

**SCHEDULE 5 – DRAFT OFFICIAL PLAN AMENDMENT**



**BY-LAW NO. 2024-XXX**

A By-law to adopt Amendment No. XXX to the Official Plan of the Town of Halton Hills, 159 Confederation Street – Glen Williams Secondary Plan LT 26, RCP 1555, EXCEPT PT 2 & 3, 20R8779; S/T 242783, 701169; HALTON HILLS Town of Halton Hills, Regional Municipality of Halton (File: XXX)

**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** on \_\_\_\_\_, Council for the Town of Halton Hills approved \_\_\_\_\_, dated \_\_\_\_\_, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit a residential townhouse development on lands municipally known as 159 Confederation Street (Glen Williams Secondary Plan)

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

1. That Amendment No. XX 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
MAYOR – ANN LAWLOR

\_\_\_\_\_  
TOWN CLERK – VALERIE PETRYNIAK

**OFFICIAL PLAN AMENDMENT No. XXX**  
**TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS**

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**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. XXX to the Official Plan for the Town of Halton  
Hills

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

The attached Schedule and text constitute Amendment No. XXX 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

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MAYOR – ANN LAWLOR

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TOWN CLERK – VALERIE PETRYNIAK

## **PART A – THE PREAMBLE**

### **PURPOSE OF THE AMENDMENT**

This Amendment is intended to facilitate the development of a residential townhouse complex consisting of 82 units (81 townhouse units; 1 single detached dwelling) on the lands municipally known as 159 Confederation Street, within the Glen Williams Secondary Plan. The Lands are currently designated Hamlet Residential in the Glen Williams Secondary Plan of the Town of Halton Hills Official Plan.

The Amendment changes the Official Plan designation on these lands from Hamlet Residential Area, to Hamlet Residential Area - Special Policy Area 1. This novel Special Policy Area within the Glen Williams Secondary Plan shall permit uses in accordance with the Hamlet Residential Area and will allow for the development of block townhouse dwellings and allow for an increased density of 22.51 units/hectare.

### **LOCATION AND SITE DESCRIPTION**

The subject lands are municipally known as 159 Confederation Street in the Hamlet Residential Area of Glen Williams.

Surrounding land uses to the subject property include:

- |               |  |
|---------------|--|
| To the North: | Low-density residential uses and agricultural uses.  |
| To the East:  | Low-density residential uses, as well as watercourse and natural heritage features abuts the subject property to the east of the subject property. |
| To the South: | Low-density residential uses and Georgetown Golf Club further south.   |
| To the West:  | Low-density residential uses and open space natural uses further west.   |

### **BASIS FOR THE AMENDMENT**

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

1. The proposal is consistent with the Provincial Policy Statement (2024) and conforms to the Region of Halton Official Plan.
2. The proposal satisfies the goals, objectives and policies of the Town of Halton Hills Official Plan and Glen Williams Secondary Plan relating to providing appropriate and compatible residential growth consistent with the hamlet character. The development will maintain and enhance the health of the natural environment.
3. The proposal provides a more diverse housing typology while maintaining the intent and objectives of the Secondary Plan and results in a compatible and appropriate development based on the surrounding land uses and integration into the existing community infrastructure.
4. The development scheme is justified and supported by various technical studies and reports addressing any concerns from Staff on engineering, environmental, noise, transportation, archaeological, etc.

## **PART B – THE AMENDMENT**

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. XXX to the Official Plan for the Town of Halton Hills.

### **DETAILS OF THE AMENDMENT**

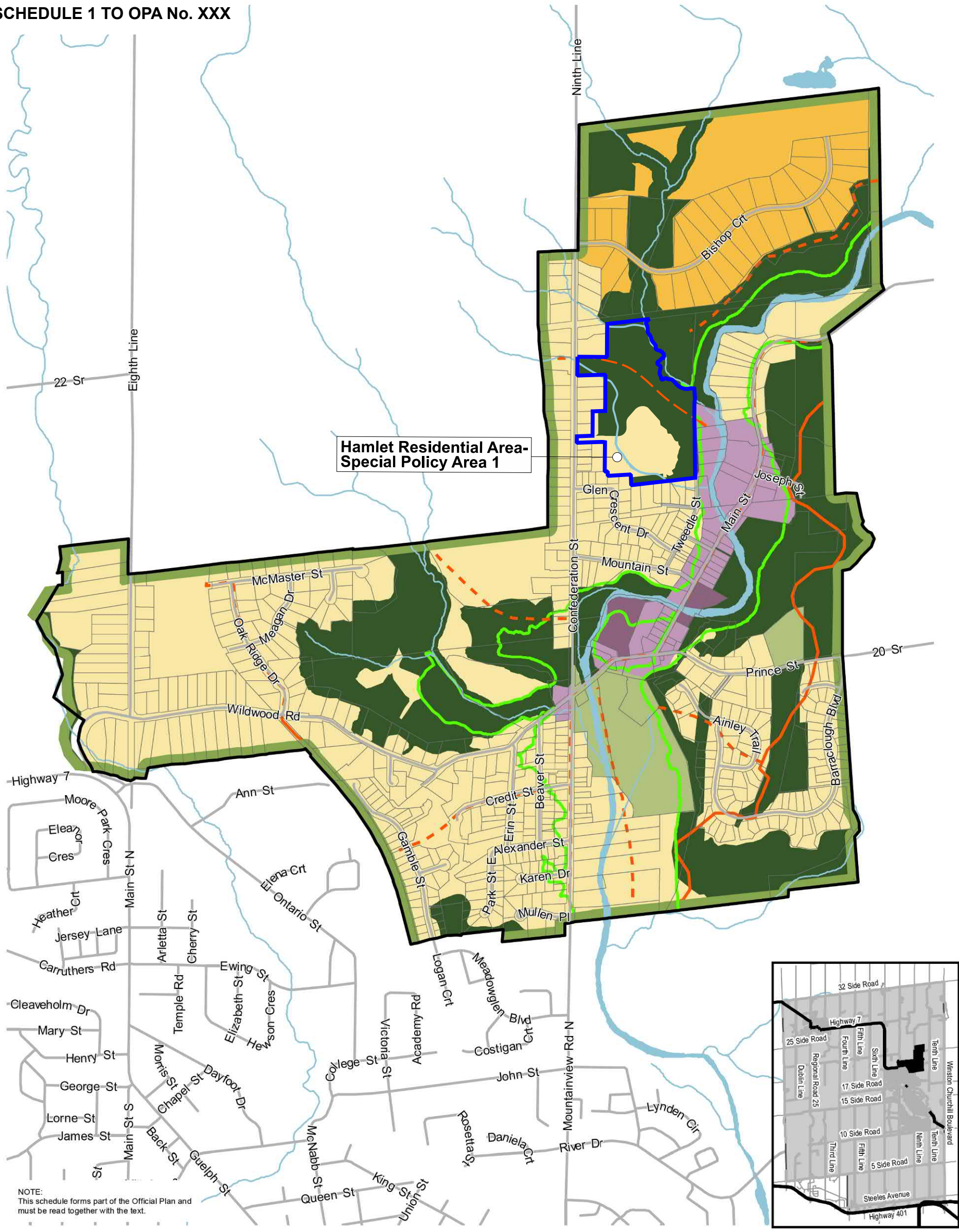
The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule H4-1 – Glen Williams Secondary Plan is hereby amended by identifying lands municipally known as 159 Confederation Street as *Hamlet Residential Area - Special Policy Area 1* and *Greenlands* designation of the Glen Williams Secondary Plan by as shown in Schedule ‘1’ to this amendment.
2. That Schedule H4-2 – Glen Williams Secondary Plan is hereby amended by refining the limits of the *Greenlands Supportive Greenlands* designation.
3. That Section H4 – Hamlet of Glen Williams Secondary Plan for the Town of Halton Hills is hereby amended by adding a new section which reads:

“H4.11           Special Policy Area 1

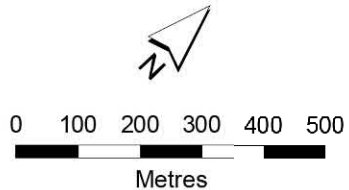
Notwithstanding the policies for Hamlet Residential Area, the following apply to lands designated as *Hamlet Residential Area - Special Policy Area 1*, as shown on the updated Schedules H4-1/H4-2 of this Plan:

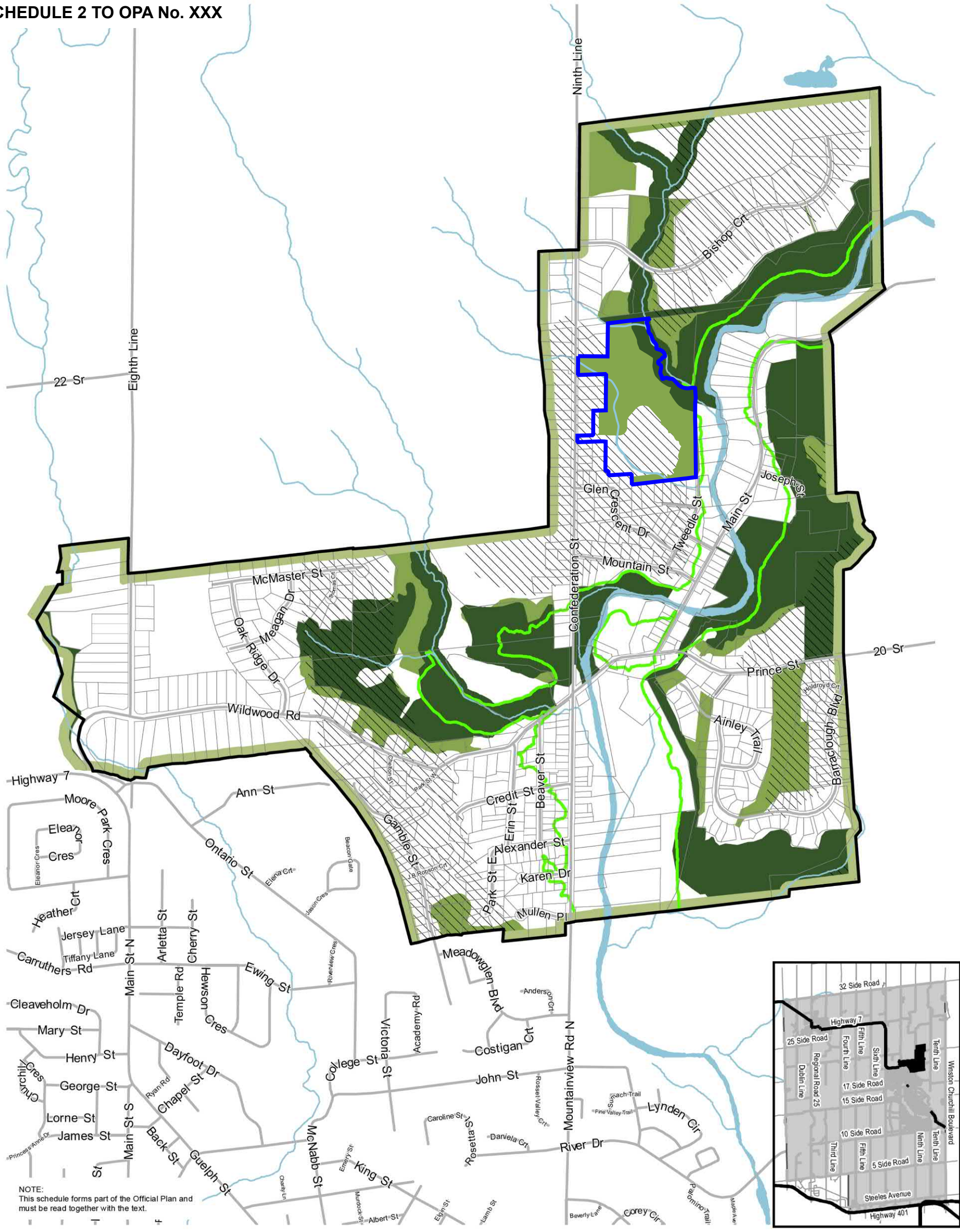
A residential subdivision consisting of 81 Block Townhouse dwellings, and 1 single-detached dwelling at a net density of 21 units per hectare.



APRIL 30, 2024

CONSOLIDATION





APRIL 30, 2024

CONSOLIDATION

