



BY-LAW NO. 2021-0024

A By-law to adopt Amendment No. 43 to the Official Plan of the
Town of Halton Hills, 37 King Street (Georgetown)
Lots 8, 9 and 10, Plan 37
Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA19.001)

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

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempt this Official Plan Amendment from approval;

AND WHEREAS on May 25, 2021, Council for the Town of Halton Hills approved Report No. PD-2021-0028, dated May 11, 2021, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit 4 townhouse units and a semi-detached dwelling on the lands municipally known as 37 King Street (Georgetown).

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

1. That Amendment No. 43 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act, R.S.O. 1990, c.P.13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 25th day of May, 2021.

MAYOR – RICK BONNETTE

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. 43
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: **THE PREAMBLE** does not constitute part of this Amendment

PART B: **THE AMENDMENT** consisting of the following Schedule and text constitutes Amendment No. 43 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 43 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. 43 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2021-00XX in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – Rick Bonnette

TOWN CLERK – Valerie Petryniak

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of 4 residential townhouse units and a semi-detached dwelling containing 2 units on a shared driveway on the lands municipally known as 37 King Street within the Georgetown Urban Area of the Town of Halton Hills. The subject lands are currently designated *Major Transit Station Area* in the Town of Halton Hills Official Plan.

The main objective of the Major Transit Station Area designation is to recognize the existing GO station facility and to encourage modifications to the facility which will allow for increased service while improving its integration with the surrounding residential area.

The Amendment changes the Official Plan designation on this property from Major Transit Station Area to Medium Density Residential Area.

LOCATION AND SITE DESCRIPTION

The subject property is municipally known as 37 King Street in the Georgetown Urban Area. The irregularly shaped lot has an area of approximately 0.14 hectares (0.34 acres) and has frontage of approximately 22 metres (72 feet) on King Street and 51 metres (167 feet) flanking Queen Street. The subject lands are currently vacant but were once occupied by the former Exchange Hotel.

Surrounding land uses to the subject property include:

- | | |
|---------------|---------------------------|
| To the North: | Georgetown GO Station |
| To the East: | Single detached dwellings |
| To the West: | Single detached dwellings |
| To the North: | Single detached dwellings |

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the change from Major Transit Station Area to Medium Density Residential Area:

1. The proposed medium density development abutting the Georgetown GO Station conforms to Provincial Policy which encourages intensification adjacent to major transit stations;
2. The proposed development reinforces the streetscape edge, references the character of and provides interpretation for the former Exchange Hotel, provides for an upgraded gateway feature for the GO Station entrance and should easily be able to integrate into the character of the surrounding neighbourhood;
3. The submitted Site Plan drawing demonstrates that the site can be developed with adequate on-site parking, a private road and private amenity areas for each unit; and,
4. Council is satisfied that the proposed development is consistent with the criteria set out in the Town's Official Plan that provides guidance for developments seeking to establish new Medium Density Residential designations by way of an Amendment to the Plan.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. 43 to the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule H3 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by identifying lands municipally known as 37 King Street as Medium Density Residential Area by colour-coding this property with the corresponding colour as shown in Schedule ‘1’ to this amendment.
2. That Schedule H3 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by revising the Precinct boundaries to remove the lands municipally known as 37 King Street from the Major Transit Station Precinct and incorporate them into the South Precinct, as shown on Schedule ‘1’ to this amendment.
3. That Schedule H3 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by marking with a number “2” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 37 King Street (Georgetown).
4. That Section H3.9 of the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

H.3.9.2 Special Policy Area 2

The main permitted uses in the Special Policy Area 2 are limited to:

- semi-detached dwellings;
- multiple dwellings; and,
- street townhouse dwellings.

SCHEDULE 1 to OPA No. 43

