

# **SCHEDULE 5 – DRAFT OFFICIAL PLAN AMENDMENT**

## **(as submitted by the Applicant)**

### **By-Law No. 20XX-XXXX**

A By-law to Amend NO. XX to the Official Plan of the  
Town of Halton Hills, 37 King Street (Georgetown)  
Lots 8, 9 and 10, Plan 37  
Town of Halton Hills, Regional Municipality of Halton  
(File: \_\_\_\_\_)

**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 exempt this Official Plan Amendment from approval;

**AND WHEREAS** on \_\_\_\_\_, 202\_, Council for the Town of Halton Hills approved Report No. PD-202\_-\_\_, dated \_\_\_\_\_, 202\_, in which certain recommendations were made regarding amending the Official Plan for the Town of Halton Hills to permit the development of 12 stacked-townhouse units on the lands municipally known as 37 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. XX to the Official Plan for 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 Town of Halton Hills this \_\_\_\_th day of \_\_\_\_\_, 20XX.

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MAYOR – ANN LAWLOR

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TOWN CLERK – VALERIE PETRYNIAK

**OFFICIAL PLAN AMENDMENT NO. XX  
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. XX to the Official Plan of the Town of Halton  
Hills

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

The attached text and schedules constitute Amendment No. XX 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 20XX-XXXX 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

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MAYOR - ANN LAWLOR

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CLERK - VALERIE PETRYNIAK

## **PART A - THE PREAMBLE**

### **PURPOSE OF THE AMENDMENT**

This Amendment is intended to allow the development of three (3) blocks of four (4) stacked-townhouse units for a total of twelve (12) stacked-townhouse units. Units will have a proposed height of no more than 3 storeys on the lands municipally known as 37 King Street ("subject lands") within the Georgetown/Urban Area of the Town of Halton Hills.

Under the Town of Halton Hills Official Plan, the subject lands are currently designated as Medium Density Residential Two, Exemption 107 (MDR2)(107)(H1).

The approved policies for the Official Plan provide for permitted uses that include semi-detached dwellings and multiple unit buildings, but do not accommodate a units per residential hectare calculation beyond the maximum 50 Units/ha. The proposed development of 12 stacked-townhouse units has a units per residential hectare calculation of 88.2 Units/ha.

The Amendment proposes to change the Medium Density Residential units per residential hectare calculation to 88.2 Units/ha, which would permit the proposed development.

### **LOCATION AND SITE DESCRIPTION**

The subject site is described as Part of North Lot 18, Concession 9, Town of Halton Hills, Regional Municipality of Halton, 37 King Street (Georgetown). The 0.135885 hectare property is located on the North side of King Street and West side of Queen Street in the Community of Georgetown.

Surrounding land uses to the property include:

- To the North: Georgetown GO Station
- To the East: Single detached dwellings
- To the South: Single detached dwellings
- To the west: Single detached dwellings

The subject lands are currently vacant.

## **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 units per residential hectare calculation for a Medium Density Residential Area:

1. The proposed medium density development abutting to the Georgetown GO Station conforms to Provincial Policy which encourages intensification adjacent to major transit stations;
2. The proposed development reinforces the streetscape edge, reflects the important historical reference of the previous Exchange Hotel through interpretation signage, provides for an upgraded gateway feature for the GO Station entrance and should easily be able to integrate into the character of the surrounding neighbourhood;
3. The conceptual submitted Site Plan submitted drawing demonstrates that the site can be developed with adequate on-site parking, a private road be developed with a private road and private amenity areas for each unit; and,
4. Council is satisfied that the proposed development is consistent with the criteria set out in the Official Plan that provides guidance for developments seeking to establish Medium Density Residential units by way of an Amendment to the Plan.

## **PART B - THE AMENDMENT**

All of this part of the documents consisting of the following Schedule and Text constitutes Amendment No. XX 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 – Georgetown GO Station Area Land Use Plan is hereby amended by marking with a number “X” and adding a solid red line around the lands shown in Schedule ‘1’ to this Amendment, municipally known as 37 King Street, Georgetown.
2. 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.X Special Policy Area X**

The following policies apply to lands designated as Medium Density Residential and identified as Special Policy Area X, as shown on Schedule H3 of this Plan:

##### **a) Unit per Residential Hectare Calculation**

For the site as a whole, a maximum unit per residential hectare calculation of 88.2 Units/ha is permitted.

**SCHEDULE 1 to OPA No. XX**

