a carpenter's shop, an electrician's shop, and a machine shop.
- xxxviii) "Service or repair shop" means a building, or portion thereof, used for a business which installs, repairs or services goods, equipment or materials, but shall not include the manufacturing of such goods, equipment or materials and shall not include an autobody repair shop or an automobile service station.
- xxxix) "Telecommunications service" means an industry providing telephone or other telecommunications services to the public and may include satellite communication, telephone communication, telephoto, teletype, and similar communication service.
- xxxx) "Veterinary clinic" means a building, or portion thereof, wherein a licensed veterinarian practices veterinary medicine and may include accessory services such as grooming, boarding, and sale of goods used by or for animals, but shall not include outdoor facilities for the boarding or keeping of such animals.
- xxxxi) "Warehouse use" means a lot and a building, or structure, or portion thereof, which stores and distributes goods or materials.
- xxxxii) "Wholesale use" means a lot and a building, or structure, or portion thereof, which stores and sells goods or materials not intended for sale to the general public and does include a retail store.

#### 8.4.9 Surface Treatment

All required parking spaces, parking areas, driveways and aisles shall be surface treated with asphalt, concrete, concrete pavers or similar material. The use of similar materials that provide for the infiltration of water into the ground is also permitted.

#### 8.4.10 Width of Parking Aisles

The minimum width of an aisle providing access to a parking space within a parking area shall be 6.7 metres, except as set out in Table A below in the case of angled off-street parking accessed by a one-way aisle.

Table A

<b>Angle of Parking (Degrees)</b>		<b>Minimum Parking Aisle Width (Metres)</b>
Equal To	Less Than	
0	45	4.0
45	56	4.8
56	70	6.5
70	90	6.7

#### 8.4.11 Width of Access Ramps and Driveways

Access ramps and driveways accessing a parking area or parking lot shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic.

#### 8.4.12 Loading

The following minimum requirements shall apply to the 401 Corridor Prestige Industrial (M7) Zone, the Gateway (G) Zone and the 401 Corridor Development (MD) Zone

Table B

<b>Gross Floor Area (sm – square metre)</b>	<b>Loading Spaces Required</b>
0 – 300 sm	0
301 – 1,850 sm	1
1,851 – 3,700 sm	2
3,701 – 9,250 sm	3
9,251 – 14,800 sm	4
14,801 – 22,220 sm	5
For each additional 3,700 sm	1 additional

#### 8.4.13 Parking

The following minimum parking requirements shall apply to the 401 Corridor Prestige Industrial (M7) Zone, the Gateway (G) Zone and the 401 Corridor Development (MD) Zone:

Table C

<b>Use</b>	<b>Required Parking Space (per square metre [sm] of Net Floor Area, unless otherwise noted)</b>
Accessory retail sales	1/30 sm

Accessory general office	1/30 sm
Accessory uses, buildings or structures	1/30 sm
Banquet Hall	1/4 persons permitted capacity
Business or professional office	1/30 sm
Cannabis Analytical Testing Facility, Cannabis Cultivation - Indoor, Cannabis Drug Production Facility, Cannabis Processing Facility and Cannabis Research Facility	1/100 sm
Catering service	1/30 sm.
Commercial or Trade school	1/50 sm.
Commercial recreational establishment	1/30 sm.
Computer/Electronics/Data processing Establishment	1/25 sm. for the first 500 sm., plus 1/40 sm. for the remainder
Convenience Store	1/30 sm.
Exhibition or convention centre	1/5 sm. of exhibition area or conference rooms
Financial Institution	1/18 sm.
Gas bar	1/30 sm.
Hotel	1.2 spaces per hotel room 1 space per 5 sm. of conference or meeting rooms
Industrial mall	1/40 sm.
Industrial service office	1/30 sq
Industrial use	1/30 sm. for the first 1,000 sm., 1/100 sm. for the floor area between 1,000 and 5,000 sm., plus 1/200 sm. in excess of 5,000 sm.
Manufacturing use	1/30 sm. for the first 1,000 sm., 1/100 sm. for the floor area between 1,000 and 5,000 sm., plus 1/200 sm. in excess of 5,000 sm.
Museum	1/40 sm.
Nursery school	1/28 sm. playroom space
Personal service store	1/30 sm.
Postal station	1/30 sm.
Post Secondary Education Institution	1/100 sm.
Printing or Photocopy establishment	1/30 sm.
Private sports club	1/20 sm.
Private Park	Min. 10 spaces
Public park	Min. 10 spaces
Research use	1/30 sm.
Restaurant -Take-out -Full service	1/16.6 sm. 1/4 persons permitted capacity
Retail store	1/20 sm.
Service or repair shop	1/30 sm.
Service station	1/30 sm.
Telecommunication service	1/30 sm.
Veterinary clinic	1/15 sm., excluding kennels and runs

Warehouse use	<p>a) If associated office or retail net floor areas are 15% or less of the total net floor area</p> <p>- up to 7,000 sm. - 1/90 sm.</p> <p>7,000 to 20,000 sm. - 78 parking spaces plus 1 /145 sm. of net floor area</p> <p>- over 20,000 sm. - 168 spaces plus 1 / 170 sm. of net floor area or portion thereof over 20,000 sm.;</p> <p>b) If associated office or retail net floor area is more than 15% of the total net floor area, the standards for office and retail uses apply.</p>
Wholesale use	<p>a) If associated office or retail net floor areas are 15% or less of the total net floor area</p> <p>- up to 7,000 sm. - 1/90 sm.</p> <p>7,000 to 20,000 sm. - 78 parking spaces plus 1 /145 sm. of net floor area</p> <p>- over 20,000 sm. - 168 spaces plus 1 / 170 sm. of net floor area or portion thereof over 20,000 sm.;</p> <p>b) If associated office or retail net floor area is more than 15% of the total net floor area, the standards for office and retail uses apply.</p>
All other uses not specified	1/30 sm.

#### 8.4.14 Parking Area Location on a Lot in Relation to Buildings and Structures

Notwithstanding any other provisions of this By-law, parking areas shall be set back a minimum of 1.2 metres from any building or structure.

#### 8.4.15 Parking Garages

Above grade parking garages shall be permitted in the 401 Corridor Prestige Industrial (M7) and Gateway (G) Zone and shall have a maximum height of two storeys. Parking garages shall comply with the provisions for the main building in accordance with this By-law. No setbacks or yards shall be required for any portion of a parking garage if it is constructed completely below the established grade. This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities associated with below grade parking garages that extend from below established grade.

#### 8.4.16 Parking Required for Outdoor Patios

Parking spaces are not required for any outdoor patio that occupies an area of less than 40% of the net floor area of the restaurant it serves.

#### 8.4.17 Illumination

Where parking areas are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:

- a) No part of the lighting fixture shall be more than 9.5 metres above grade; and,
- b) They shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.

#### 8.4.18 Queuing Lane Requirements

Where drive through service facilities are permitted, queuing lanes are required and shall be exclusive of any other parking space and loading space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this Section.

#### 8.4.19 Queuing Space Requirements

The minimum queuing space requirements within a designated queuing lane shall be as described in Table D below:

Table D

<b>Use Associated with Drive-Through Service Facility</b>	<b>Minimum Required Ingress Spaces</b>	<b>Minimum Required Egress Spaces</b>
Financial Institution	4	1
Restaurant or Convenience Restaurant	12	2
Service Station or Gas Bar	3	1
Car Wash	10	2
All Other Uses	3	1

#### 8.4.20 Location of Ingress and Egress Spaces

The first required ingress space shall be located adjacent to the product pick-up window or dispensing machine and the required egress spaces shall be located after the product pick-up window or dispensing machine. In addition to the above, a minimum of 4 ingress spaces for a restaurant or restaurant take-out shall be located in that portion of the queuing lane that begins at the order box, if an order box exists.

#### 8.4.21 Length of Queuing Lane

The length of the queuing lane associated with the drive-through service facility shall be the total number of required ingress spaces and egress spaces.

#### 8.4.22 Multiple Queuing Lane Requirements

Where multiple queuing lanes are required on a lot, the queuing space requirements shall be provided for each individual queuing lane in compliance with the provisions of Section 8.4.19 of this By-law.

#### 8.4.23 Size of Queuing Space

All queuing spaces shall be rectangular in shape, with a minimum length of 6.0 metres and a minimum width of 3.0 metres.

8.4.24 Setbacks From Residential Zone Boundary

All order boxes using voice communication to order shall be located no closer than 10.0 metres from any Residential Zone boundary.

8.4.25 Delineation of Queuing Lane Requirements

Queuing lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the parking area and loading area.

8.4.26 Location of Queuing Lanes, Order Boxes, and Wall Openings Associated with a Drive Through Service Facility in Relation to Front and Exterior Side Lot Lines

No queuing lanes, order boxes, and wall openings associated with a drive through service facility shall be located in the front yard. No queuing lanes, order boxes and wall openings associated with the drive through service shall be located in the wall facing the exterior side lot line unless all of the components of a drive through service facility are located no closer than 6.0 metres from the exterior side lot lines.

8.4.27 Bicycle Parking

Bicycle parking spaces are required for the uses listed in Table E below in addition to any required parking spaces for motor vehicles:

Table E

<b>Use</b>	<b>Required Parking Standards (per square metre [sm] of Gross Floor Area, unless otherwise noted)</b>
Retail, service commercial, institutional	2 spaces plus 1 space/1,000 sm
Industrial	2 spaces plus 0.25 spaces/1,000 sm
Elementary and Secondary School	1 space/10 students & 1 space/35 employees
Post Secondary School	1 space/20 students

8.4.28 2104742 Ontario Inc. (North American Property), and shown as (G) on Schedule A8  
Parts of Lot 15, Concession 5  
Town of Halton Hills (401 Corridor)

8.4.28.1 Holding Provision

- (i) A Holding (H) Provision is hereby established and identified on Schedule A8 attached hereto, by the letter “H” in parentheses preceding a zoning symbol established in this By-law.
- (ii) Where a zoning symbol is preceded by the letter “H” in parentheses, the provisions of the By-law applicable to the zone symbol shall apply only upon the removal of the letter “H” by an Amending By-law as approved by Council in accordance with the provisions of Section 36 of the Planning Act.
- (iii) Until the removal of the letter “H”, 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 buildings or structures or extensions or enlargements to existing buildings or structures will be permitted while a Holding (H) Provision is in effect excepting a use by a public authority.

- (iv) The (H) Holding provision shall only be lifted when:
  - a) The Town of Halton Hills and the Region of Halton are satisfied that the subject site has received an adequate servicing allocation (SDE);
  - b) The Owner submits a Phasing Plan to the satisfaction of the Town of Halton Hills which includes plans for all on-site and off-site works including roads, services and phasing of uses and the incorporation of the Phasing Plan into the applicable site plan agreement(s);
  - c) The Owner obtains Site Plan Approval for the proposed development;
  - d) The Owner obtains approval of a condominium plan that appropriately addresses the Region of Halton's applicable Servicing Policies; and,
  - e) The Region of Halton and Town of Halton Hills have approved a Traffic Impact Study for the site/development.

#### 8.4.28.2 Permitted Uses

- i) All uses permitted by the 401 Corridor Gateway (G) Zone in accordance with Section 8.4.3.1
- ii) A Home Improvement Retail Warehouse and an accessory Garden Centre, subject to the provisions set out in Sections 8.4.28.3 and 8.4.28.4 of this By-law.

#### 8.4.28.3 Zone Provisions

The provisions of Section 8.4.4 shall apply to the uses permitted in Section 8.4.28.2 of this By-law save and except for the following provisions:

- a) That notwithstanding Section 8.4.4.4i); the Minimum Depth Front Yards Abutting Steeles Avenue is 7m.
- b) That notwithstanding definition of a Retail Store; a Retail Store shall not include a Supermarket or a Department Store.
- c) That Notwithstanding the definition of "Building Lot", the provisions of this By-law shall apply collectively to the lands zoned (H)GS-1 identified in Schedule A8 attached hereto in their entirety but nothing in this By-law shall preclude the lands from being divided into individual lots within the meaning of the Planning Act.
- d) The accessory Garden Centre must be fenced and screened but may not be enclosed in a building.
- e) In addition to the provisions of 8.4.4, the following provisions shall apply:
  - a) Maximum Retail Gross Floor Space Area:
    - i) Home Improvement Retail Warehouse to a maximum of 13,935m<sup>2</sup>

(150,000 sq. ft.).

- ii) Garden Centre to a maximum of 3,000m<sup>2</sup> (32,300 sq. ft.).
- iii) All other retail stores to a maximum of 17,465m<sup>2</sup> (188,000 sq. ft.) in accordance with Section 8.4.4.10.
- iv) A minimum 5388m<sup>2</sup> (58,000 sq. ft.) of the total 17,465m<sup>2</sup> (188,000 sq. ft.) retail space must be in retail stores greater than 278m<sup>2</sup> (3,000 sq. ft.).

f) Phasing:

The permitted uses are subject to the following phasing provisions which shall govern the timing of the occupancy of the buildings and which provisions shall also be incorporated into the applicable site plan agreement(s):

i) Prior to January 1, 2011:

- 1) Home Improvement Retail Warehouse to a maximum of 13,935m<sup>2</sup> (150,000 sq. ft.);
- 2) Garden Centre to a maximum of 3,000m<sup>2</sup> (32,300 sq. ft.);
- 3) All other retail stores to a maximum of 12,542m<sup>2</sup> (135,000 sq. ft.); and,
- 4) Any other non-retail store use permitted in accordance with section 8.4.28.2

ii) Subsequent to January 1, 2011:

- 1) The remaining retail stores to a maximum of 4,924m<sup>2</sup> (53,000 sq. ft.).

8.4.28.4

Definitions

- a) "Home Improvement Retail Warehouse" shall mean a building or part thereof where home furnishings and home improvement products are displayed, stored and sold in a warehouse format. Such products may include but are not limited to furniture, appliances, electrical fixtures, lumber, plumbing fixtures and building supplies, hardware, carpets and floor coverings, home décor items, landscape and garden supplies.
- b) "Department Store" means a retail store that sells the following general lines of merchandise:
  - i) Clothing and apparel – at least six commodity lines (as defined by Stats Canada) in this group, comprising at least 20% of the store's total sales;
  - ii) Furniture appliances and home furnishings – at least four commodity lines (as defined by Stats Canada) in this group, comprising at least 10% of the store's total sales;
  - iii) All other – at least three commodity lines (as defined by Stats Canada) in this group, comprising at least 10% of the store's total sales; and,
  - iv) With no one commodity line (as defined by Stats Canada) comprising more than 50% of the stores total sales.

- c) “Garden Centre” means a designated area adjacent to the Home Improvement Retail Warehouse where plants, nursery stock, flowers, garden supplies, ornaments and hardware related to the Garden Centre are stored or kept for sale.

8.4.29 First Gulf Corporation  
Part of Lot 15, Concession 6, NS,  
7951 Fifth Line, 12144 Steeles Avenue,  
and Part of 7870 Sixth Line,  
Town of Halton Hills (401 Corridor)

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No building, structure or land shall be used and no building, shall hereafter be erected, structurally altered, enlarged or maintained on lands described as Part of Lot 15, Concession 6, NS, 7951 Fifth Line, 12144 Steeles Avenue, and Part of 7870 Sixth Line, Town of Halton Hills (401 Corridor), as shown on Schedule A8 attached to and forming part of this By-law, except in accordance with the following provisions:

8.4.29.1 Zone Provisions

Notwithstanding, Section 8.4.2.12 iii) of Zoning, which states:

*Loading spaces must be located adjacent to loading bays. Additional on-site designated commercial vehicle waiting space may be provided to the greater of two loading bays or 20% of the provided designated loading spaces. All other commercial vehicle parking is not permitted as it would be considered as outdoor storage.*

The following new provisions apply:

Loading spaces must be located adjacent to loading bays. A maximum of 3.5 commercial vehicle waiting spaces per loading bay are permitted. All other commercial vehicle parking is not permitted as it would be considered as outdoor storage.

8.4.30 Municipally known as “12144 Steeles Ave” and shown as (M7-1) on Schedule A8  
Part lot 15, Concession 6  
Town of Halton Hills (401 Corridor)

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8.4.30.1 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.

8.4.30.2 Permitted Uses

- (i) All uses permitted by the 401 Corridor Prestige Industrial (M7) Zone in accordance with Section 8.4.1.1
- (ii) outdoor storage that is accessory to a permitted manufacturing and business office use and only located in a rear and/or interior yard.

8.4.30.3 Zone Provisions

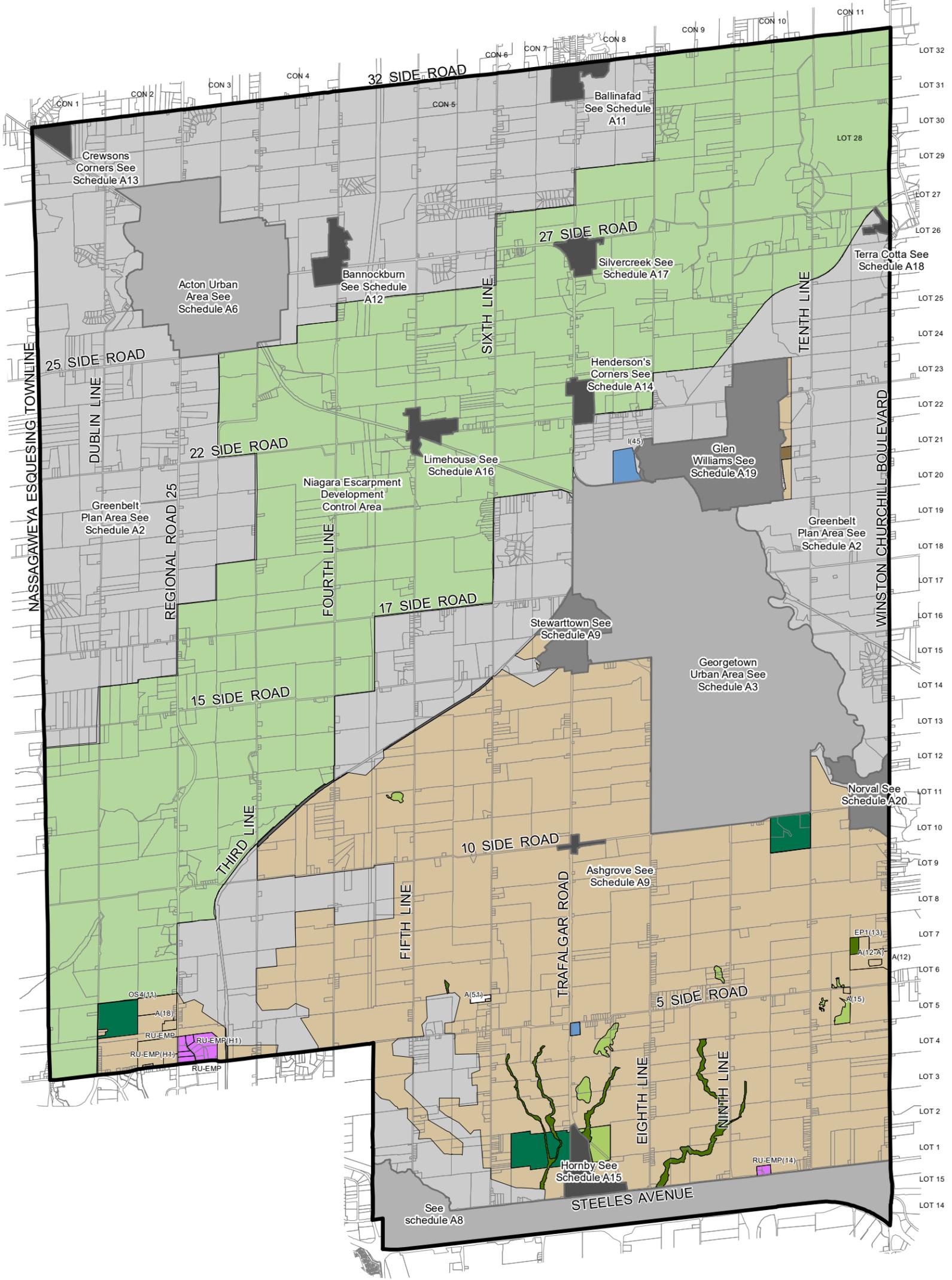
- (i) The lot lines for the lands zoned 401 Corridor Prestige Industrial Special (M7-1) Zone are defined as follows;
  - a) Front Lot Line: Steeles Avenue
  - b) Rear Lot Line: furthest away from and opposite the front lot line, i.e the lot line abutting Highway 401
  - c) Interior Side lot line: all other lot lines
- (ii) That notwithstanding Section 8.4.2.13 iii) there shall not be a restriction on the percentage of required parking provided in a yard abutting Steeles Avenue.

8.4.31 Municipally known as "11450 Steeles Avenue" and shown as (M7-2) on Schedule A8 Part of Lot 15, Concession 5  
Town of Halton Hills (Premier Gateway Employment Area)

8.4.31.1 Zone Provisions

The Provisions of Section 8.4.2 shall apply except for the following provisions:

- (i) That notwithstanding Section 8.4.2.5 ii) no minimum side yard shall apply abutting an O3-1 Zone.
- (ii) That notwithstanding Section 8.4.2.7 no minimum lot line setback shall apply from an O3-1 Zone.
- (iii) That notwithstanding Section 8.4.2.9 the minimum landscaped open space shall be 15%.
- (iv) That notwithstanding Section 8.4.2.13 iii) there shall not be a restriction on the percentage of required parking provided in a yard abutting Steeles Avenue.



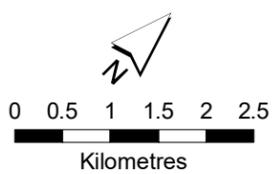
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|---|--|--|
|  Agricultural, A                   |  Mineral Aggregate Resources, MAR |  Municipal Boundary |
|  Environmental Protection One, EP1 |  Open Space Four, OS4             |  |
|  Environmental Protection Two, EP2 |  Rural Employment, RU-EMP         |  |
|  Institutional, I                  |  Transportation, T                |  |

DECEMBER 31, 2020

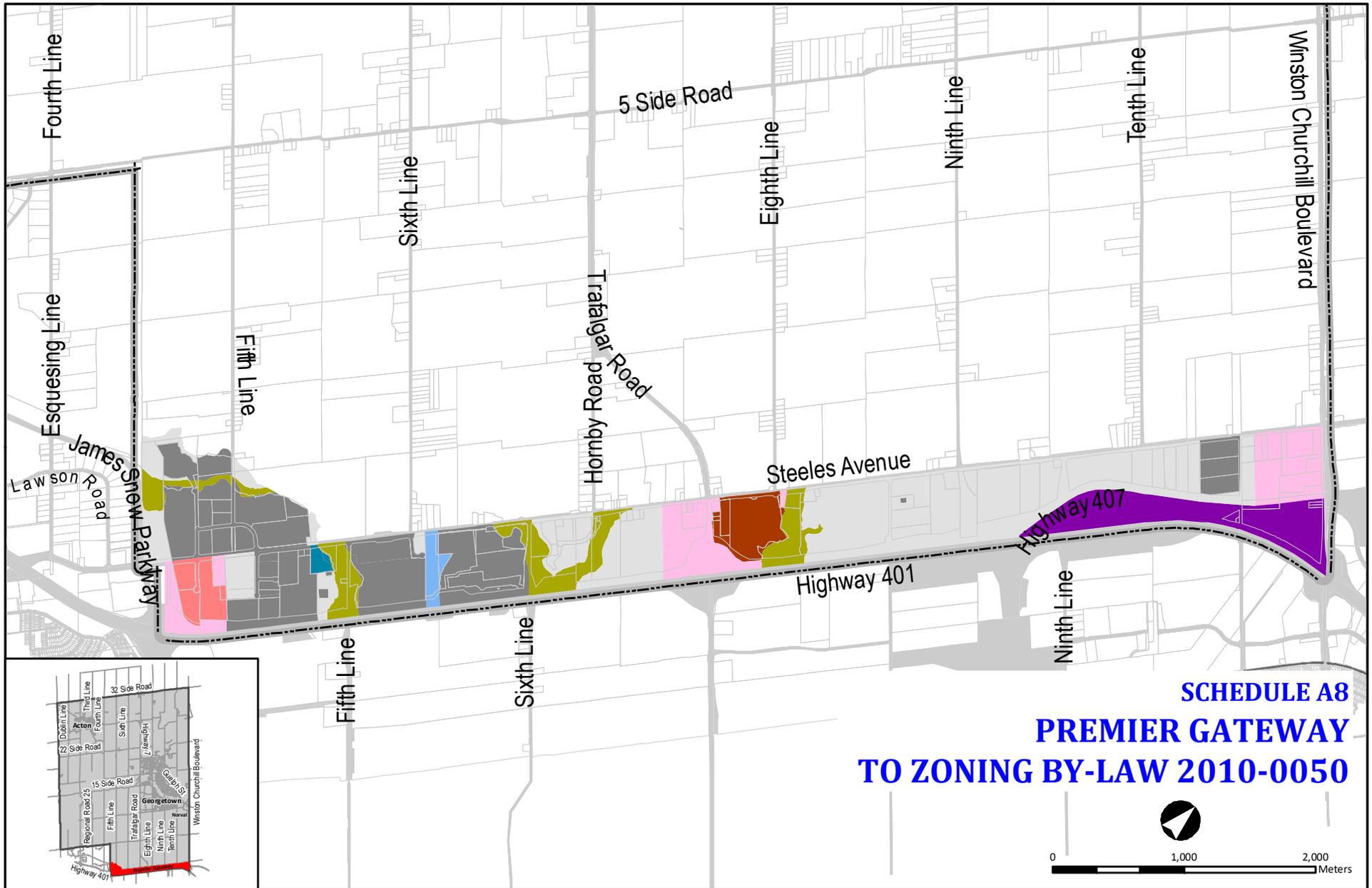
CONSOLIDATION



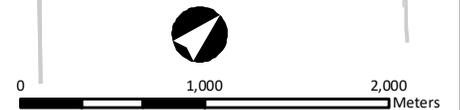
Town of Halton Hills Zoning By-law



**SCHEDULE A1**  
**RURAL LANDS**  
 To Zoning By-law 2010-0050



**SCHEDULE A8  
PREMIER GATEWAY  
TO ZONING BY-LAW 2010-0050**



- |   |   |   |  |   |  |
|---|---|---|--|---|--|
|  | Holding 401 Corridor Gateway Special, (H)GS-1   |  | Holding 401 Corridor Prestige Industrial, (H6)M7-1 |  | 401 Corridor Prestige Industrial, M7   |
|  | Holding 401 Corridor Gateway, (H)G              |  | Conservation Special, O3-1                         |  | 401 Corridor Prestige Industrial, M7-2 |
|  | Holding 401 Corridor Prestige Industrial, (H)M7 |  | 401 Corridor Gateway, G                            |  | 401 Corridor Development, MD           |

