

## SCHEDULE 4 – OFFICIAL PLAN AMENDMENT



### BY-LAW NO. 2022-XXXX

A By-law to adopt Amendment No. 45 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  
(File No. D09OPA21.003)

**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 approval;

**AND WHEREAS** on February 28, 2022, Council for the Town of Halton Hills approved Report No. PD-2022-0004, dated February 2, 2022, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit a maximum of 14 units within the Medium Density Residential Area designation on the lands municipally known as 17 Guelph 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. 45 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 28<sup>th</sup> day of February, 2022.

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MAYOR – RICK BONNETTE

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CLERK – VALERIE PETRYNIAK

**OFFICIAL PLAN AMENDMENT No. 45**  
**TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS**

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**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. 45 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 45 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. 45 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 2022-00XX 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

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MAYOR – R. Bonnette

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CLERK – V. Petryniak

## **PART A – THE PREAMBLE**

### **PURPOSE OF THE AMENDMENT**

This Amendment is intended to facilitate the development of a 14 unit low-rise apartment building with a height of 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 and are designated *Medium Density Residential Area*.

The approved policies for the Official Plan allow for low-rise apartment buildings at a maximum building height of four storeys. The site-specific amendment seeks to permit a maximum of 14 units within the *Medium Density Residential Area* designation.

### **LOCATION AND SITE DESCRIPTION**

The subject site is municipally known as 17 Guelph Street in the Georgetown Urban Area. The 815 square metre (0.2 acre) property is located on the north side of Guelph Street. The subject lands are currently occupied by a two-storey structure previously used as an ambulance dispatch station.

Surrounding land uses to the property include:

- To the North: Low density residential uses and a low-rise apartment at 24 Chapel Street.
- To the East: Low density residential uses and the Sacred-Coeur Catholic Church at 39 Guelph Street. Lands further east and north are being redeveloped with high density residential uses that are currently under construction at 42 Mill Street.
- To the South: A 3-storey structure at 10 Guelph Street With lands further south forming part of Downtown Georgetown.
- To the West: Across Chapel Street is the St. John’s United Church at 11 Chapel Street, with low density and commercial uses further west.

### **BASIS FOR THE AMENDMENT**

The following planning and land use considerations have been identified and are considered appropriate to provide for the change from Institutional to a site-specific Medium Density Residential Area One zone:

1. The proposed medium density development conforms to Provincial Policy which promotes housing options, growth, and intensification;
2. The proposed development represents a compact urban form that is compatible with the surrounding low density residential area through appropriate setbacks, massing, height and building configuration;
3. The submitted Site Plan drawing demonstrates that the site can be developed with the appropriate number of parking spaces for the use, two main access points, and an amenity space for residents;
4. Council is satisfied that the proposed development is consistent with the criteria set out in the Georgetown GO Station Secondary Plan that provides guidance for applications seeking to redevelop lots on Guelph Street for medium density residential uses in the Mill Street Corridor Precinct.



## **PART B – THE AMENDMENT**

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 45 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 “3” 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 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:

#### **“H3.9.3      Special Policy Area 3**

**A maximum of 14 units shall be permitted within the Medium Density Residential Area designation on lands identified as Special Policy Area 3, shown on Schedule H3 of this Plan.”**

SCHEDULE 1 to OPA No. 45

