



BY-LAW NO. 2021- ____

A By-law to adopt Amendment No. __ to the Official Plan of the
Town of Halton Hills, 12, 22 & 24 Dayfoot Drive (Georgetown)
[Insert Legal Description]
Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA21.____)

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 [Insert Date], Council for the Town of Halton Hills approved Report No. PD-2022-____, dated [Insert Date], in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit __ [insert dwelling type] on lands municipally known as 12, 22 & 24 Dayfoot Drive (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. __ 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 __ day of _____, 2021.

MAYOR – RICK BONNETTE

CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. ____

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: THE PREAMBLE: The Official Plan of the Town of Halton Hills is amended as follows:

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

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

The attached text and Schedule constitute Amendment No. ____ 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-_____ 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 a 6-storey apartment building containing 155 dwelling units on the lands municipally known as 12, 22/24 Dayfoot Drive within the Georgetown Urban Area of the Town of Halton Hills. The lands municipally known as 22/24 Dayfoot Drive are currently designated *Medium/High Density Residential Area*, and the lands municipally known as 12 Dayfoot Drive are currently designated *Low Density Residential Area* in the Town of Halton Hills Official Plan.

The *Medium/High Density Residential Area* designation allows triplex or quattroplex dwellings, multiple dwellings, street or block townhouses, apartment dwellings, and long term facilities and retirement home dwellings, at a density of between 35-75 units per hectare. The *Low Density Residential Area* designation allows single detached dwellings, semi-detached dwelling, and duplex dwellings, at a density not exceeding 20 units per net residential hectare. The proposed development would result in an apartment building with a residential density of 157.2 units per net hectare.

The Amendment seeks to alter the Official Plan designation for 12 Dayfoot Drive from *Low Density Residential Area* to *Medium/High Density Residential Area*, and to enact a Special Policy Area to permit a 6-storey building, with a maximum density of 165 dwelling units per net hectare.

LOCATION AND SITE DESCRIPTION

Surrounding land uses to the subject property include:

- To the North: Canadian National Railway Company Rail Line
- To the East: Single Detached Residential Dwellings, Open Space lands
- To the West: Single Detached Residential Dwellings
- To the South: Lions Club Park

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the amendment of *Low Density Residential Area* to *Medium/High Density Residential Area*, as well as the enactment of a site specific Special Policy Area for the lands:

1. The development proposal is consistent with the Provincial Policy Statement, which requires that municipalities plan for and accommodate intensification and redevelopment to create more sustainable communities, and to use lands and infrastructure more efficiently;
2. The development proposal conforms to the Growth Plan for the Greater Golden Horseshow 2020, which encourages the creation of compact, complete communities with a variety of housing options. The Subject Lands are located within the *Built Boundary* of the Town of Halton Hills. Provincial initiatives promote direction intensification to built-up areas of municipalities. The Growth Plan also provides an ultimate target of a minimum of 50% of residential development occurring as intensification within the built-up area of Halton Region. Further, the proposed density conforms with the planned minimum density target of 150 residents and jobs combined per hectare for Major Transit Station Areas served by the GO Transit rail network.
3. The development proposal conforms to the Halton Region Official Plan, which designates the subject lands “*Urban Area*” and is adjacent to a “*Major Transit Station*”, which encourages intensification and redevelopment.
4. The Town of Halton Hills Official Plan encourages intensive residential development to be located within the boundaries of the *Urban Area* and to provide a range of housing types to accommodate persons with diverse social and economic backgrounds;

5. The subject property is identified within the Georgetown GO Station Secondary Plan Area as being within the 'Mill Street Corridor Precinct', which permits the redevelopment of larger lots for medium and/or high-density residential uses in appropriate areas that are compatible with the surrounding area. The lands at 22/24 Dayfoot Drive are already designated as a *Medium/High Density Residential Area* within the Georgetown GO Station Secondary Plan, demonstrating they have already been deemed an appropriate location for such forms of development. The conversion of 12 Dayfoot Drive to a similar designation is required to provide sufficient points of access due to the lack of suitable frontage provided by the existing access to 22/24 Dayfoot Drive. Notwithstanding the increased height and density, the proposed development provides sufficient transition to the adjacent community through setbacks and building articulation and massing such that it respects an angular plane projected from the nearest low density property line, and thus minimizes height and massing impacts on existing, adjacent low density residential areas.
6. The proposed density of the development will efficiently use available infrastructure and public services, such as the Georgetown GO Station, and will promote and support active transportation and transit in the area.
7. The existing road network can accommodate the increased traffic resulting from the proposed development without the need for improvements. Similarly, existing municipal infrastructure can accommodate the increased flows resulting from the proposal.
8. The subject property contains no natural features which would be impacted by the proposed development. Further, the development will not have an impact on the adjacent Open Space area containing Silver Creek.
9. The proposed development contemplates a massing and design which will improve and enhance the streetscape along Dayfoot Drive. The built form will transform the single-detached dwelling area into an area with a high standard of urban design with respect to the existing Low Density Residential character of the neighbourhood;
10. The Town of Halton Hills Official Plan Height and Density Bonus policies provide opportunities to allow for developments with increased densities in exchange for the provision of community benefits;

In support of the application, the applicant submitted the following reports:

- Waste Management Plan
- Shadow Impact Study
- Urban Design Brief
- Planning Justification Report
- Public Consultation Strategy
- Functional Servicing Report
- Hydrogeological Study
- Water Balance Assessment
- Noise and Vibration Study
- Transportation Impact Study
- Tree Preservation Report
- Rail Safety Study
- Environmental Impact Study
- Meander Belt Analysis/Geomorphic Assessment
- Phase 1 Environmental Site Assessment
- Well Survey/Monitoring Report
- Archaeological Assessment

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. __ 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 – Georgetown Urban Area Land Use Plan is hereby amended by identifying lands municipally known as 12 Dayfoot Drive as *Medium/High Density Residential Area* by colour-coding this property with the corresponding colour as shown in Schedule ‘1’ to this amendment.
2. That Schedule H3 – Georgetown Urban Area Land Use Plan is hereby amended by marking with a number “__” and adding a solid red line around the lands shown in Schedule ‘A’ to this amendment, municipally known as 12, 22 & 24 Dayfoot Drive (Georgetown).
3. Chapter H, Section 3.9 (Georgetown GO Station Area Secondary Plan) is amended with respect to the lands municipally known in the year 2021 as 12, 22 & 24 Dayfoot Drive, by adding the following policy to Section H3.9, Special Policy Areas:

H3.9.# Special Policy Area #

The following policies apply to lands designated as *Medium/High Density Residential Area* and identified as Special Policy Area #, as shown on Schedule H3 of this Plan:

- (a) A maximum height of 6 storeys shall be permitted
- (b) The maximum permitted density shall be 165 units per net residential hectare
- (c) The minimum setback from the edge of a railway corridor to a building or structures shall be 20 metres.

IMPLEMENTATION AND INTERPRETATION

This Amendment to the Official Plan will be implemented as follows:

1. Zoning By-law
It is Council's intent to implement this Amendment, in part, by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act, R.S.O. 1990, C.P. 13, on the lands affected by this Amendment.
2. Site Plan Approval
It is Council's intent to implement this Amendment, the land use designation and policies of the Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the Planning Act, on the Lands affected by this Amendment.

SCHEDULE 1 to OPA No. __

