

SCHEDULE 4 – OFFICIAL PLAN AMENDMENT



BY-LAW NO. 2025-_____

A By-law to adopt Amendment No. 61 to the Official Plan for the
Town of Halton Hills, 1 Rosetta Street and
6 & 8 Saint Michaels Street (Georgetown)
Lots 1-6 South of Caroline Street and Part Saint Michael Street,
Plan 29, Lots 30-39 North of Station Ground, Plan 37
Town of Halton Hills, Regional Municipality of Halton
(File No. D09OPA22.003)

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 on June 16, 2025, Council for the Town of Halton Hills approved Report No. PD-2025-025, dated May 14, 2025, in which certain recommendations were made relating to amending the Town of Halton Hills Official Plan to permit one 8-storey and two 12-storey residential apartment buildings containing 659 units at 1 Rosetta Street and 6 & 8 Saint Michaels 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. 61 to the Official Plan for the Town of Halton Hills, being the attached text and schedules, 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 16th day of June, 2025.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT NO. 61
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. 61 to the Official Plan for the Town of Halton Hills

**AMENDMENT NO. 61 TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 61 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 2025-_____ 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 one 8-storey and two 12-storey residential apartment buildings containing 659 units on lands municipally known as 1 Rosetta Street and 6 & 8 Saint Michaels Street within the Georgetown Urban Area of the Town of Halton Hills.

Under the Town’s Official Plan, the subject lands are included within the boundaries of the Georgetown GO Station Area Secondary Plan and situated within the North Precinct. The lands are currently designated High Density Residential/Mixed Use Area 2 under the Secondary Plan, which allows apartment dwellings and mixed-use buildings at a minimum Floor Space Index (FSI) of 1.8, a maximum FSI of 2.0, and a maximum height of 8 storeys.

The maximum density and height may be further increased through the development process to a maximum FSI of 2.5 and height of 12 storeys for some portions of the site, subject to the provision of a significant public benefit (as per Section H3.5.5 c) and Section G4.3.1 of the OP) and that the Town is satisfied there will be no significant impact on the surrounding area. As per Schedule H3, the site is also identified as a Redevelopment Site, which is intended to acknowledge the opportunity for significant redevelopment to occur.

The Amendment applies a site-specific Special Policy Area to the site’s existing High Density Residential/Mixed Use Area 2 designation to permit a maximum FSI of 3.35 and allow two of the buildings (identified as Building 1 and Building 2 on Schedule B to this Amendment) to develop at 12 storeys; the third building (identified as Building 3 on Schedule B) continues to be limited to a maximum height of 8 storeys. The proposed site-specific policies include new development and redevelopment policies to guide proposals for new development or redevelopment of the site.

LOCATION

The subject lands are an assembly of three parcels bounded by Rosetta Street, Caroline Street, Saint Michaels Street and River Drive and located within the Georgetown GO Station neighbourhood. The lands have an approximate area of 1.43 hectares (3.55 acres) and contain frontage along these streets in addition to a lane to the south providing access to the GO Station. A portion of Saint Michaels Street is also requested to form part of the development site.

1 Rosetta Street (the largest of the three parcels) is occupied by a 2-storey multi-unit industrial building and 6 & 8 Saint Michaels Street are each occupied by a 1-storey single detached dwelling. All three buildings are intended to be demolished to accommodate the proposed development.

Surrounding land uses to the subject site include:

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|---------------|--|
| To the North: | Single detached dwellings, a trailhead to the Wildwood Trail off John Street and Meadowglen Park |
| To the East: | Single detached, townhouse and other multi-unit dwellings, a commercial self-storage facility, open space and John Street Park |
| To the South: | Railway tracks, Georgetown GO Station and single detached dwellings |
| To the West: | Georgetown GO Station parking lot, single detached and multi-unit dwellings, Silver Creek and Ewing Street Park |

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the change to the High Density Residential/Mixed Use Area 2 designation:

1. The proposed development conforms with Provincial Policy, which promotes housing options, growth, and intensification, especially in Major Transit Station Areas;
2. The proposed buildings represent a suitable built form that is compatible with the surrounding neighbourhood comprised of a mix of existing and planned development forms, including low, medium and high density residential uses, by providing appropriate setbacks, massing, height and building configurations;
3. The submitted site plan drawing demonstrates that the site can be developed with an appropriate number of parking spaces for the use, an internal laneway with two access points, and ample amenity space for use by residents of the proposed buildings and the surrounding neighbourhood; and
4. The proposed development will help to maximize the number of potential transit users within walking distance of the Georgetown GO Station to optimize the use of this commuter rail facility while demonstrating contextually appropriate intensification within a residential neighbourhood in accordance with the Georgetown GO Station Area Secondary Plan.

PART B – THE AMENDMENT

All of this part of the document consisting of the following text and schedules constitutes Amendment No. 61 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:

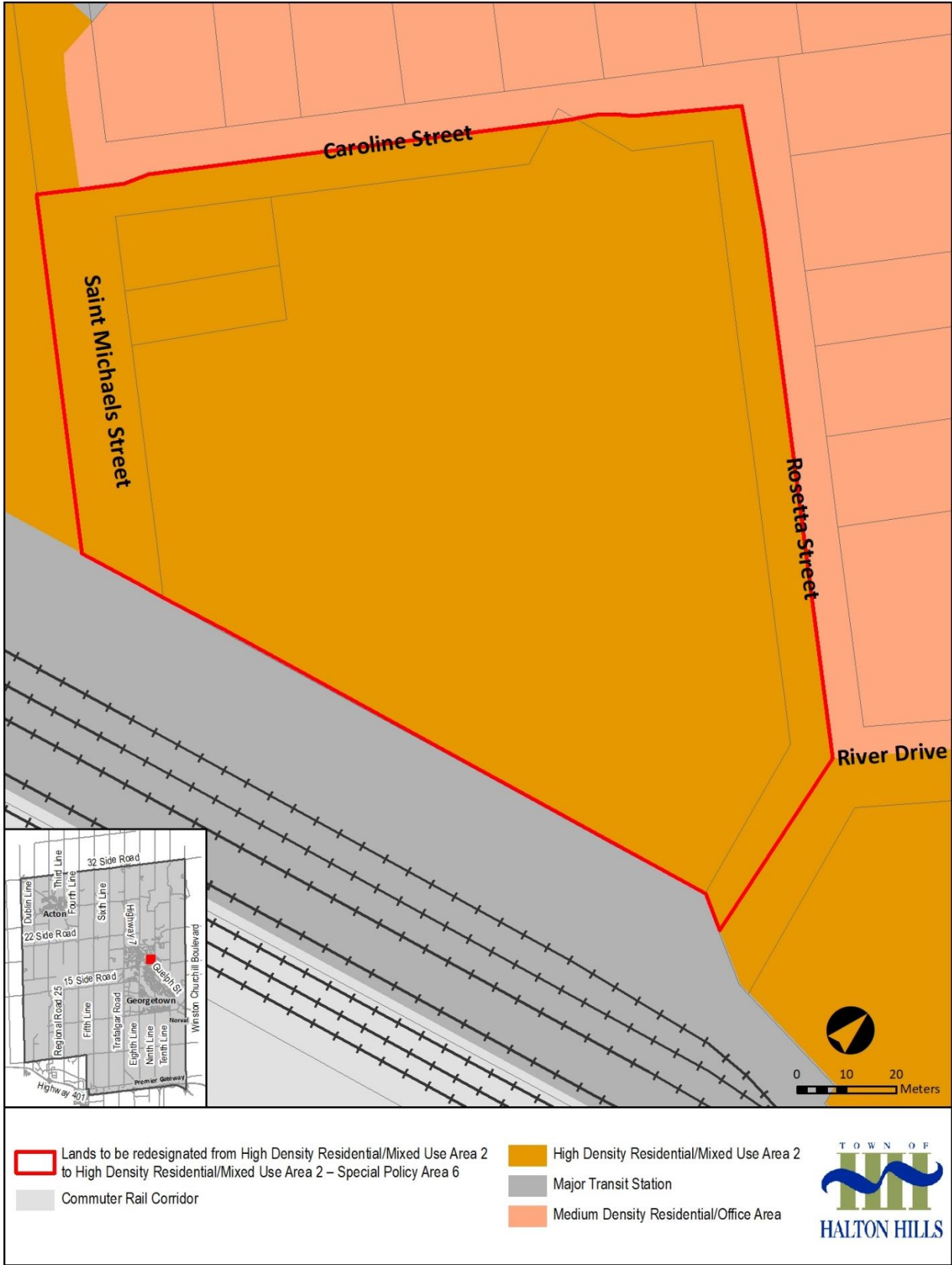
- 1. That Schedule H3 – Georgetown GO Station Area Land Use Plan is hereby amended by marking with a number “6” and adding a solid red line around the lands shown in Schedule “A” to this amendment, municipally known as 1 Rosetta Street and 6 & 8 Saint Michaels Street (Georgetown); and
- 2. That Section H3.9, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new section, which shall read as follows:

“H3.9.6 Special Policy Area 6

Notwithstanding Policy H3.5.6 (b), a maximum Floor Space Index (FSI) of 3.35 is permitted for the site and a maximum building height of 12 storeys is permitted for the buildings adjacent to the southern lot line (Buildings 1 & 2) in accordance with Schedule “B” to this amendment, subject to the following:

- a) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- b) Any new buildings will not compromise the ability to redevelop any adjacent property;
- c) 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 and respond to the applicable Georgetown GO Station Area / Mill Street Corridor urban design guidelines;
- d) façades at street level adjacent to residential buildings shall generally incorporate broad window treatments and/or other architectural features and design elements to maintain an open and interesting pedestrian-friendly environment. Fully blank walls located at street level adjacent to residential uses are discouraged; and
- e) fully blank walls or any portion of the foundation or underground garage exposed due to grade changes on site, shall be appropriately landscaped to provide a visual buffer or screen.”

SCHEDULE A to OPA No. 61



SCHEDULE B to OPA No. 61

