



BY-LAW NO. 2024-0020

A By-law to adopt Amendment No. 56 to the Official Plan of the Town of Halton Hills, 12, 22 and 24 Dayfoot Drive (Georgetown)
Part of Lot 19, Concession 9 (Esquesing) and Part of Lot 17,
Registered Plan 341
Town of Halton Hills, Regional Municipality of Halton
(File No. D09OPA21.004)

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 March 25, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-017, dated February 9, 2024, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit a six-storey, 163-unit apartment building on the lands municipally known as 12, 22 and 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. 56 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 25th day of March, 2024.

MAYOR – ANN LAWLOR

CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. 56

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. 56 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 56 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. 56 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 2024-0020 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

MAYOR – A. Lawlor

CLERK – V. Petryniak

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of a six-storey, 163-unit apartment building on the lands municipally known as 12, 22 and 24 Dayfoot Drive (“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. Twenty-two (22) and 24 Dayfoot Drive are designated Medium/High Density Residential Area and 12 Dayfoot Drive is designated Low Density Residential Area.

The approved policies for the Official Plan at 22 and 24 Dayfoot Drive allows for apartment buildings at a maximum height of 5-storeys and a maximum density of 75 units per ha. The approved policies for the Official Plan at 12 Dayfoot Drive allow for low density residential uses (i.e., single detached and semi-detached dwellings).

The amendment changes the designation of 12 Dayfoot Drive from Low Density Residential Area to Medium/High Density Residential Area and to establish a site-specific policy over all the subject lands to allow for a six-storey apartment building with a maximum Floor Space Index (FSI) of 1.5.

LOCATION AND SITE DESCRIPTION

The consolidated subject lands, municipally known as 12, 22 and 24 Dayfoot Drive, are located in Georgetown, north of Dayfoot Drive, west of Mill Street and immediately south of the Canadian National Railway (CNR) right-of-way and is approximately 1 hectare (2.5 acre) in size. The lands currently contain one single detached dwelling on 22-24 Dayfoot Drive and a single detached dwelling on 12 Dayfoot Drive.

Surrounding land uses to the property include:

To the North: Canadian National Railway (CNR) right-of-way

To the East: Two-storey apartment building and a triplex (located on a site subject to OPA/ZBA applications currently seeking to build a 4-storey apartment building), Town owned open space and single detached dwellings

To the South: Single detached dwellings (north side of Dayfoot Drive) and the Amico redevelopment site (former Memorial Arena lands) under construction on the south side of Dayfoot Drive, also the site of future municipal parkland

To the West: Single detached dwellings

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the Official Plan designation change:

1. The proposed development conforms to Provincial Policy (PPS and Growth Plan) which promotes housing options, growth, and intensification, especially in Major Transit Station Areas;
2. The proposed development represents a compact urban form that is compatible with the surrounding neighbourhood that contains a mix of existing and planned development forms including low, medium and high-density residential uses and provides appropriate setbacks, massing, height and building configuration;
3. The submitted Site Plan drawing demonstrates that the site can be developed with an appropriate number of parking spaces for the use, two access points, and ample amenity space for residents; and,

4. The subject lands were identified as a potential infill opportunity site within the Town's 2020 Residential Intensification Opportunities Study Update given its size and location adjacent to other existing and planned multi-residential sites, and proximity to the GO Station.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 56 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 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 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by marking with a number “5” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 12, 22 and 24 Dayfoot Drive (Georgetown).
3. 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:

“H3.9.5 Special Policy Area 5

That notwithstanding Policy H3.6.4(b), an apartment building with a maximum height of six-storeys and a maximum permitted Floor Space Index of 1.5 shall be permitted within the Medium/High Density Residential Area designation on lands identified as Special Policy Area 5, as shown on Schedule H3 of this Plan. In addition, the minimum setback from the edge of a railway corridor to a building shall be 20 metres so long as a railway crash wall is provided.”

SCHEDULE 1 to OPA No. 56

