

SCHEDULE 5 – ZONING BY-LAW AMENDMENT



BY-LAW NO. 2025-_____

A By-law to Amend Zoning By-law 2010-0050, as amended
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
municipally known as 1 Rosetta Street and
6 & 8 Saint Michaels Street (Georgetown)

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 Zoning By-law 2010-0050;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills, as amended by Official Plan Amendment No. 61;

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

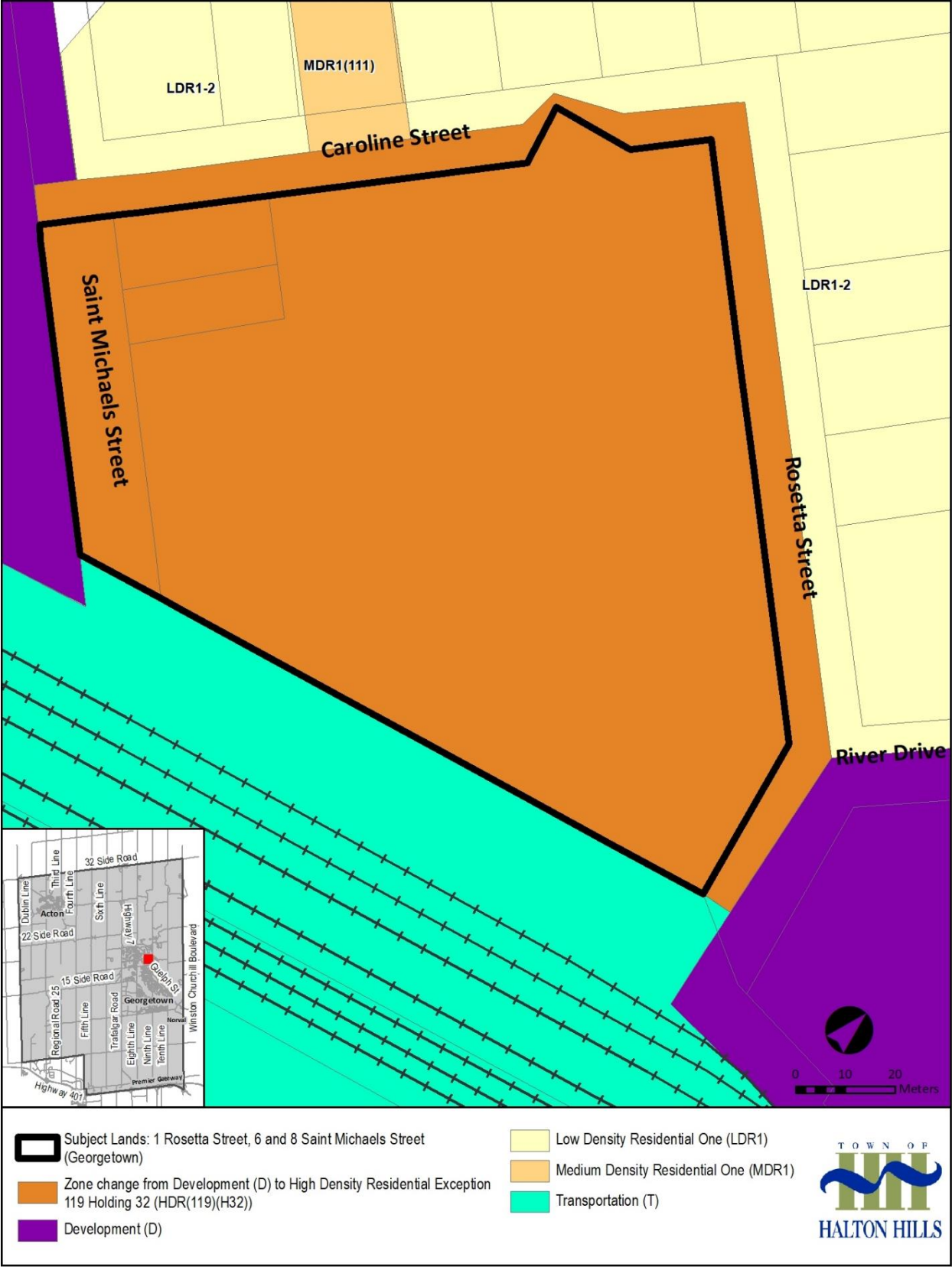
1. That Schedules “A3-1” and “A3-2” of Zoning By-law 2010-0050, as amended, are hereby further amended by rezoning the lands described as Lots 1-6 South of Caroline Street and Part Saint Michael Street, Plan 29, Lots 30-39 North of Station Ground, Plan 37, Town of Halton Hills, Regional Municipality of Halton, municipally knowns as 1 Rosetta Street and 6 & 8 Saint Michaels Street (Georgetown), from a Development (D) zone to a High Density Residential Exception 119, HDR(119) zone, as shown on Schedule “A” attached to and forming part of this By-Law;
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provisions contained in Schedule “B” attached to and forming part of this By-law; and
3. That Table 14.1: Holding Zones is hereby amended by adding the Holding Provisions contained in Schedule “D” attached to and forming part of this By-law.

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

SCHEDULE A to By-law 2025-



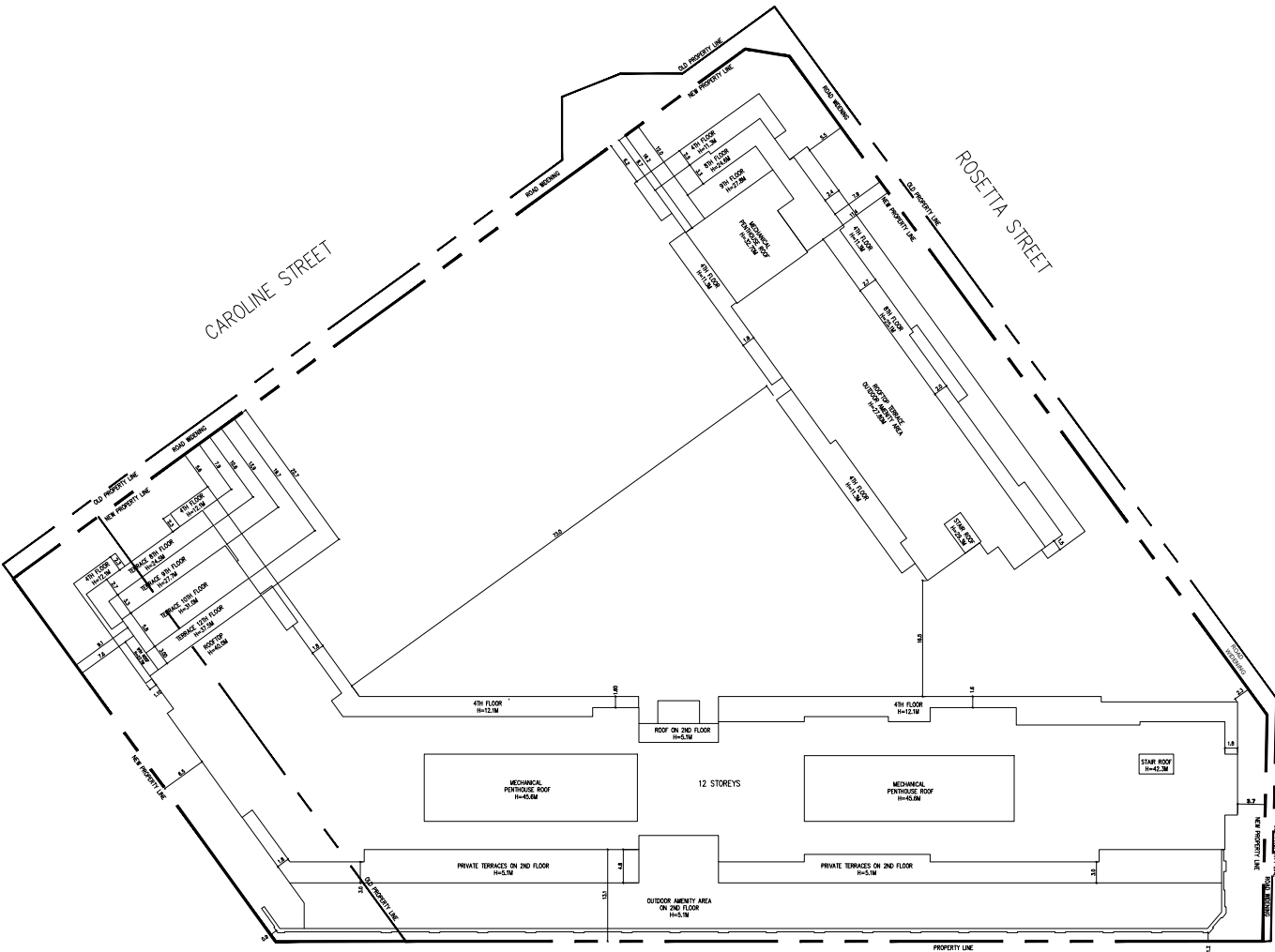
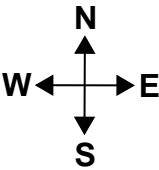
SCHEDULE B to By-law 2025-

Table 13.1: Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
119	HDR	1 Rosetta Street, 6 and 8 Saint Michaels Street	(i) Community Event Spaces (ii) Retail Stores, Accessory (iii) Service Commercial Uses, Accessory			(i) All lands within this zone are deemed to be one lot for the purposes of this By-law; (ii) Maximum height – as shown on Schedule C to this By-law; (iii) No portion of the building or structure, excluding guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres shown on Schedule C to this By-law; (iv) Maximum number of dwelling units – 659; (v) For the purposes of this zone, Rosetta Street is defined as the front lot line; (vi) Minimum front yard (Rosetta Street and River Drive) – as shown on Schedule C to this By-law; (vii) Minimum rear yard – as shown on Schedule C to this By-law; (viii) Minimum interior side yard (southern lot line) – as shown on Schedule C to this By-law; (ix) Minimum exterior side yard (Caroline Street and River Drive) – as shown on Schedule C to this By-law; (x) Notwithstanding Section 5.2.11 - Minimum Width of Aisles, the minimum width of an aisle providing access to a surface parking space

						<p>and/or below-grade parking space shall be 6.0 metres;</p> <p>(xi) Notwithstanding Table 5.2 - Residential Parking Requirements, minimum residential parking shall be provided for the following phases, as shown on Schedule E to this By-law:</p> <p>Phase 1: 1.3 resident and visitor spaces (combined) per dwelling unit;</p> <p>Phase 2: 1.4 resident and visitor spaces (combined) per dwelling unit; and</p> <p>Phase 3: 0.9 resident and visitor spaces (combined) per dwelling unit;</p> <p>(xii) Parking spaces will not be required for Community Event Spaces, Day Nurseries, Accessory Retail Stores, and/or Accessory Service Commercial Uses;</p> <p>(xiii) Minimum bicycle parking for an apartment dwelling – 0.77 spaces per dwelling unit, consisting of 0.70 spaces per unit for residents plus 0.07 spaces per unit for visitors;</p> <p>(xiv) Section 4.3.4 - Special Railway Right of Way Setbacks shall not apply; and</p> <p>(xv) For the purposes of this zone, “Community Event Space” means public or private space within an apartment building, long term care facility and/or retirement home used for recreational, leisure, business (i.e., office hoteling), cultural and/or community service programs and activities.</p>
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SCHEDULE C to By-law 2025-



NOTES:
1. ALL HEIGHT AND SETBACK MEASUREMENTS SHOWN ON THE SCHEDULE MAY VARY BY +/- 0.1 M TO ACCOMMODATE STANDARD MEASUREMENT TOLERANCES

Scale 1:1000

The Height measurements shown on this schedule shall be measured from the established grade of each building to the top of parapet as per by-law:
established grade for Buildings 1 & 2 is (259.96)
established grade for Buildings 3 is (260.72)

SCHEDULE D to By-law 2025-

Table 14.1: Holding Zones

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H32	HDR(119)	1 Rosetta Street, 6 and 8 Saint Michaels Street	<p>The Holding (H32) provision may be lifted upon:</p> <ul style="list-style-type: none">(i) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development;(ii) The Town of Halton Hills and the Region of Halton being satisfied that the proposed development has received the necessary servicing allocation from the Town of Halton Hills;(iii) The Owner submitting to the Town of Halton Hills and Halton Region an MECP-acknowledged Record of Site Condition, along with all supporting environmental documentation such as Phase I and II Environmental Site Assessments and Remediation Reports, etc., prior to any servicing or grading of the site taking place. Third party reliance shall be extended to the Town of Halton Hills and Halton Region through a Reliance Letter, following the direction found in the Region’s Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites;(iv) The Owner demonstrating that any potential impacts to groundwater and Halton Region’s Wellhead Protection Areas have been studied and that the proposed development can be accommodated without the need for permanent dewatering, to the satisfaction of Halton Region;(v) The Owner providing a functional intersection design drawing confirming the practicality of the design of the Mountainview Road North/River Drive intersection and ensuring alignment with current Transportation Association of Canada (TAC) guidelines and Town standards, as well as an accompanying study confirming whether or not these improvements are required in the phased analysis at an earlier horizon year, to the satisfaction of the Town. The drawing should detail lane configurations, and the proposed traffic signage and pavement markings;(vi) The Owner making a cash contribution to the Town of Halton Hills which shall be allocated and expended by the Town as the Owner’s portion for the costs of intersection improvements at Mountainview Road North and River Drive, as identified in the Transportation Impact Study approved by the Town, associated with the estimated increased traffic generated from the proposed development. The amount of such cash contribution is for the reconfiguration of the existing lanes in the form of modifying	June 16, 2025

			<p>existing pavement markings and additional signage;</p> <p>(vii) Approval of a Construction Management Plan by the Town;</p> <p>(viii) Subject to Council approval and prior to final site plan approval, the Owner agreeing to enter into an agreement with the Town for the sale of a portion of Saint Michaels Street. In exchange, as total compensation for the sale and transfer of these lands, the Owner at their own expense shall design and construct the Saint Michaels Street extension from John Street through to Caroline Street, as well as a multi-use pathway from Caroline Street through to the Metrolinx lands (i.e., GO Station lands south of the development site). The technical details related to the design and construction of these works have been documented in a Memorandum of Understanding between the Town and the Owner. All these works shall be completed to the satisfaction of the Commissioner of Transportation and Public Works;</p> <p>(ix) The Owner entering into an agreement with the Town for the design and construction of right-of-way roadway improvements for Caroline St. and Rosetta St., at the Owner's expense to the satisfaction of the Commissioner of Transportation and Public Works;</p> <p>(x) The Owner entering into an agreement prior to the commencement of any site works with the Town to address any temporary encroachments within Town owned lands (e.g., crane swing and tie backs) and to mitigate any temporary construction impacts to the satisfaction of the Commissioner of Transportation and Public Works;</p> <p>(xi) The Owner demonstrating that the development meets the Town of Halton Hills Green Development Standards, to the satisfaction of the Town; and</p> <p>(xii) The Owner updating the submitted Natural Heritage Characterization Letter during the appropriate season to confirm that its findings are still accurate and can be relied upon by the Town and to address ecologically appropriate compensation in coordination with the Town, to the satisfaction of the Town.</p>	
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SCHEDULE E to By-law 2025-

PHASING CALCULATION (BASED ON 12 STOREY) - INCLUDING ST. MICHAEL'S STREET

PHASE 1 - 249 UNITS
PARKING RATIO: 1.34
TOTAL PARKING PROVIDED: 338 (286 OCCUPANT PARKING, 53 VISITOR PARKING)
AT GRADE: 53
UG1: 139
UG2: 146

PHASE 2 - 259 UNITS
PARKING RATIO: 1.40
TOTAL PARKING PROVIDED: 363 (357 OCCUPANT PARKING, 6 VISITOR PARKING)
AT GRADE: 28
UG1: 166
UG2: 169

PHASE 3 (LEFTOVER PARKING) - 151 UNITS
PARKING RATIO: 0.96
TOTAL PARKING PROVIDED: 146 (134 OCCUPANT PARKING, 12 VISITOR PARKING)
AT GRADE: 12
UG1: 67
UG2: 67

TOTAL PARKING RATIO (INCLUDING ST. MICHAEL'S STREET): 1.28

PHASING PLAN - GF - 12TH FLOOR - SCALE 1:500

PHASING PLAN - UG1 - UG2 - SCALE 1:500

1 ROSETTA STREET
GEORGETOWN, ON

PHASING PLAN

17127

ICON ARCHITECTS