

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 00-138

(As Revised by the OMB January 28th 2002)

BEING A BY-LAW to repeal Zoning By-Laws 1965-136 and 74-51 and to amend Zoning By-Law 57-91 of the former Town of Georgetown, now part of the Corporation of the Town of Halton Hills.

WHEREAS Council is empowered to enact this By-Law by virtue of the provisions of Sections 34, 36 and 39 of the *Planning Act*, R.S.O. 1990, C.P. 13, as amended;

AND WHEREAS Council has recommended that the provisions of Zoning By-Law 1965-136 and Zoning By-Law 74-51 be repealed, insofar as they apply to the lands shown on Schedule "1" attached to and forming part of this By-Law;

AND WHEREAS Council has recommended that the provisions of Zoning By-Law 57-91 be amended, as hereinafter set out;

AND WHEREAS said recommendations conform to the Official Plan for the Town of Halton Hills, as amended;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That all provisions of former Town of Oakville Zoning By-Law 1965-136, as amended, of the Town of Halton Hills, as they apply to the lands shown on Schedule "1" attached to and forming part of this By-Law, are hereby repealed.
2. That all provisions of Zoning By-Law 74-51, as amended, of the Town of Halton Hills, as they apply to the lands shown on Schedule "1" attached to and forming part of this By-Law, are hereby repealed.
3. That Schedule "A" of former Town of Georgetown By-Law 57-91, as amended, of the Town of Halton Hills, be further amended by adding thereto the lands shown on Schedules "1" and "1A" attached to and forming part of this By-Law and rezoning the lands to 401 Corridor Prestige Industrial (M7); 401 Corridor Gateway (G); "401 Corridor Gateway Special (G-1) Zone"; "401 Corridor Gateway Special (G-2) Zone;" 401 Corridor Gateway Temporary Use (G-3) Zone;" 401 Corridor Development (MD); and Conservation Special (O3-1).
4. That, in accordance with the provisions of Section 36 of the *Planning Act*, the "401 Corridor Prestige Industrial (M7) Zone", "401 Corridor Gateway (G) Zone", "401 Corridor Gateway Special (G-1) Zone", and 401 Corridor Gateway Special (G-2) Zone," and "401 Corridor Development (MD) Zone" shall be subject to a Holding Provision, as set out in Sections 13.102.1.
5. That Section 13 of By-Law 57-91 is hereby amended 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 (G-1) Zone
401 Corridor Gateway Special (G-2) Zone
401 Corridor Gateway Temporary Use (G-3) Zone
401 Corridor Development (MD) Zone
Conservation Special (O3-1) Zone

6. That Section 13 of By-Law 57-91 is hereby amended by adding thereto the following new Sections, namely: Sections 13.102.1, 13.102.2, 13.102.3, 13.102.4, 13.102.5, and 13.102.6, which provide as follows:

13.102.1 401 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 "1" and "1A" attached to and forming part of this By-Law, except in accordance with the zone

provisions of By-Law 57-91 and 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 "1" to By-Law 00-138 attached hereto.
- 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.
- iv) Notwithstanding section 13.102.1 iii) of this By-Law, and until the removal of the letter (H), from the lands legally described as Part of the East Half of Lot 15, Concession 5 T.N.S., Town of Halton Hills (formerly Trafalgar Township), 11450 Steeles Avenue West, no building, structure or land, on the lands described herein, shall be used for any purpose other than:
 - a) A use for which it was lawfully used prior to the date of passing of this By-Law; and/or
 - b) A use by a public authority; and/or
 - c) A use otherwise permitted under this By-Law provided it was in existence prior to the date of passing of this By-Law.

No new buildings or structures or land uses 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.

13.102.2 That Section 7 of Zoning By-Law 57-91 is hereby amended by adding new Sections 7.5, 7.6 and 7.7 which provides as follows:

7.5 401 Corridor Prestige Industrial (M7) Zone

7.5.1 Permitted Uses

- i) Accessory uses, buildings and structures
- ii) Accessory retail store
- iii) Banquet hall
- iv) Business and professional office
- v) Catering service
- vi) Commercial or trade school
- vii) Computer, electronics or data processing establishment
- viii) Convenience store
- ix) Exhibition and conference facility
- x) Financial institution
- xi) Industrial mall
- xii) Industrial use, conducted wholly within an enclosed building
- xiii) Manufacturing use, conducted wholly within an enclosed building
- xiv) Medical offices
- xv) Nursery school
- xvi) Personal service store
- xvii) Photographers studio
- xviii) Post secondary education institution
- xix) Printing or photocopy establishment
- xx) Private park
- xxi) Private club
- xxii) Public park
- xxiii) Research use, conducted wholly within an enclosed building excluding those that produce biomedical wastes

xxiv)	Restaurant and Convenience Restaurant	
xxv)	Service station with or without an automatic car wash	
xxvi)	Telecommunication services	
xxvii)	Uses legally existing at the date of adoption of this By-Law and expansions or alterations thereto which conform to the By-Law	
xxviii)	Warehouse use, conducted wholly within an enclosed building	
xxix)	Wholesale use, conducted wholly within an enclosed building	
7.5.2	<u>Zone Provisions</u>	
7.5.2.1	Minimum Lot Area	
i)	Lots abutting Highway 401 or 407	1.0 ha
ii)	All other lots	0.5 ha
7.5.2.2	Minimum Lot Frontage on an accessible public road	45 metres
7.5.2.2	Minimum Depth of Front Yard	
i)	Abutting Steeles Avenue	20 metres
ii)	Abutting Fifth Line North of Steeles Avenue	20 metres
iii)	All other front yards	10 metres
7.5.2.4	Minimum Side Yard	
i)	Abutting Fifth Line North of Steeles Avenue	20 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	20 metres
	- All other exterior side yards	9 metres
7.5.2.5	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	20 metres
iii)	Abutting a residential, commercial or institutional lot	15 metres
iv)	Abutting Fifth Line North of Steeles Avenue	20 metres
v)	Abutting an O3-1 Zone	7.5 metres
vi)	All other rear yards	7 metres
7.5.2.6	Minimum lot line setback from O3-1 Zone	7.5 metres
7.5.2.7	Maximum Lot Coverage	60% of lot area
7.5.2.8.1	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 10.6 metres.
ii)	A stair tower, elevator shaft, water tank, 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.	
7.5.2.9	Minimum Landscaped Open Space	20% of lot area
7.5.2.9	Minimum Planting Strip Width	
i)	Abutting Steeles Avenue	7 metres

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| ii) | Abutting Fifth Line | 7 metres |
| iii) | Abutting Highway 401 and 407 | 7 metres |
| iv) | Abutting any other street | 3 metres |
| vi) | Abutting buildings | 1.5 metres |
| 7.5.2.11 | Outdoor Storage | Prohibited |
| 7.5.2.12 | Loading Spaces | |
| i) | Minimum Loading space dimensions | 3.5 metres x 20 metres,
with 4.5 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. | |
| iii) | 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. | |
| iii) | Loading space requirements | As per Table A. |
| 7.5.2.13 | Off-street Parking Requirements | |
| i) | Minimum Parking space dimension | 2.75 metres x 5.48 metres |
| ii) | Parking shall not be located in any required yard abutting a non-industrial lot. | |
| iii) | Not more than 20% of required parking spaces shall be located in any yard abutting Highway 401, Highway 407 or Steeles Avenue. | |
| iv) | Parking space requirements | As per Table B |
| 7.5.2.14 | 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. | |
| 7.5.2.15 | 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 non-industrial 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 | |
| 7.5.2.16 | 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. | |
| 7.5.2.17 | Restaurant drive-through facilities shall be prohibited in a building elevation which faces a street. | |
| 7.6 | <u>401 Corridor Gateway (G) Zone</u> | |
| 7.6.1 | <u>Permitted Uses</u> | |
| 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
- xvi) 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

7.6.2 Site Specific Policies

- 7.6.2.1 Panorama Investments Group Ltd.
 Part of Lot 15, Concession 5, T.N.S., Part of Part 1, Plan 20R-10271,
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 Part of Lot 15, Concession 5, T.N.S., Part of Part 1, Plan 20R-10271, Town of Halton Hills (401 Corridor), shown as G-1 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 7.6.2.1.1:

- 7.6.2.1.1 401 Corridor Gateway Special (G-1) Zone

Permitted Uses

- a) In addition to any provisions contained within section 7.6.1 of Zoning By-Law 57-91 (Georgetown), as amended by 00-138, to the contrary, the lands described as Part of Lot 15, Concession 5, T.N.S., Part of Part 1, Plan 20R-10271, may permit the parking and/or storage of tractor trailers and the accessory parking of automobiles.
- b) Notwithstanding section 13.102.1 iii) of this By-Law, until the removal of the letter (H) from the lands legally described as Part of East Half of Lot 15, Concession 5 T.N.S., Town of Halton Hills, Part of Part 1, Plan 20R-10271, no building, structure or land use shall be used for any purpose other than the parking and/or storage of tractor trailers and the accessory parking of automobiles with the exception of a use by a public authority.

- 7.6.2.2 Panorama Investments Group Ltd.
 Part of Lot 15, Concession 5, T.N.S., Part 1 and 2 of Plan 20R-11444,
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 Part of Lot 15, Concession 5, T.N.S., Part 1 and 2 of Plan 20R-

11444, Town of Halton Hills (401 Corridor), shown as G-2 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 7.6.2.2.1:

7.6.2.2.1 401 Corridor Gateway Special (G-2) Zone

Permitted Uses

- a) In addition to any provisions contained within section 7.6.1 of Zoning By-Law 57-91 (Georgetown), as amended by 00-138, an expansion of the building existing on the lands described as Part of Lot 15, Concession 5, T.N.S., Part 1 and 2, Plan 20R-11444, at the date of a passage of this by-law may be permitted provided the new expanded area does not exceed 1,245 square metres.
- b) Notwithstanding section 13.102.1 iii) of this By-Law, until the removal of the letter (H) from the lands legally described as Part of Lot 15, Concession 5 T.N.S., Town of Halton Hills, Part 1 and 2 of Plan 20R-11444, may also be used for any purpose permitted by 7.6.1 xxvi) and the expansion of the building permitted by section 7.6.2.2.1a).

7.6.2.3 401 Corridor Gateway Temporary Use (G-3) Zone

- a) Notwithstanding provisions of this By-law, and in accordance with Section 39 of the Planning Act R.S.O. c. P.13, lands described as Part of Lot 15, Concession 5, T.N.S., Part of Part 1, Plan 20R-12446, Town of Halton Hills (401 Corridor), as shown as G-3 on Schedule 1A, may permit the parking of civilian automobiles associated with employees of "Truck Town Terminals".
- b) That, the provision of this By-Law pertaining to section 7.6.2.3a) shall be effective for a period of three (3) years from the passing of this By-Law or, until municipally piped water services are available for connection at the western property boundary, whichever shall occur first, in accordance with the provisions of Section 39 of the *Planning Act*.

7.6.3 Zone Provisions

7.6.3.1	Minimum Lot Area	0.4ha
7.6.3.2	Minimum Lot Frontage on an accessible road	30 metres
7.6.3.3	Minimum Depth Front Yard	
i)	Abutting Steeles Avenue	10 metres
ii)	Abutting Trafalgar Road and Winston Churchill Boulevard	10 metres
ii)	All other front yards	3 metres
7.6.3.4	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 Winston Churchill Boulevard	10 metres
	- All other exterior side yards	3 metres
7.6.3.5	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
7.6.3.6	Minimum lot line setback from O3-1 Zone	7.5 metres
7.6.3.6 Lot Coverage		
i)	Maximum	60% of lot area
ii)	Minimum	25% of lot area
7.6.3.7 Maximum Building Height		
i)	Main buildings and structures	
	- Within 150 m of the rights-of-way of Highways 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 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.	
7.6.3.9 Retail Store		
	Maximum Floor Space	2,750 square metres per unit
7.6.3.10	Minimum Landscaped Open Space	10% of lot area
7.6.3.11	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
7.6.3.12	Outdoor Storage	Prohibited
7.6.3.12	Loading Spaces	
i)	Minimum Loading space dimensions	3.5 metres x 20 metres, with 4.5 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 area.	
iii)	Loading spaces must be located adjacent to loading bays and a maximum of two additional designated waiting spaces may be provided. All other commercial vehicle parking is not permitted as it would be considered as outdoor storage.	
iv)	Loading space requirements	As per Table A
7.6.3.13	Off-street Parking Requirements	
i)	Minimum Parking space dimensions	2.75 metres x 5.48 metres
ii)	Parking shall not be located in any required yard abutting a non-industrial lot.	
iii)	Not more than 20% of required parking spaces shall be located in any yard abutting Highway 401, Highway 407 or Steeles Avenue.	
iv)	Parking space requirements	As per Table B
7.6.3.14	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 non-industrial 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
- 7.6.3.16 Restaurant drive-through facilities shall be prohibited in a building elevation which faces a street
- 7.6.3.17 Convenience Restaurant shall be incorporated into larger developments and be accessory to the primary use.
- 7.6.3.18 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.
- 7.6.3.19 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.
- 7.7 401 Corridor Development (MD) Zone
- 7.7.1 Permitted Uses
- i) Uses legally existing at the date of passing of this By-Law
 ii) Use by a public authority
- 7.7.2 Zone Provisions
- 7.7.2.1 Minimum Lot Area
- i) Existing lot of record
- 7.7.2.2 Minimum Lot Frontage on an accessible public road 30 metres
- 7.7.2.3 Minimum Front Yard 5 metres
- 7.7.2.4 Minimum Side Yard
- i) Interior
 - Abutting a non-industrial lot 9 metres
 - All other interior side yards 3 metres
 ii) Exterior 9 metres
- 7.7.2.5 Minimum Rear Yard
- i) Abutting a non-industrial lot 9 metres
 ii) All other rear yards 3 metres
- 7.7.2.6 Lot Coverage
- i) Maximum 50% of lot area
 ii) Minimum 10% of lot area
- 7.7.2.7 Maximum Building Height 12 metres
- 7.7.2.8 Minimum Landscaped Open Space 50% of lot area
- 7.7.2.9 Planting Strips
- i) Abutting Winston Churchill Boulevard 15 metres
 ii) Abutting any other road and lot lines 3 metres
- 7.7.2.10 Outdoor Storage Prohibited
- 13.102.3 Conservation Special Zone (03-1)

In a Conservation Special (03-1) Zone, as shown on Schedule "1" attached to and forming part of this By-Law, the uses and zone provisions of the Conservation (03) 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.

13.102.4 Definitions

The following definitions shall apply to the 401 Corridor Prestige Industrial (M7) Zone, the Gateway (G) Zone, the "401 Corridor Gateway Special (G-1) Zone", "401 Corridor Gateway Special (G-2) Zone," 401 Corridor Gateway Temporary Use (G-3) Zone," and the 401 Corridor Development (MD) Zone. Where a term or word is not defined herein, the definitions of Section 3 of By-Law 57-91 shall apply. Where there is a conflict between a definition in this Section and in Section 3, the definition in this Section shall prevail.

- i) "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.
- ii) "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.
- iii) "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.
- iv) "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.
- v) "Business and professional office" means a building, or portion thereof, used as an office of a profession, occupation, business, or non-profit organization.
- vi) "Catering service" means the preparation of food and beverages for consumption off the premises and does not include a restaurant.
- vii) "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.
- viii) "Commercial recreational establishment" means a building or part of building where entertainment is offered for a fee including such uses an arena, stadium, banquet hall, ice or roller rink, tennis/squash club and indoor swimming pool.
- ix) "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.
- x) "Convenience Store" means an establishment where food stuffs, tobacco, patent medicines, periodicals and other similar items of household convenience are kept for retail sale to the public.
- xi) "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.
- xii) "Financial Institution" means the premises of a bank, trust company, finance company, mortgage company, or investment company.
- xiii) "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.
- xiv) "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.
- xv) "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.

- xvi) "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.
- xvii) "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.
- xviii) "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.
- xix) "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.
- xx) "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.
- xxi) "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 as defined in By-Law 57-91.
- xxii) "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.
- xxiii) "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.
- xxiv) "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.
- xxv) "Printing or photocopy establishment" means a building, or portion thereof, wherein printing, photocopying, blueprinting, duplicating, publishing or lithographing are conducted.
- xxvi) "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.
- xxvii) "Required" means the minimum or maximum regulation, provision or standards established by this By-Law.
- xxviii) "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.
- xxix) "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.
- xxx) "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.
- xxxi) "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.

- xxxii) "Telecommunications service" means an industry providing telephone or other telecommunication services to the public and may include satellite communication, telephone communication, telephoto, teletype, and similar communication services.
- xxxiii) "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.
- xxxiv) "Warehouse use" means a lot and a building, or structure, or portion thereof, which stores and distributes goods or materials.
- xxxv) "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 not include a retail store.

13.102.5 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 A

Gross Floor Area (sm – square metre)	Loading Spaces Required
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

13.102.6 Parking

Above grade parking structures shall be permitted in the 401 Corridor Prestige Industrial (M7) and Gateway (G) Zones and shall have a maximum height of two storeys.

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:

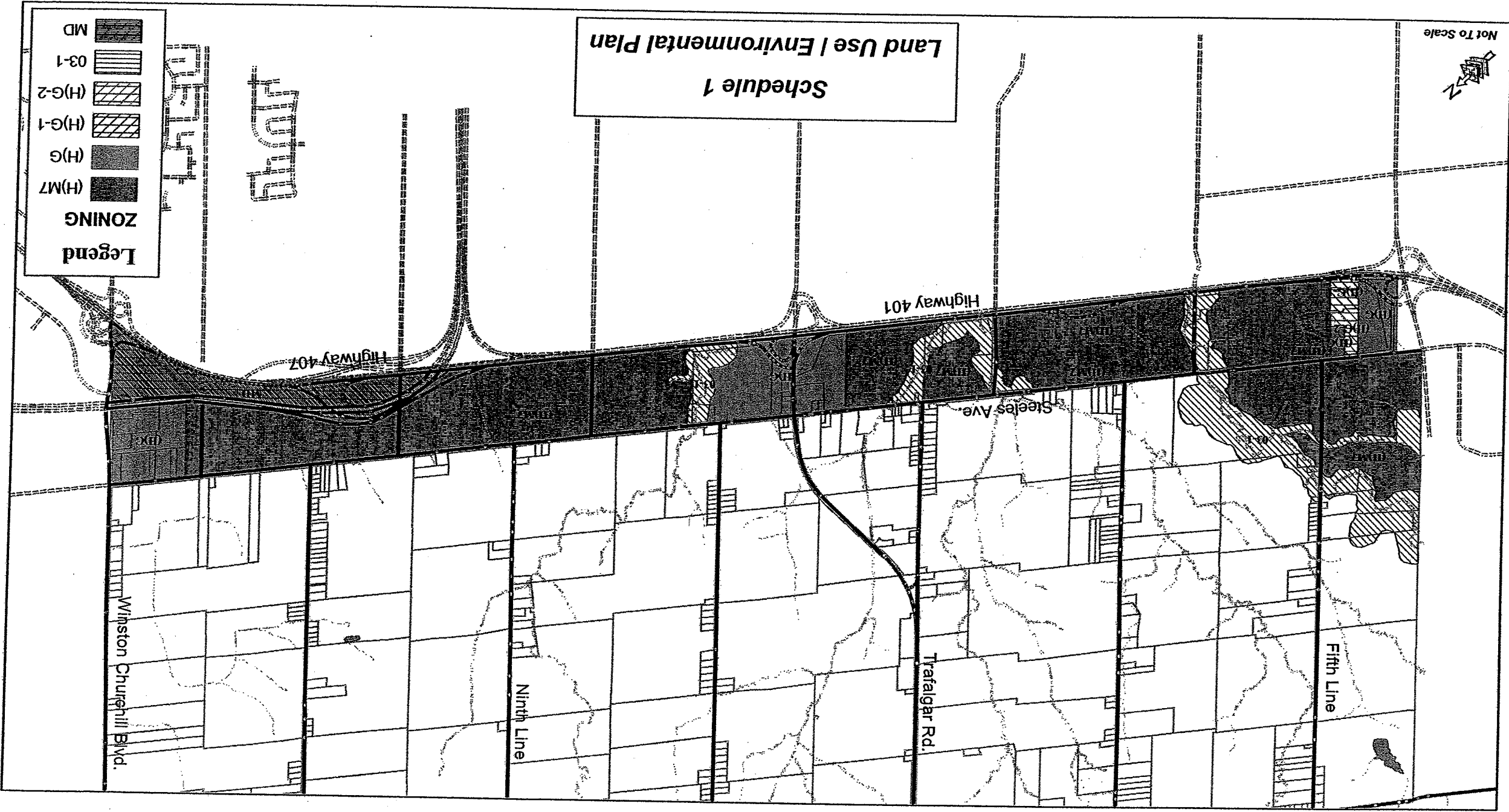
Table B

Use	Required Parking Spaces (per square metre [sm] of Gross Floor Area, unless otherwise noted)
Accessory retail sales	1/30 sm
Accessory general office	3.3/100 sm
Accessory uses, buildings or structures	1/30 sm
Financial Institution	5.5/100 sm
Banquet Hall	1/4 persons permitted capacity

Business or professional office	1/30 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	20/100 sq m of exhibition area or conference rooms
Gas bar	1/30 sm
Hotel	1.2 spaces per hotel room 20 spaces per 100 sq m of conference or meeting rooms
Industrial mall	1/40 sm
Industrial service office	1/30 sm
Industrial use	1/100 sm
Manufacturing use	1/100 sm
Museum	1/20 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	1/10 sm 1/4 persons permitted capacity
Retail store	5/100 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	2 spaces, plus 1/100 sm
Wholesale use	1/80 sm

All other uses not specified	1/30 sm
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6. Town of Halton Hills Zoning By-Law 00-76 is hereby repealed.
7. This By-Law shall become effective from and after the date of passing hereof.



Legend

(H)M7	[Solid black pattern]
(H)G	[Solid grey pattern]
(H)G-1	[Diagonal hatching, top-left to bottom-right]
(H)G-2	[Diagonal hatching, bottom-left to top-right]
03-1	[Horizontal hatching]
MD	[Solid black pattern]

**Schedule 1
Land Use / Environmental Plan**

Not To Scale

Winston Churchill Blvd.

Ninth Line

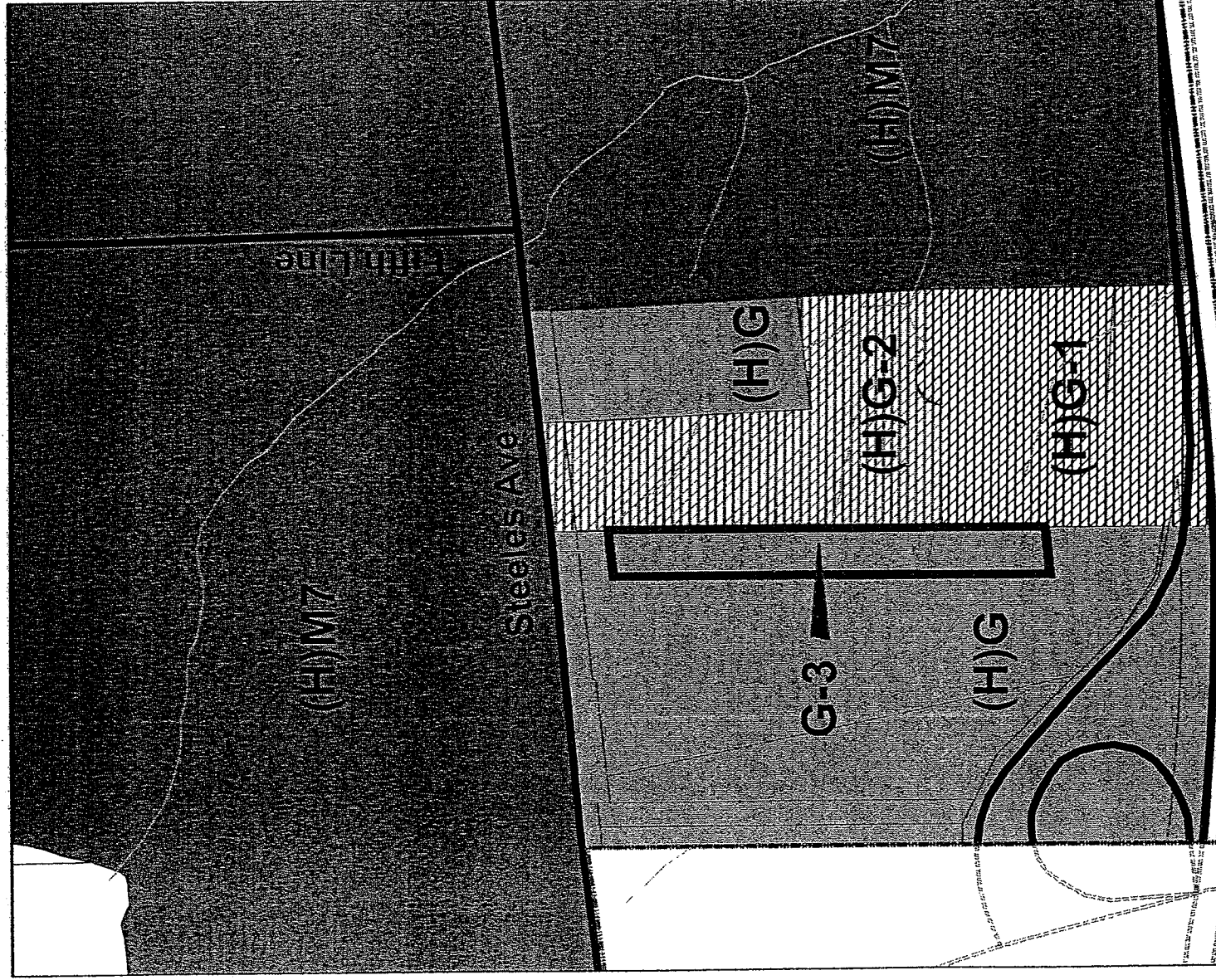
Trafalgar Rd.

Fifth Line

Highway 401

Steeles Ave.

Highway 407



Highway 401

Legend

ZONING	Symbol
(H)M7	Dark stippled pattern
(H)G	Medium stippled pattern
(H)G-1	Diagonal hatching
(H)G-2	Cross-hatching
(H)G-3	White
Municipal Boundary	Thick black line

Schedule 1A
 Land Use / Environmental Plan
 Temporary Use By-law 00-138



Not To Scale