



BY-LAW NO. 2026-XXX

A By-law to Amend Zoning By-law 2010-0050, as amended, pursuant to Section 34 of the Planning Act in respect of the lands located within the Premier Gateway Phase 2B Employment Area Secondary Plan, Town of Halton Hills, Regional Municipality of Halton.

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 Council of the Corporation of the Town of Halton Hills deems it appropriate to amend Comprehensive Zoning By-law 2010-0050 as amended;

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

1. That Schedule "A1" to Comprehensive Zoning By-law 2010-0050, as amended, is hereby further amended by adding the Premier Gateway Phase 2B Employment Area and removing the Rural Employment RU-EMP (14) from the schedule as shown on Schedule "1" attached to and forming part of this By-law.
2. That Schedule A08 to Comprehensive Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as the Premier Gateway Phase 2B Employment Area, as shown on Schedule "2" attached to and forming part of this By-law:

From an Agricultural (A) Zone;

To Prestige Industrial Phase 2B (PI-2B) Zone; Prestige Industrial Phase 2B (P1-2B(H3), Business Commercial (BC) Zone; Prestige Industrial Existing Residential (PI-ER) Zone; Environmental Protection One (EP1) Zone; and, 413 Corridor Development (MD).
3. That Table 13.1: Exceptions be amended to remove the provisions for the RU-EMP(14) zone.
4. That Section 8 of Zoning By-law 2010-0050, as amended, is hereby further amended by adding a new subsection 8.5 which shall provide as follows:

Premier Gateway Phase 2B Draft Zoning

8.5 Premier Gateway Phase 2B Employment Area

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 shown on Schedule “A1 and A8” attached to and forming part of this By-law, except in accordance with the following provisions and all other applicable provisions of this By-law:

Table 14.1: Holding Zones

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H3	PI-2B	Multiple properties	The Holding (H3) provision may be lifted once the Town of Halton Hills is satisfied that the final location of Highway 413 and the Northwest GTA Transmission Corridor has been determined by the Province and the lands are not required for Highway 413 or the Northwest GTA Transmission Corridor.	

8.5.1 Prestige Industrial Phase 2B (PI-2B) Zone

8.5.1.1 Permitted Uses

- i) Accessory buildings, structures, and uses
- ii) Accessory retail store that sells goods and materials manufactured or substantially assembled on the premises subject to the provisions of section 8.5.1.2.14
- iii) Advanced tech and data processing establishment
- iv) Business and professional office located in a free-standing building or industrial mall
- v) Cannabis analytical testing facility within an enclosed single-premises building
- vi) Cannabis cultivation – indoor within an enclosed single-premises building
- vii) Cannabis drug production facility within an enclosed single-premises building
- viii) Cannabis processing facility within an enclosed single-premises building
- ix) Cannabis research facility within an enclosed single-premises building
- x) Catering service subject to the provisions of section 8.5.1.2.13
- xi) Commercial fitness centre subject to the provisions of section 8.5.1.2.13
- xii) Commercial or trade school subject to the provisions of section 8.5.1.2.13
- xiii) Commercial recreational establishment on lands adjacent to arterial or collector roads
- xiv) Convenience store subject to the provisions of section 8.5.1.2.13
- xv) Financial institution subject to the provisions of section 8.5.1.2.13
- xvi) Gas bar with or without a motor vehicle washing establishment subject to the provisions of section 8.5.1.2.13
- xvii) Industrial mall containing one or more permitted uses
- xviii) Industrial rental establishment subject to the provisions of section 8.5.1.2.13
- xix) Industrial service office
- xx) Industrial use conducted wholly within an enclosed building
- xxi) Manufacturing use conducted wholly within an enclosed building
- xxii) Motor vehicle service station with or without a motor vehicle washing establishment subject to the provisions of section 8.5.1.2.13
- xxiii) Post-secondary school legally existing at the date of passing of this By-law
- xxiv) Printing or photocopy establishment
- xxv) Private park on lands adjacent to arterial or collector roads
- xxvi) Public park
- xxvii) Research use conducted wholly within an enclosed building
- xxviii) Restaurant and take-out restaurant subject to the provisions of section 8.5.1.2.13
- xxix) Service commercial use, service industry, and service or repair shop excluding personal service store subject to the provisions of section 8.5.1.2.13
- xxx) Telecommunications service
- xxxi) Uses legally existing at the date of passing of this By-law and expansions or alterations thereto which comply with the By-law
- xxxii) Warehouse use conducted wholly within an enclosed building
- xxxiii) Wholesale use conducted wholly within an enclosed building

8.5.1.2 Zone Provisions

8.5.1.2.1	Minimum Lot Area	
	i) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway	1.0 ha
	ii) All other lots	1.0 ha
8.5.1.2.2	Minimum Lot Frontage on an accessible public road	45 metres
8.5.1.2.3	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.	
8.5.1.2.4	Minimum Front Yard	
	i) Abutting Steeles Avenue or Winston Churchill Boulevard	10 metres
	ii) All other front yards	7.5 metres
8.5.1.2.5	Minimum Side Yard	
	Interior Side Yard:	
	i) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway	15 metres
	ii) Abutting a residential or institutional lot	15 metres
	iii) All other interior side yards	4 metres
	Exterior Side Yard:	
	i) Abutting Steeles Avenue or Winston Churchill Boulevard	10 metres
	ii) All other exterior side yards	7.5 metres
8.5.1.2.6	Minimum Rear Yard	
	i) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway	15 metres
	ii) Abutting Steeles Avenue or Winston Churchill Boulevard	10 metres
	iii) Abutting a residential or institutional lot	15 metres
	iv) All other rear yards	7 metres
8.5.1.2.7	Maximum Building Height	
	i) Main building and structure	6 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.	
8.5.1.2.8	Minimum Landscaped Open Space	20% of lot area
8.5.1.2.9	Minimum Planting Strip Width	
	i) Abutting Steeles Avenue or Winston Churchill Boulevard	7 metres
	ii) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway	10 metres
	iii) Abutting any other street	4.5 metres
8.5.1.2.10	Outdoor Storage	Prohibited
8.5.1.2.11	Loading Spaces	
	i) Loading spaces shall not be located in any required yard abutting rights-of-way or one-foot reserves adjacent to a 400 series highway, Steeles Avenue, Winston Churchill Boulevard, or a residential or institutional lot.	

- ii) Loading spaces must be located adjacent to loading bays. Additional on-site designed commercial vehicle waiting spaces 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 spaces 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.
- iii) 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.

8.5.1.2.12 Off-street Parking Requirements

- i) Parking shall not be located in any required yard abutting a residential or institutional lot.
- ii) Not more than 20% of required parking spaces shall be located in any yard abutting an arterial road unless they are located within a parking structure.
- iii) Not more than 20% of required parking spaces shall be located in any yard abutting a 400 series highway unless they are located within a parking structure or screened by a berm with a minimum height of 3.0 metres.

8.5.1.2.13 Individual Retail and Service Commercial Uses

- i) Maximum total gross floor area for individual retail and service commercial uses 400 square metres
Maximum total gross floor area for individual retail and service commercial uses located on the ground floor of a free-standing office building metres 750 square metres
- ii) Maximum total gross floor area for retail and service commercial uses on an individual site 2000 square metres
- iii) Convenience stores and take-out restaurants shall only be located within an industrial mall or free-standing office building.
- iv) Restaurants, commercial fitness centres and financial institutions are permitted in industrial malls and/or free-standing office buildings, or as free-standing buildings.

8.5.1.2.14 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.

8.5.1.2.15 Accessory Buildings and Structures

- i) The maximum lot coverage of all accessory buildings and structures 2% to a maximum 55 square metres
- ii) The maximum height (as measured from the finished point) of an accessory building or structure 6 metres
- iii) No accessory building or structure shall be located within a required front yard or required exterior side yard.
- iv) No accessory building or structure shall be located within a required planting strip.
- v) No accessory building or structure 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 and shall not be located within 24 metres of a front or exterior lot line.

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

- i) An arena;
- ii) A community centre;
- iii) A day nursery;
- iv) A dwelling unit;

- v) A library;
- vi) A long term care facility;
- vii) A park, private;
- viii) A park, public;
- ix) A place of worship;
- x) A retirement home;
- xi) A school, private;
- xii) A school, public; and
- xiii) A trade and convention centre.

8.5.2 Business Commercial (BC) Zone

8.5.2.1 Permitted Uses

- i) Accessory buildings, structures, and uses
- ii) Business and professional office located in a free-standing building or industrial mall
- iii) Catering service subject to the provisions of section 8.5.2.2.15
- iv) Commercial fitness centre subject to the provisions of section 8.5.2.2.15
- v) Convenience store subject to the provisions of section 8.5.2.2.15
- vi) Financial institution subject to the provisions of section 8.5.2.2.15
- vii) Gas bar with or without a motor vehicle washing establishment subject to the provisions of section 8.5.2.2.15
- viii) Hotel with or without an exhibition and conference facility
- ix) Industrial mall containing one or more permitted uses
- x) Industrial rental establishment subject to the provisions of section 8.5.2.2.15
- xi) Industrial service office
- xii) Motor vehicle service station with or without a motor vehicle washing establishment subject to the provisions of section 8.5.2.2.15
- xiii) Printing or photocopy establishment
- xiv) Private club subject to the provisions of section 8.5.2.2.15
- xv) Research use conducted wholly within an enclosed building
- xvi) Restaurant and take-out restaurant subject to the provisions of section 8.5.2.2.15
- xvii) Retail store excluding supermarkets, specialty food stores, department stores, general merchandise stores and fashion retailers subject to the provisions of section 8.5.2.2.15
- xviii) Service commercial use, service industry, and service or repair shop excluding personal service store subject to the provisions of section 8.5.2.2.15
- xix) Telecommunications service
- xx) Uses legally existing at the date of passing of this By-law and expansions or alterations thereto which comply with the By-law

8.5.2.2 Zone Provisions

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| 8.5.2.2.1 | Minimum Lot Area | 0.4 ha |
| 8.5.2.2.2 | Minimum Lot Frontage on an accessible road | 30 metres |
| 8.5.2.2.3 | 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. | |
| 8.5.2.2.4 | Minimum Front Yard | |
| | i) Abutting Steeles Avenue or Winston Churchill Boulevard | 10 metres |
| | ii) All other front yards | 3 metres |
| 8.5.2.2.5 | Minimum Side Yard | |
| | Interior Side Yard: | 3 metres |
| | Exterior Side Yard: | |
| | i) Abutting Steeles Avenue or Winston Churchill Boulevard | 10 metres |
| | ii) All other exterior side yards | 3 metres |
| 8.5.2.2.6 | Minimum Rear Yard | |

	i)	Abutting a residential or institutional lot	9 metres
	ii)	Abutting Steeles Avenue or Winston Churchill Boulevard	10 metres
	iii)	All other rear yards	3 metres
8.5.2.2.7		Minimum Lot Coverage	25% of lot area
8.5.2.2.8		Maximum Building Height	
	i)	Main buildings and structures:	
		- Hotels and free-standing office buildings	10 storeys
		- All other buildings	6 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.	
8.5.2.2.9		Minimum Landscaped Open Space	10% of lot area
8.5.2.2.10		Minimum Planting Strip Width	3 metres
8.5.2.2.11		Outdoor Storage	Prohibited
8.5.2.2.12		Loading Spaces	
	i)	Loading spaces shall not be located in any required yard abutting Steeles Avenue, Winston Churchill Boulevard, or a residential or institutional lot.	
	ii)	Loading spaces must be located adjacent to loading bays. Additional on-site designed commercial vehicle waiting spaces 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 spaces 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.	
8.5.2.2.13		Off-street Parking Requirements	
	i)	Parking shall not be located in any required yard abutting a residential or institutional lot.	
	ii)	Not more than 20% of required parking spaces shall be located in any yard abutting Steeles Avenue or Winston Churchill Boulevard.	
8.5.2.2.14		Accessory Buildings and Structures	
	i)	The maximum lot coverage of all accessory buildings and structures	2% to a maximum 55 square metres
	ii)	The maximum height (as measured from the finished point) of an accessory building or structure	6 metres
	iii)	No accessory building or structure shall be located within a required front yard or required exterior side yard.	
	iv)	No accessory building or structure shall be located within a required planting strip.	
	v)	No accessory building or structure 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 and shall not be located within 24 metres of a front or exterior lot line.	
8.5.2.2.15		Individual Retail and Service Commercial Uses	
	i)	Maximum total gross floor area for individual retail and service commercial uses	750 square metres
	ii)	Maximum total gross floor area for retail and service commercial uses on an individual site	2500 square metres
	iii)	Convenience stores and take-out restaurants shall only be located within an industrial mall or free-standing office building.	

- iv) Restaurants, commercial fitness centres and financial institutions are permitted in industrial malls and/or free-standing office buildings, or as free-standing buildings.

8.5.3 Prestige Industrial Existing Residential (PI-ER) Zone

8.5.3.1 Permitted Uses

- i) Accessory buildings, structures, and uses
- ii) Accessory retail store that sells goods and materials manufactured or substantially assembled on the premises subject to the provisions of section 8.5.3.2.14
- iii) Advanced tech and data processing establishment
- iv) Business and professional office located in a free-standing building or industrial mall
- v) Business and professional office located inside a single detached dwelling legally existing at the date of passing of this By-law which does not require an external expansion to the existing building
- vi) Cannabis analytical testing facility within an enclosed single-premises building
- vii) Cannabis cultivation – indoor within an enclosed single-premises building
- viii) Cannabis drug production facility within an enclosed single-premises building
- ix) Cannabis processing facility within an enclosed single-premises building
- x) Cannabis research facility within an enclosed single-premises building
- xi) Catering service subject to the provisions of section 8.5.3.2.13
- xii) Commercial fitness centre subject to the provisions of section 8.5.3.2.13
- xiii) Commercial or trade school subject to the provisions of section 8.5.3.2.13
- xiv) Commercial recreational establishment on lands adjacent to arterial or collector roads
- xv) Convenience store subject to the provisions of section 8.5.3.2.13
- xvi) Financial institution subject to the provisions of section 8.5.3.2.13
- xvii) Gas bar with or without a motor vehicle washing establishment subject to the provisions of section 8.5.3.2.13
- xviii) Home occupation or cottage industry located inside a dwelling legally existing at the date of passing of this By-law subject to the provisions of section 4.12
- xix) Industrial mall containing one or more permitted uses
- xx) Industrial rental establishment subject to the provisions of section 8.5.3.2.13
- xxi) Industrial service office
- xxii) Industrial use conducted wholly within an enclosed building
- xxiii) Manufacturing use conducted wholly within an enclosed building
- xxiv) Motor vehicle service station with or without a motor vehicle washing establishment subject to the provisions of section 8.5.3.2.13
- xxv) Post-secondary school legally existing as of the effective date of this By-law
- xxvi) Printing or photocopy establishment
- xxvii) Private park on lands adjacent to arterial or collector roads
- xxviii) Public park
- xxix) Research use conducted wholly within an enclosed building
- xxx) Restaurant and take-out restaurant subject to the provisions of section 8.5.3.2.13
- xxxi) Service commercial use, service industry, and service or repair shop excluding personal service store subject to the provisions of section 8.5.3.2.13
- xxxii) Telecommunications service
- xxxiii) Uses legally existing at the date of passing of this By-law and expansions or alterations thereto which comply with the By-law
- xxxiv) Warehouse use conducted wholly within an enclosed building
- xxxv) Wholesale use conducted wholly within an enclosed building

8.5.3.2 Zone Provisions

8.5.3.2.1 Minimum Lot Area

- i) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway 1.0 ha
- ii) All other lots 1.0 ha

8.5.3.2.2 Minimum Lot Frontage on an accessible public road 45 metres

8.5.3.2.3 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.

8.5.3.2.4	Minimum Front Yard	
	i) Abutting Steeles Avenue or Winston Churchill Boulevard	10 metres
	ii) All other front yards	7.5 metres
8.5.3.2.5	Minimum Side Yard	
	Interior Side Yard:	
	i) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway	15 metres
	ii) Abutting a residential or institutional lot	15 metres
	iii) All other interior side yards	4 metres
	Exterior Side Yard:	
	i) Abutting Steeles Avenue or Winston Churchill Boulevard	10 metres
	ii) All other exterior side yards	7.5 metres
8.5.3.2.6	Minimum Rear Yard	
	i) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway	15 metres
	ii) Abutting Steeles Avenue or Winston Churchill Boulevard	10 metres
	iii) Abutting a residential or institutional lot	15 metres
	iv) All other rear yards	7 metres
8.5.3.2.7	Maximum Building Height	
	i) Main building and structure	6 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.	
8.5.3.2.8	Minimum Landscaped Open Space	20% of lot area
8.5.3.2.9	Minimum Planting Strip Width	
	i) Abutting Steeles Avenue or Winston Churchill Boulevard	7 metres
	ii) Abutting the rights-of-way or one-foot reserves adjacent to a 400 series highway	10 metres
	iii) Abutting any other street	4.5 metres
8.5.3.2.10	Outdoor Storage	Prohibited
8.5.3.2.11	Loading Spaces	
	i) Loading spaces shall not be located in any required yard abutting rights-of-way or one-foot reserves adjacent to a 400 series highway, Steeles Avenue, Winston Churchill Boulevard, or a residential or institutional lot.	
	ii) Loading spaces must be located adjacent to loading bays. Additional on-site designed commercial vehicle waiting spaces 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 spaces 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.	
	iii) 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.	
8.5.3.2.12	Off-street Parking Requirements	
	i) Parking shall not be located in any required yard abutting a residential or institutional lot.	
	ii) Not more than 20% of required parking spaces shall be located in any yard abutting an arterial road unless they are located within a parking structure.	

- iii) Not more than 20% of required parking spaces shall be located in any yard abutting a 400 series highway unless they are located within a parking structure or screened by a berm with a minimum height of 3.0 metres.

8.5.3.2.13 Individual Retail and Service Commercial Uses

- i) Maximum total gross floor area for individual retail and service commercial uses 400 square metres
- ii) Maximum total gross floor area for individual retail and service commercial uses located on the ground floor of a free-standing office building 750 square metres
- iii) Maximum total gross floor area for retail and service commercial uses on an individual site 2000 square metres
- iv) Convenience stores and take-out restaurants shall only be located within an industrial mall or free-standing office building.
- v) Restaurants, commercial fitness centres and financial institutions are permitted in industrial malls and/or free-standing office buildings, or as free-standing buildings.

8.5.3.2.14 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.

8.5.3.2.15 Accessory Buildings and Structures

- i) The maximum lot coverage of all accessory buildings and structures 2% to a maximum 55 square metres
- ii) The maximum height (as measured from the finished point) of an accessory building or structure 6 metres
- iii) No accessory building or structure shall be located within a required front yard or required exterior side yard.
- iv) No accessory building or structure shall be located within a required planting strip.
- v) No accessory building or structure 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 and shall not be located within 24 metres of a front or exterior lot line.

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

- i) An arena;
- ii) A community centre;
- iii) A day nursery;
- iv) A dwelling unit;
- v) A library;
- vi) A long term care facility;
- vii) A park, private;
- viii) A park, public;
- ix) A place of worship;
- x) A retirement home;
- xi) A school, private;
- xii) A school, public; and
- xiii) A trade and convention centre.

8.5.4 413 Corridor Development (MD) Zone

8.5.4.1 Permitted Uses

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

8.5.4.2 Zone Provisions

8.5.4.2.1	Minimum Lot Area	
	i) Existing lot of record	
8.5.4.2.2	Minimum Lot Frontage on an accessible public	30 metres
8.5.4.2.3	Minimum Front Yard	5 metres
8.5.4.2.4	Minimum Side Yard	
	i) Interior	
	- Abutting a residential or institutional lot	9 metres
	- All other interior side yards	3 metres
	ii) Exterior	9 metres
8.5.4.2.5	Minimum Rear Yard	
	i) Abutting a residential or institutional lot	9 metres
	ii) All other rear yards	3 metres
8.5.4.2.6	Lot Coverage	
	i) Maximum	50% of lot area
	ii) Minimum	10% of lot area
8.5.4.2.7	Maximum Building Height	12 metres
8.5.4.2.8	Minimum Landscaped Open Space	50% of lot area
8.5.4.2.9	Planting Strips	
	i) Abutting Winston Churchill Boulevard	15 metres
	ii) Abutting any other road and lot lines	3 metres
8.5.4.2.10	Outdoor Storage	Prohibited
8.5.4.3	Notwithstanding the permitted uses and zone provisions under the 413 Corridor Development (MD) Zone, lands municipally known as "15391 and 15479 Steeles Avenue" and shown as (MD-1) on Schedule A8 are subject to the following provisions:	
8.5.4.3.1	Permitted Uses	
	i) All uses permitted under the 413 Corridor Development (MD) Zone in accordance with Section 8.5.4.1	
	ii) Business Office, Accessory	
	iii) Dry Industrial Use	
	iv) Light Manufacturing Use	
	v) Outdoor Storage, Accessory	
	vi) Public Use	
	vii) Retail Store, Accessory	
	viii) Service Industrial Use	
	ix) Warehousing	
8.5.4.3.2	Zone Provisions	
	i) Zone provisions of the RU-EMP Zone shall apply in accordance with Table 9.2	
	ii) Minimum setback from any residential building or structure – 30.5 metres	
	iii) Minimum height of opaque fence screening – 2.5 metres	

8.5.5 Definitions

The definitions of the permitted uses listed under the Prestige Industrial Phase 2B (PI-2B) Zone, Business Commercial (BC) Zone, Prestige Industrial Existing Residential (PI-ER) Zone, and Environmental Protection One (EP1) Zone shall be in accordance with Section 8.4.8 of this By-law except that an accessory use, advanced tech and data processing establishment, agricultural use, building, commercial fitness centre, conservation use, cottage industry, department store, gas bar, home occupation, hotel, motor vehicle service station, motor vehicle washing establishment, post-secondary school, premises, private park, public park, restaurant, retail

store, service commercial use, single detached dwelling, specialty food store, structure, supermarket, take-out restaurant, and use are defined in accordance with Part 3 of this By-law.

8.5.6 Minimum Loading

Minimum loading for the Prestige Industrial Phase 2B (PI-2B) Zone, Business Commercial (BC) Zone, and Prestige Industrial Existing Residential (PI-ER) Zone shall be provided in accordance with Table B of Section 8.4.12 of this By-law.

8.5.7 Minimum Parking

Minimum parking for the Prestige Industrial Phase 2B (PI-2B) Zone, Business Commercial (BC) Zone, and Prestige Industrial Existing Residential (PI-ER) Zone shall be provided in accordance with Table C of Section 8.4.13 of this By-law except that minimum parking for a cottage industry, home occupation, restaurant, take-out restaurant, and any legally existing single detached dwelling shall be provided in accordance with Table 5.3 of this By-law. Minimum parking for an advanced tech and data processing establishment shall be provided in accordance with the parking requirement for a computer, electronics or data processing establishment within Table C of Section 8.4.13 of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ___ day of _____, 2026.

MAYOR – ANN LAWLOR

CLERK – VALERIE PETRYNIAK

DRAFT

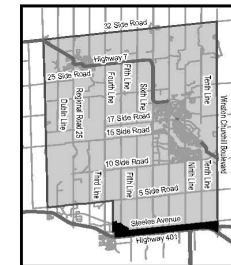
SCHEDULE 2 to By-law 2026-XXXX



SCHEDULE A8

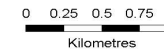
**PREMIER GATEWAY
TO ZONING BY-LAW 2010-0050**

- Urban Boundary
- Town of Halton Hills Boundary
- Holding 401 Corridor Gateway Special, (H)GS-1
- Holding 401 Corridor Gateway, (H)G
- Holding 401 Corridor Prestige Industrial, (H)M7
- Holding 401 Corridor Prestige Industrial, (H)M7-1
- Conservation Special, C3-1
- 401 Corridor Gateway, G
- Prestige Industrial Special, M7-1
- M7
- 401 Corridor Prestige Industrial, M7-2
- 401 Corridor Development, MD
- 413 Corridor Development (MD)
- Prestige Industrial Phase 2B (PI-2B) (H3)
- Business Commercial (BC)
- Prestige Industrial Phase 2B (PI-2B)
- Prestige Industrial Existing Residential (PI-ER)
- Subject to D09 OPA22.001 as per PL160499
- Environmental Protection One (EP1)
- Open Space Three (OS3)
- 401 Corridor Prestige Industrial Exception 6 (M7-6)



DECEMBER 31, 2025

CONSOLIDATION



Town of Halton Hills Zoning By-law