



BY-LAW NO. 2024-0002

A By-law to adopt Amendment No. 53 to the Official Plan of the
Town of Halton Hills, 59 & 61 King Street (Georgetown)
Lot 1 and Part of Lot 2, Parcel 5, Plan 54
Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA20.003)

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, 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 December 11, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-052, dated November 20, 2023, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit a multi-residential development on lands municipally known as 59 & 61 King 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. 53 to the Official Plan of the Town of Halton Hills, being the attached Schedule and text, 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 22nd day of January, 2024

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. 53
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 Schedule and text constitutes
Amendment No. 53 to the Official Plan for the Town of Halton Hills

**AMENDMENT NO. 53 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached Schedule and text constitute Amendment No. 53 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 2024-0002 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 – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of four street townhouse dwellings, a multiple dwellings (double duplex) building containing four units and a single detached dwelling on lands municipally known as 59 & 61 King Street within the Georgetown 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 allow single detached, semi-detached and duplex dwellings at a density not exceeding 20 units per hectare. The proposed development would result in a multi-residential development with a density of which is calculated at 47.3 units per hectare.

The Amendment changes the Official Plan designation on these lands from Low Density Residential Area to Medium Density Residential Area.

LOCATION AND SITE DESCRIPTION

The subject lands are municipally known as 59 & 61 King Street in the Georgetown Urban Area. The 0.15 ha (0.37 ac) lot is rectangular in shape with 38 metres of frontage on King Street and 40 metres of flankage on Elgin Street. The subject lands currently contain single detached dwellings.

Surrounding land uses to the subject property include:

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| To the North: | Furnace Room Brewery, CN rail tracks and a proposed high density residential development further north (1 Rosetta Street and 6 & 8 Saint Michaels Street) |
| To the East: | Single detached dwellings and Greenwood cemetery further east |
| To the South: | Single detached dwellings |
| To the West: | Single detached dwellings and the Georgetown GO Station |

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 is within close proximity of the Georgetown GO Station and conforms to Provincial Policy which encourages intensification adjacent to major transit station areas;
2. The proposed development reinforces the streetscape edge, references the character of and provides interpretation for Edward McWhirter who purchased the property at 59 King Street in 1898;
3. The submitted Site Plan drawing demonstrates that the site can be developed with adequate on-site parking, a private road and private amenity areas;
4. Council is satisfied that the proposed 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 Schedule and text constitutes Amendment No. 53 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 GO Station Area Land Use Plan is hereby amended by identifying lands municipally known as 59 & 61 King 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 H3 – Georgetown GO Station Area Land Use Plan 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 59 & 61 King Street (Georgetown).
- 3. That Section H3.9, of the Georgetown GO Station Area Secondary Plan for the Town of Halton Hills is hereby amended by revising the section to read as follows:

“H3.9

Special Policy Areas

Special Policy Areas apply to those lands that are the subject of a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.”

- 4. That Section H3.9, of the Georgetown GO Station Area Secondary Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“H3.9.3

Residential Special Policy Area 3

A maximum of nine residential units consisting of one single detached dwelling, four multiple dwellings and four street townhouse dwellings, with a maximum height of 3 storeys for the single detached dwelling and multiple dwellings and 2 storeys for the street townhouse dwellings, shall be permitted within the Medium Density Residential Area designation on lands identified as Residential Special Policy Area 3, as shown on Schedule H3 of this Plan.”

SCHEDULE 1 to OPA No. 53

