

SCHEDULE 3 - DRAFT OFFICIAL PLAN AMENDMENT
(as submitted by the Applicant)



BY-LAW NO. 2021-00XX

A By-law to adopt Amendment No. XX to the Official Plan of the
Town of Halton Hills, 17 Guelph Street (Georgetown), Lot 16,
Registered Plan 32, Town of Halton Hills, Regional Municipality of
Halton

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, 1990, R.S.O., c.p. 13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval.

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

1. That Amendment No. XX 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 regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this Xth day of Month, 2021.

MAYOR – RICK BONNETTE

CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. XX
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

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

The attached text and schedules constitute Amendment No. XX 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, 1990. R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – R. Bonnette

CLERK – V. Petryniak

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to allow the development of a fourteen (14) unit low-rise apartment building with a height of four (4) storeys on the lands municipally known as 17 Guelph Street (“subject lands”) within the Georgetown Urban Area of the Town of Halton Hills. The subject lands are within the GO Station Secondary Plan Area in the Mill Street Corridor Precinct.

Under the Town of Halton Hills Official Plan the subject lands are currently designated *Medium Density Residential Area*.

The approved policies for the Official Plan provide for a low-rise apartment development at a density not exceeding 50 units per net residential hectare. The proposed 14-unit development results in a residential density which is calculated at 172 units per net residential hectare.

The Amendment proposes to add a new Special Exemption to allow for an increase in the maximum allowable density to permit the 14-unit development.

LOCATION AND SITE DESCRIPTION

The subject site is legally described as Lot 26, Registered Plan 32, Town of Halton Hills, Regional Municipality of Halton and is municipally known as 17 Guelph Street (Georgetown). The 815 square metre (0.2 acre) property is located on the north side of Guelph Street, east of Chapel Street in the Community of Georgetown.

Surrounding land uses to the property include:

North: The lands north of the subject property are low density residential uses. 150 meters north of the property is a low-rise apartment at 24 Chapel Street.

East: The lands immediately east of the subject property are low density residential uses along with Sacred-Coeur Catholic Church at 39 Guelph Street.

The lands further east and north of the property are being redeveloped with high density residential uses that are currently under construction at 42 Mill Street.

South: The lands immediately south of the subject property is a 3-storey structure at 10 Guelph Street.

The lands further south are commercial uses within Downtown Georgetown.

West: The lands immediately west of the subject property and across Chapel Street contain the St. John's United Church at 11 Chapel Street. Following the United Church are residential and commercial uses.

The subject lands are currently occupied by a two-storey structure previously used as an ambulance dispatch station. The site is currently used as storage space for Town Facilities staff.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. XX of 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 marking with a number “X” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 17 Guelph Street (Georgetown).
2. That Section D1.3.2, Medium Density Residential Area, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“H3.9.X Special Policy Area X

The maximum permitted residential density shall not exceed 172 units per net residential hectare on lands identified as Special Policy Area X, shown on Schedule H3 of this Plan.”

SCHEDULE 1 to OPA No. XX

