

SCHEDULE 4 - DRAFT OFFICIAL PLAN AMENDMENT (as prepared by Applicant)

AMENDMENT NO. XX

TO THE OFFICIAL PLAN

FOR THE TOWN OF HALTON HILLS

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2022-XXXX

A By-Law to adopt Amendment No. XX 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. XX to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.

By-Law read and passed by the Council of the Town of Halton Hills this ____ day of _____, 2022.

Mayor – R. Bonnette

Clerk: S. Jones

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

The attached text and schedules constitute Amendment No. XXXX 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-XXXX, in accordance with the provisions of the Planning Act, 1990, R.S.O. c.P. 13, as amended:

THE COPORATION OF THE TOWN OF HALTON HILLS

MAYOR – R. Bonnette

CLERK – S. Jones

AMENDMENT NO. XXXX
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 schedules, constitutes Amendment No. XXXX to the Official Plan of the Town of Halton Hills.

PART A – THE PREAMBLE

1. Purpose of the Amendment

The applicant (1 Rosetta Street Inc.) proposes to develop the properties municipally known as 1 Rosetta Street, and 6 and 8 St. Michaels Street at a density above that identified in the Official Plan for High Density Residential/Mixed Use Area 2. Official Plan Amendment and Zoning By-law Amendment applications have been submitted to allow for a 640-unit residential development complex consisting of three (3) buildings with heights of 8 and 12 stories and associated park.

The purpose of this amendment is to redesignate the lands on the property from High Density Residential/ Mixed Use Area 2 to High Density Residential/Mixed Use with Special Provisions which would allow the development to achieve heights up to eight storeys for building fronting on to local roads (Caroline and Rosetta Streets) and 12 storeys for buildings fronting onto railway lands (River Drive and St. Michaels Street) with a total Floor Space Index (FSI) of 3.36.

2. Location of the Amendment

The amendment applies to lands shown on Map 1.

3. Details of the Amendment

Text Change

Part H, Section H3.9 – SPECIAL POLICY AREAS is amended by the addition of Subsection H.3.9.X.

Map Change

Schedule H3 GEORGETOWN GO STATION AREA LAND USE PLAN has been amended to show the Special Policy Area XX Designation.

PART 2- BODY OF THE AMENDMENT

1. Text Change

PART H, SECTION H3.9- SPECIAL POLICY AREAS:

H3.9.X Special Policy Area X

The following policies apply to the lands designated as High Density Residential/Mixed Use area and identified as Special Policy Area X, as shown on Schedule H3 of this Plan:

a) Density and Height

Maximum FSI of 3.4 for the site. Buildings heights for buildings adjacent to Metrolinx rail lands and St. Michaels Street shall have a maximum height of 12 stories while buildings fronting onto local roads (Caroline and Rosetta Streets) will have a maximum height of 8 stories.

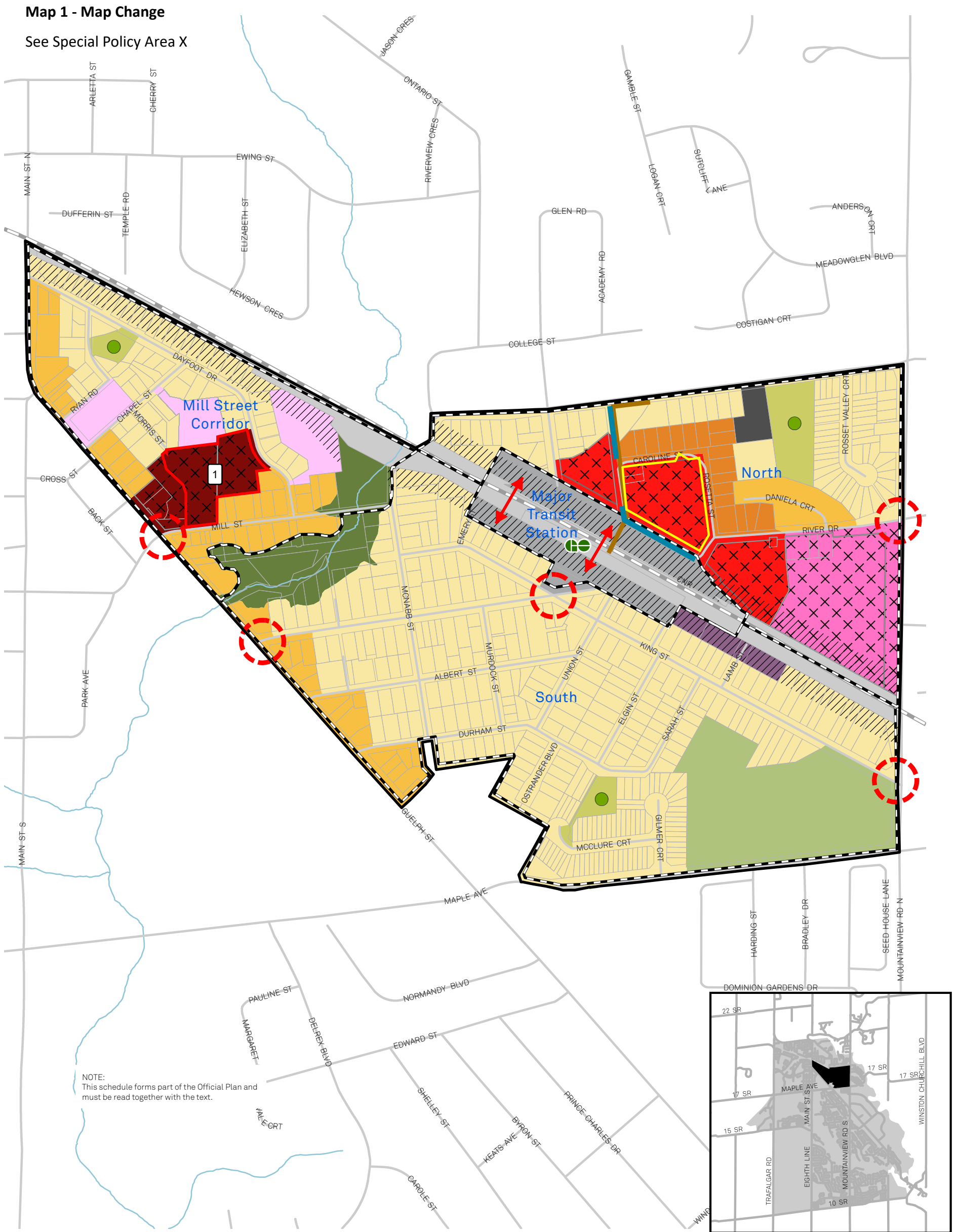
b) New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in Special Policy Area:

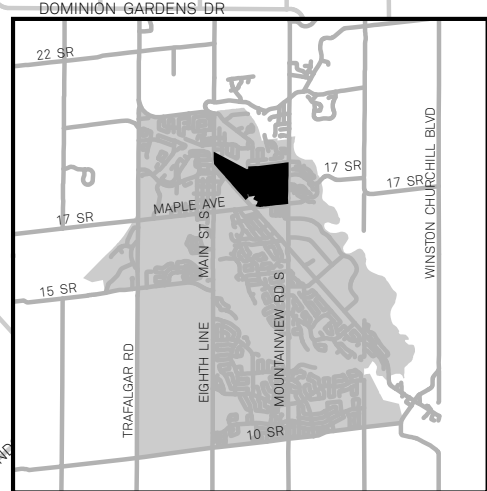
- i. New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- ii. Any new buildings will not compromise the ability to redevelop any adjacent property;
- iii. A high standard of urban design is applied and any new building shall generally conform to the policies set out in Section F2 (Urban Design) of the Town of Halton Hills Official Plan;
- iv. Any façade at street level adjacent to residential buildings shall incorporate broad window treatments and other architectural features and design elements to maintain an open and interesting pedestrian friendly environment. No blank walls shall be located at street level adjacent to residential uses;
- v. Blank walls or any portion of the foundation or underground garage exposed adjacent residential properties, which are due to grade changes on site shall be appropriately landscaped to provide a visual buffer or screen.

Map 1 - Map Change

See Special Policy Area X



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.



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| | Greenlands | | Medium/High Density Residential Area | | Commuter Rail Corridor | | Gateway |
| | Park | | High Density Residential/Mixed Use Area 1 | | Major Transit Station Area | | Below/Above Grade Pedestrian Connection |
| | Cemetery | | High Density Residential/Mixed Use Area 2 | | Railway Buffer | | Pedestrian Trail Connection |
| | Low Density Residential Area | | High Density Residential/Community Facility Area | | Redevelopment Site | | Proposed Road Extension |
| | Medium Density Residential Area | | Employment Area | | Decision Withheld | | Watercourse |
| | Medium Density Residential/Office Area | | Go Station Area Boundary | | Special Policy Area | | Railway Line |
| | | | Precinct | | Special Policy Area X | | Neighbourhood Park |
| | | | | | | | Major Transit Station |

