



BY-LAW NO. 2013-0013

A By-law to amend Zoning By-law 2010-0050, as amended, Zoning By-law 74-51, as amended, and Zoning By-law 57-91, as amended to regulate Stand Alone Aggregate Related Uses in the Town.

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 upon the approval of Official Plan Amendment No. 15, the matters set out herein are in conformity with the Town of Halton Hills Official Plan;

AND WHEREAS on March 18, 2013, Council for the Town of Halton Hills approved Report No. PDS-2013-0035, dated March 13, 2013, in which certain recommendations were made related to Stand Alone Aggregate Related Uses and this Zoning By-law Amendment.

AND WHEREAS Council has recommended that Zoning By-law 2010-0050, as amended, Zoning By-law 74-51, as amended and Zoning By-law 57-91, as amended, be amended as hereinafter set out.

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

1. **THAT** Part 3 (Definitions) of Zoning By-law 2010-0050, as amended, is amended by:
 - a) Adding a definition of 'aggregate' as set out below:

“means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sand stone, marble, granite, rock or other prescribed material under the Aggregate Resources Act. For the purposes of this definition, earth does not include topsoil and peat.”
 - b) Amending the definition of 'Aggregate Transfer Station' by adding the words “that is not associated with a licensed mineral aggregate operation” following the words 'an area of land';
 - c) Including a definition for 'asphalt plant' as set out below:

“Means a *use* of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, to produce asphalt paving material, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises, the storage and maintenance of equipment, and facilities for the administration or management of the business.”
 - d) Amending the definition of 'bulk storage facility' by adding the following words at the end of the definition: “but does not include the storage of any other product, material or item that is included within another definition in this by-law”.

e) Amending the definition of 'concrete batching plant' by adding the following words "or the reprocessing of returned concrete on the *premises*" after the words 'on the *premises*'.

f) Deleting the definition of 'construction/landscape contractors yard' and replacing that definition with the definition for 'contractors' establishment' as set out below:

"means the *use* of land, *building* or *structure*, or parts thereof, by any general contractor or builder where equipment and materials are stored, or where a contractor and/or tradesman performs shop and assembly work, and/or offers a trade or service, including, but not limited to landscaping services, general construction services, cabinetry services, plumbing services and welding services, or other similar services but does not include any other *use* as defined by this by-law."

g) Amending the definition of 'industrial use' by adding the following words at the end of the first sentence: "but does not include any other *use* as defined by this by-law".

h) Deleting the definition of 'outdoor storage use' and replacing that definition with a new definition as set out below:

"means an *outdoor storage* area forming the main *use* of a *lot* and may include *aggregate transfer stations*, *concrete batching plants* and *contractors' establishments*."

i) Amending the definition of 'outdoor storage' by replacing the term with 'outdoor storage, accessory'.

j) Adding a new definition of 'portable concrete plant' as set out below:

"means a *building* or *structure*

a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project."

2. **THAT** Section 4.22 (Outdoor Storage) of Zoning By-law 2010-0050, as amended, be amended by adding the words "*outdoor storage* and" before the word '*accessory*' in the first sentence, by deleting the words "and shall not be located any closer than 9.0 metres to any streetline" in sub-section a), deleting the word "and" after the word 'metres;' and by deleting Sub-section d) and by adding the following new Sub-sections:

"d) *Outdoor storage* shall comply with the required *setbacks* for the *main building* in each zone;

e) *Outdoor storage* shall not be permitted in any *yard* abutting a *lot line* that serves as a *Residential Zone* boundary in the Acton and Georgetown urban areas; and

f) *Outdoor storage* shall not be permitted in any *yard* abutting Guelph Street, Maple Avenue, Mountainview Road or River Drive in Georgetown, notwithstanding sub-sections a) thru e) above."

3. **THAT** Section 4.36 (Wayside Pits or Quarries, Portable Asphalt Plants or Portable Concrete Plants) of Zoning By-law 2010-0050, as amended, be amended by adding the words "used on a public authority contract" after the words '*portable concrete plant*'.

4. **THAT** Table 8.1 (Permitted Uses – Urban Employment Zone) of Zoning By-law 2010-0050, as amended, be amended by adding “*aggregate transfer stations*”, “*concrete batching plants*”, “*contractors’ establishments*” and “*outdoor storage uses*” as permitted uses in the EMP1 Zone. In addition, the above uses shall be subject to Special Provision 1, and a new Special Provision 6 which states the following:

“This use is not permitted on a *lot* that abuts Guelph Street, Maple Avenue, Mountainview Road or River Drive in Georgetown and is not permitted on any of the properties listed below:

- 303 Armstrong Avenue (Georgetown)
- 305 Armstrong Avenue (Georgetown)
- 307 Armstrong Avenue (Georgetown)
- 309 Armstrong Avenue (Georgetown)
- 311 Armstrong Avenue (Georgetown)
- 313 Armstrong Avenue (Georgetown)
- 315 Armstrong Avenue (Georgetown)
- 317 Armstrong Avenue (Georgetown)
- 36 Vimy Street (Acton)
- 124 Guelph Street (Acton)
- 122 Guelph Street (Acton)
- 159 Perth Street (Acton)
- 153 Perth Street (Acton)
- 12 Wallace Street (Acton)”

5. **THAT** Table 8.1 (Permitted Uses – Urban Employment Zone) of Zoning By-law 2010-0050, as amended, be amended by adding a Special Provision 7 to “*aggregate transfer stations*”, “*concrete batching plants*”, “*contractors’ establishments*” and “*outdoor storage uses*” which indicates the following:

“A *lot* containing this use shall have the lesser of a minimum *lot coverage* of 5% or a minimum *ground floor area* of all permitted *buildings* of 464 square metres.”

6. **THAT** Table 8.1 (Permitted Uses – Urban Employment Zone) of Zoning By-law 2010-0050, as amended, be amended by deleting the word ‘accessory’ from the wording of Special Provision 1.

7. **THAT** Table 9.1 (Permitted Uses – Non-Urban Zones) of Zoning By-law 2010-0050, as amended, be amended by deleting the permission for “*aggregate transfer stations*” from the MAR Zone and by adding the permission for “*aggregate transfer stations*”, “*outdoor storage uses*”, “*concrete batching plants*” and “*contractors’ establishments*” in the RU-EMP Zone subject to Special Provision 1.

THAT Table 9.1 (Permitted Uses – Non-Urban Zones) of Zoning By-law 2010-0050, as amended, be amended by adding a Special Provision 16 to “*aggregate transfer stations*”, “*concrete batching plants*”, “*contractors’ establishment*” and “*outdoor storage uses*” which indicates the following:

“A *lot* containing this use shall have the lesser of a minimum *lot coverage* of 5% or a minimum *ground floor area* of all permitted *buildings* of 464 square metres.”

8. **THAT** Table 9.1 (Permitted Uses – Non-Urban Zones) of Zoning By-law 2010-0050, as amended, be amended by deleting the word ‘accessory’ from the wording of Special Provision 1.

9. **THAT** Section 5.18 of Zoning By-law 74-51, as amended, be amended by adding the following sub-section (c):

- "(c) In addition to the uses prohibited in clause (a) of this sub-section, aggregate transfer stations, asphalt plants and concrete batching plants as defined below are prohibited in any Zone:

Aggregate Transfer Station means:

An area of land that is not associated with a mineral aggregate operation where aggregate products are temporarily stored prior to shipment and may include facilities for the administration or management of the business and the storage of required equipment, but does not include the retail sale of aggregate products.

Asphalt plant means:

A use of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, to produce asphalt paving material, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises and the storage and maintenance of equipment."

Concrete Batching Plant means:

A use of land, building or structure, or parts thereof, where concrete or concrete products used in building or construction are produced, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products."

10. **THAT** Section 4 – General Provisions All Zones of Zoning By-law 57-91, as amended, be amended by adding the following sub-section (4.3 – Prohibited Uses and renumbering the remaining sub-sections:

"5.3 Prohibited Uses

The following uses listed and defined below are prohibited in all Zones:

Aggregate Transfer Station

An area of land that is not associated with a mineral aggregate operation where aggregate products are temporarily stored prior to shipment and may include facilities for the administration or management of the business and the storage of required equipment, but does not include the retail sale of aggregate products.

Asphalt plant

A use of land, building or structure, or parts thereof, which produces and/or recycles asphalt or similar coated road stone and has equipment designed to heat and dry aggregate and to mix mineral aggregate with bitumen and/or tar, and includes the stockpiling and storage of bulk materials used in the process or finished product(s) manufactured on the premises and the storage and maintenance of equipment.

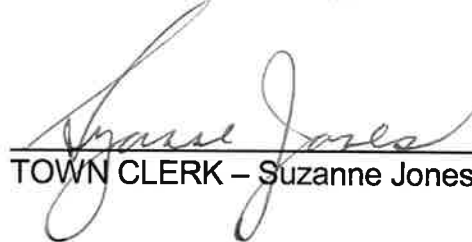
Concrete Batching Plant

A use of land, building or structure, or parts thereof, where concrete or concrete products used in building or construction are produced, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products."

BY-LAW read and passed by the Council for the Town of Halton Hills this 18th day of March, 2013.



MAYOR – Rick Bonnette



TOWN CLERK – Suzanne Jones