

**SCHEDULE 4 – ZONING BY-LAW AMENDMENT**



**BY-LAW NO. 2025-\_\_\_\_\_**

A By-law to Amend Zoning By-law 2010-0050, as amended  
Part Lot 19, Concession 9 Esquesing  
Town of Halton Hills, Regional Municipality of Halton  
municipally known as 16 and 18 Mill 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 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 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. 62;

**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 Part Lot 19, Concession 9 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 16 and 18 Mill Street (Georgetown), from a Low Density Residential One, LDR1-2 Zone and an Environmental Protection One, EP1 Zone, to a Medium Density Residential Two Exception 121 Holding 33, MDR2(121)(H33) 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 "C" attached to and forming part of this By-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 25<sup>th</sup> day of August, 2025.

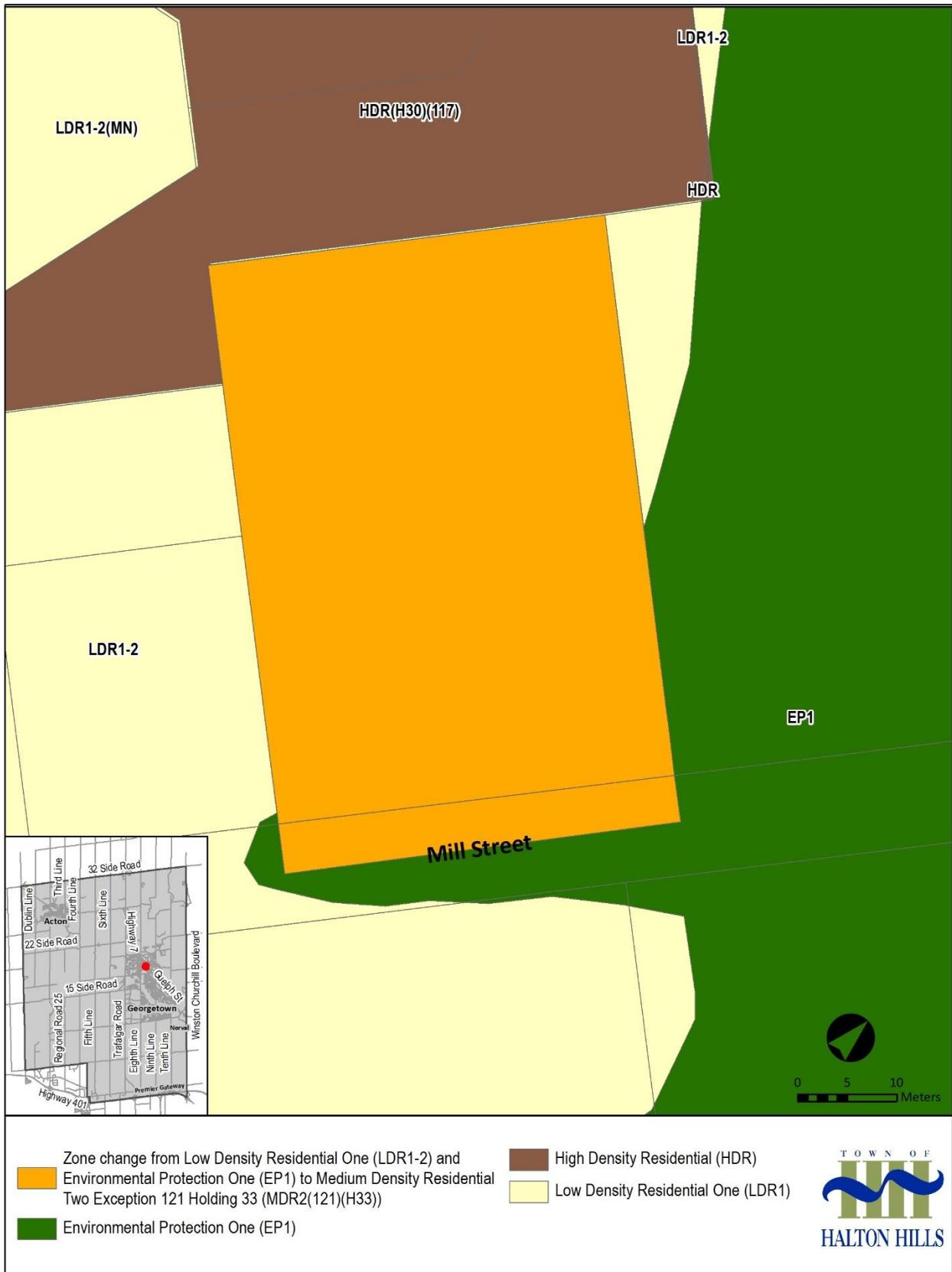
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MAYOR – ANN LAWLOR

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TOWN CLERK – VALERIE PETRYNIAK

**SCHEDULE A to By-law 2025-\_\_\_\_\_**



- Zone change from Low Density Residential One (LDR1-2) and Environmental Protection One (EP1) to Medium Density Residential Two Exception 121 Holding 33 (MDR2(121)(H33))
- High Density Residential (HDR)
- Low Density Residential One (LDR1)
- Environmental Protection One (EP1)



**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
121	MDR2	16 and 18 Mill Street (Georgetown)		<ul style="list-style-type: none"> <li>(i) Multiple Dwellings;</li> <li>(ii) Apartment Dwellings;</li> <li>(iii) Additional Residential Units subject to the provisions of Section 4.1.4 and Special Provisions 1 and 14 to Table 6.1 – Permitted Uses (Urban Residential Zones);</li> <li>(iv) Home Occupations subject to the provisions of Section 4.12 and Special Provisions 6 and 7 to Table 6.1 – Permitted Uses (Urban Residential Zones);</li> <li>(v) Private Home Daycares;</li> <li>(vi) Day Nurseries subject to Special Provision 5 to Table 6.1 – Permitted Uses (Urban Residential Zones); and</li> <li>(vii) Purpose-Built Rental Dwellings.</li> </ul>		<ul style="list-style-type: none"> <li>(i) All lands within this zone are deemed to be one lot for the purposes of this By-law;</li> <li>(ii) For the purposes of this zone, “Purpose-Built Rental Dwelling” means a building or part of a building containing dwelling units which are owned by a single owner and not individually owned, available for rent, are not legally described in accordance with a condominium registered under the Condominium Act or any successor legislation, and are not organized as a life lease project;</li> <li>(iii) Special Provision 8 to Table 6.1 – Permitted Uses (Urban Residential Zones) restricting the number of units and related floor area to what existed on the effective date of the By-law shall not apply;</li> <li>(iv) Maximum total number of dwelling units – 34;</li> <li>(v) Minimum number of Purpose-Built Rental Dwelling Units – 12;</li> <li>(vi) Maximum height – 15.7 metres and 4 storeys, to a maximum of 17 metres for the height exceptions contained within Section 4.9 - Exceptions to Height Requirements;</li> <li>(vii) Minimum front yard – 2.9 metres;</li> <li>(viii) Minimum rear yard – 5.0 metres;</li> <li>(ix) Minimum interior side yard (northeastern lot line) – 3.5 metres;</li> <li>(x) Minimum interior side yard (southwestern lot line) for buildings that have a height of greater than 13.4 metres: <ul style="list-style-type: none"> <li>(a) For that portion of the building that</li> </ul> </li> </ul>

						<p>has a height of 13.4 metres or greater above grade – 11.0 metres;</p> <p>(b) For that portion of the building that has a height of 4.6 metres or less above grade – 6.0 metres; and</p> <p>(c) For that portion of the building that has a height of between 4.6 metres and 13.4 metres above grade – 9.0 metres;</p> <p>(xi) Minimum setback for parking areas from any building or structure – 0 metres; and</p> <p>(xii) Minimum bicycle parking – 0.77 spaces per dwelling unit, consisting of 0.70 spaces per unit for residents plus 0.07 spaces per unit for visitors.</p>
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**SCHEDULE C to By-law 2025-\_\_\_\_\_**

**Table 14.1: Holding Zones**

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H33	MDR2(121)	16 and 18 Mill Street (Georgetown)	<p>The Holding (H33) provision may be lifted upon:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(ii) The Owner updating the Functional Servicing Report prepared by Egmond Associates Ltd., dated October 31, 2024, to provide an analysis of Halton Region’s 300mm diameter sanitary wastewater sewer receiving the development flows including sanitary sewer design sheets to determine if any downstream capacity constraints exist, to the satisfaction of Halton Region;</li> <li>(iii) The Town of Halton Hills and Halton Region being satisfied that the proposed development has received the necessary servicing allocation from the Town of Halton Hills (e.g., 20 SDEs based on 34 apartment dwelling units);</li> <li>(iv) 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;</li> <li>(v) The Owner providing to Halton Region a letter stating that the Owner and/or future condominium corporation will be providing private waste collection to the 16 and 18 Mill Street development and agreeing through the inclusion of a clause within the Site Plan Agreement that the Owner will provide confirmation to Halton Region that all agreements of purchase and sale and/or rental agreements include a notice letter/acknowledgement informing prospective purchasers that the site will be serviced by private waste collection; or, the Owner redesigning the development through the approval of a Site Plan application to meet the Region’s Development Design Guidelines for Source Separation of Solid Waste and municipal waste collection requirements, to the satisfaction of Halton Region;</li> <li>(vi) The Owner agreeing through the approval of a Site Plan application that</li> </ul>	August 25, 2025

			<p>a minimum of 12 of the 34 permitted dwelling units will consist of Purpose-Built Rental Dwelling Units, to the satisfaction of the Town; or, the Owner demonstrating that a minimum rental housing vacancy rate of 3% is being maintained in the Town in accordance with the Town's Official Plan; and</p> <p>(vii) Approval of a Construction Management Plan by the Town of Halton Hills.</p>	
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