

SCHEDULE 3 - DRAFT OFFICIAL PLAN AMENDMENT

(As submitted by the Applicant)

AMENDMENT NO.XX

TO THE OFFICIAL PLAN

FOR THE TOWN OF HALTON HILLS

DRAFT

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO.2021-XXXX

A By-law to adopt Amendment No. XXX to the Official
Plan of the Town of Halton Hills

WHEREAS the Council of the Town of Halton Hills, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P.13, as amended, hereby enacts as follows:

1. That Amendment No.XXX to the Official Plan of the Town of Halton Hills, being the attached text, is hereby adopted.

BY-LAW read and passed by the Council of the Town of Halton Hills this ____ day of _____, 2021.

MAYOR-R. Bonnette

CLERK- S. Jones

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

The attached text constitutes 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-XXXX, 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-S. Jones

AMENDMENT NO.XXX
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 text, constitutes Amendment No.XXX to the Official Plan of the Town of Halton Hills.

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PART A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to permit a maximum density of 24 units per hectare within Residential Special Policy Area 6, on the lands legally described as Block 290, Plan 20M-1208, Part of Lot 11, Concession 10, Esquesing (Georgetown).

2. Location

The lands affected by this amendment include lands generally located on the north side of 10 Side Road, east of Hartwell Road, legally described as Block 290, Plan 20M-1208, Part of Lot 11, Concession 10, Esquesing, Town of Halton Hills.

3. Basis of the Amendment

The proposed amendment would permit the development an adult lifestyle community consisting of 82 dwelling units, in the form of single detached bungalow and townhouse dwellings, at a density of 24 units per hectare,

The proposed amendment is justified and represents good planning for the following reasons:

1. The proposal is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan and Region of Halton Official Plan;
2. The proposal satisfies the goals, objectives and policies of the Town of Halton Hills Official Plan relating to providing appropriate growth, that increases the housing options available in the community;
3. The proposal achieves the intent of the Low Density Residential Area and Residential Special Policy Area 6, by providing an adult lifestyle community consisting of 61 single detached bungalow and 21 rear lane townhouse dwellings;
4. The proposal provides residential growth in proximity to school and commercial uses, thereby promoting active transportation and adding to the mix of land uses in the community;
5. The proposal provides growth in a location with existing and planned infrastructure and public service facilities;
6. The proposed increase in density achieves the intent and objectives of Town of Halton Hills Official Plan by providing a compact development,

that efficiently uses planned infrastructure and is compatible with the existing community, and does not result in the over development of the site; and

7. The principle of development is justified and supported by planning, engineering, environmental, noise and transportation studies, and the proposal is appropriate and compatible with the surrounding land uses.

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PART B – THE AMENDMENT

All of this part of the document consisting of the following 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 Section D1.6.6 Residential Special Policy Area 6, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D1.6.6.XX Density

Notwithstanding Section D1.3.1.2, the maximum permitted density shall not exceed 24 units per net residential hectare (UPH) in the Residential Special Policy Area 6 as Shown on Schedule A3: Georgetown Urban Area.