

SCHEDULE 3 – OFFICIAL PLAN AMENDMENT



BY-LAW NO. 2025-_____

A By-law to adopt Amendment No. 62 to the Official Plan for the
Town of Halton Hills, 16 and 18 Mill Street (Georgetown)
Part Lot 19, Concession 9 Esquesing
Town of Halton Hills, Regional Municipality of Halton
(File No. D09OPA20.005)

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 August 25, 2025, Council for the Town of Halton Hills approved Report No. PD-2025-042, dated June 25, 2025, in which certain recommendations were made relating to amending the Town of Halton Hills Official Plan to permit two 4-storey residential apartment buildings containing 34 units at 16 and 18 Mill 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. 62 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 25th day of August, 2025.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT NO. 62

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

**AMENDMENT NO. 62 TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 62 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 two 4-storey residential apartment buildings containing 34 units on lands municipally known as 16 and 18 Mill 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/Mill Street Corridor Secondary Plan and situated within the Mill Street Corridor Precinct. The lands are currently designated Medium Density Residential Area under the Secondary Plan, which allows low-rise apartment dwellings at a maximum height of 8 storeys and a density range of 21 to 50 units per net residential hectare.

The Amendment applies a site-specific Special Policy Area to the site’s existing Medium Density Residential Area designation to permit a maximum of 34 residential dwelling units, including a minimum of 12 rental housing units until such time as a minimum threshold rental housing vacancy rate of 3% is maintained in the Town in accordance with Policy D1.4.9.

LOCATION

The subject lands are located on the north side of Mill Street, east of Dayfoot Drive and in the urban area of Georgetown. The lands have an approximate area of 0.23 hectares (0.56 acres) and contain 40.24 metres (132 feet) of frontage on Mill Street.

The site is occupied by a two-storey, 9-unit townhouse building (16 Mill Street) and a two-storey triplex (18 Mill Street), which are intended to be demolished in order to accommodate the proposed apartment buildings.

Surrounding land uses to the subject site include:

- | | |
|---------------|--|
| To the North: | A large parcel containing a single detached home (which has been rezoned to permit a 6-storey, 163-unit residential apartment building) and CN railway tracks |
| To the East: | Town open space/natural heritage lands containing Silver Creek, the Moya Johnson Parkette, and single detached residential dwellings further east |
| To the South: | Kiyo’s Car Service building and single detached residential dwellings |
| To the West: | Single detached residential dwellings and the 42 Mill Street redevelopment site (recently constructed 6-storey, 76-unit condominium apartment building; 3-storey, 14-unit condominium townhouse building and 5-storey, 116-unit condominium apartment building currently under construction) |

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 driveway, and amenity space for residents; 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/Mill Street Corridor Secondary Plan.

PART B – THE AMENDMENT

All of this part of the document consisting of the following text and schedules constitutes Amendment No. 62 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:

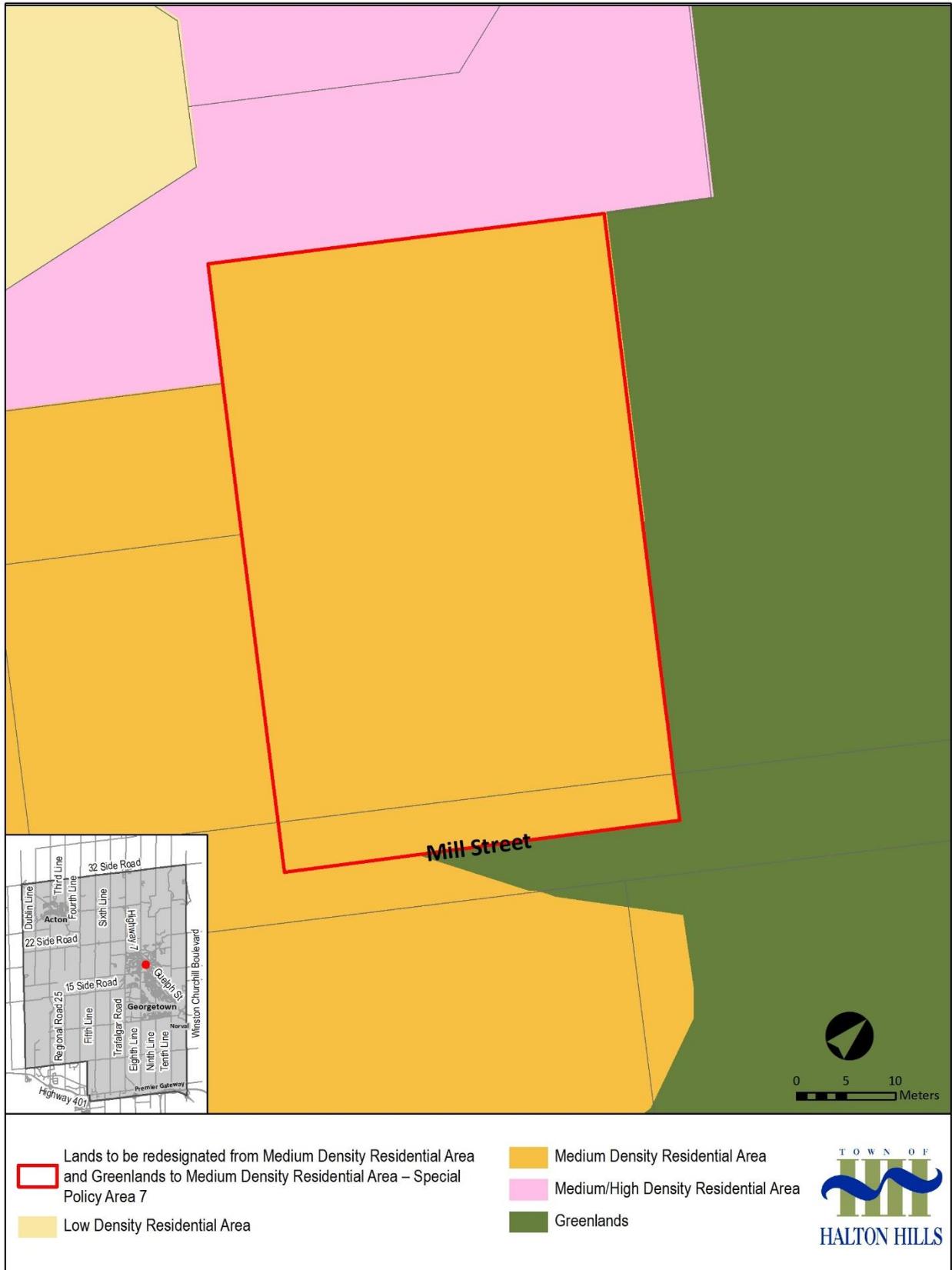
1. That Schedule H3 – Georgetown GO Station Area Land Use Plan is hereby amended by redesignating a portion of the lands municipally known as 16 and 18 Mill Street (Georgetown) as Medium Density Residential Area by colour-coding these lands with the corresponding colour as shown in Schedule “A” to this amendment;
2. That Schedule H3 – Georgetown GO Station Area Land Use Plan is hereby amended by marking with a number “7” and adding a solid red line around the lands shown in Schedule “A” to this amendment, municipally known as 16 and 18 Mill Street (Georgetown); and
3. 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:

“H3.9.7 Special Policy Area 7

Notwithstanding Policy D1.3.2.2, a maximum of 34 residential dwelling units shall be permitted within the Medium Density Residential Area designation on lands identified as Special Policy Area 7, as shown on Schedule H3 of this Plan, subject to the following:

- a) Until a minimum threshold rental housing vacancy rate of 3% is maintained in the Town in accordance with Policy D1.4.9, a minimum of 12 of the 34 permitted residential dwelling units shall consist of rental housing units.”

SCHEDULE A to OPA No. 62



- Lands to be redesignated from Medium Density Residential Area and Greenlands to Medium Density Residential Area – Special Policy Area 7
- Low Density Residential Area

- Medium Density Residential Area
- Medium/High Density Residential Area
- Greenlands

