



BY-LAW NO. 2022-0045

A By-law to adopt Amendment No. 47 to the Official Plan for the
Town of Halton Hills, 47 Maria Street (Acton)
Part of Lot 14, Block 21, Part of Agnes Street, Lot 16 and Part of
Lot 17, Block 22, Registered Plan 31
Town of Halton Hills, Regional Municipality of Halton
(File No. D09OPA21.001)

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 exempted this Official Plan Amendment from their approval;

AND WHEREAS on July 4, 2022, Council for the Town of Halton Hills approved Report No. PD-2022-0036, dated June 21, 2022, in which certain recommendations were made relating to amending the Town of Halton Hills Official Plan to permit a maximum of 12 affordable housing units within the Medium Density Residential Area designation on the lands municipally known as 47 Maria Street (Acton).

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

1. That Amendment No. 47 to the Official Plan for the Town of Halton Hills, being the attached text and schedule, is hereby approved; and
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 4th day of July, 2022.

MAYOR – RICK BONNETTE

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT NO. 47
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 and schedule constitutes Amendment No. 47 to the Official Plan for the Town of Halton Hills

**AMENDMENT NO. 47 TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS**

The attached text and schedule constitute Amendment No. 47 to the Official Plan for 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 12-unit affordable housing building with a height of 2 storeys on lands municipally known as 47 Maria Street within the Acton Urban Area of the Town of Halton Hills.

The subject lands are currently designated Low Density Residential Area in the Town of Halton Hills Official Plan. The approved policies for the Low Density Residential Area designation limit residential uses to single detached, semi-detached, duplex and triplex dwellings up to a maximum density of 15 units per net residential hectare and a maximum height of 3 storeys.

The Medium Density Residential Area designation in the Official Plan permits low-rise apartment buildings at a maximum building height of 4 storeys and a maximum density of 50 units per net residential hectare. The Amendment changes the Official Plan designation from Low Density Residential Area to a site-specific Medium Density Residential Area designation to permit a 2-storey, 12-unit affordable housing building at a density of 102 units per net residential hectare.

LOCATION

The subject lands are municipally known as 47 Maria Street in the Acton Urban Area. The 0.11ha (0.29ac) property is located at the southeast corner of Maria Street and York Street. The lands are currently occupied by a 1.5-storey dwelling operated by Support House as a 5-bedroom congregated living setting for youth requiring support with mental health and addictions.

Surrounding land uses to the subject lands include:

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|---------------|---|
| To the North: | Single detached dwellings and Downtown Acton |
| To the East: | Single detached dwellings, a car service building and the Acton GO Station |
| To the South: | Former railway spur lands containing a valley and single detached and semi-detached dwellings further south |
| To the West: | Two 5-storey residential apartment buildings known as the Acton Apartments and Downtown Acton |

BASIS FOR THE AMENDMENT

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

1. The proposed medium density development conforms to Provincial Policy, which promotes housing options, growth, and intensification;
2. The proposed 2-storey, 12-unit building represents a moderate transition in density between the 2-storey single and semi-detached dwellings to the north, south and east and the 5-storey apartment buildings to the west and is considered compatible with surrounding development through appropriate height, massing, setbacks and building configuration;
3. The conceptual site plan submitted demonstrates that the site can be developed with adequate on-site parking, a drive aisle and landscaped outdoor amenity area for residents; and
4. Council is satisfied that the development fulfills the criteria set out in Section D1.4.4 – New Medium and High Density Residential Areas of the Official Plan.

PART B – THE AMENDMENT

All of this part of the document consisting of the following text and schedule constitutes Amendment No. 47 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 A6 – Acton Urban Area Land Use Plan is hereby amended by identifying lands municipally known as 47 Maria 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 A6 – Acton Urban Area Land Use Plan is hereby amended by marking with a number “19” and adding a solid red line around the lands shown in Schedule “1” to this amendment, municipally known as 47 Maria Street (Acton); and
3. That Section D1.6, Residential Special Policy Areas, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D1.6.19 Residential Special Policy Area 19

A maximum of 12 affordable housing units with a maximum height of 2 storeys shall be permitted within the Medium Density Residential Area designation on lands identified as Residential Special Policy Area 19, as shown on Schedule A6 of this Plan.”

SCHEDULE 1 to OPA No. 47

