



BY-LAW NO. 2019-0038

A By-law to adopt Amendment No. 36 to the Official Plan of the
Town of Halton Hills, 284 Queen Street East (Acton)
Part of Block A, Plan 670
Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA18.001)

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 the Regional Municipality of Halton, as the approval authority, has exempt this Official Plan Amendment from approval;

AND WHEREAS on July 8, 2019, Council for the Town of Halton Hills approved Report No. PLS-2019-0046, dated June 12, 2019, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit 16 bungalow townhouses on lands municipally known as 284 Queen Street East (Acton).

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

1. That Amendment No. 36 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, 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 the Town of Halton Hills this 8th day of July, 2019.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

OFFICIAL PLAN AMENDMENT No. 36
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. 36 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 36 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. 36 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 2019-0038 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 – Rick Bonnette

TOWN CLERK – Suzanne Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of sixteen (16) 1.5-storey 'bungaloff' townhouses on lands municipally known as 284 Queen Street East within the Acton Urban Area of the Town of Halton Hills. The subject lands are currently designated *Low Density Residential Area* in the Town of Halton Hills Official Plan.

The approved policies for the Low Density Residential Area allow single detached, semi-detached, and duplex dwellings at a density not exceeding 15 units per hectare. The proposed development would result in block townhouses developed with a residential density of which is calculated at 27.9 units per hectare.

The Amendment changes the Official Plan designation on this property from Low Density Residential Area to Medium Density Residential Area subject to a Special Policy Area to permit 16 residential townhouses.

LOCATION AND SITE DESCRIPTION

The subject property is municipally known as 284 Queen Street East in the Acton Urban Area. The 0.57ha (1.42ac) lot has an irregular L shape and fronts both Queen Street East (38.2m) and Longfield Road (42.2m). The subject lands currently contain a 1-storey dwelling and large accessory storage structure.

Surrounding land uses to the subject property include:

- To the North: Commercial plaza.
- To the East: Low density residential dwellings.
- To the West: Low density residential dwellings and commercial buildings.
- To the South: Low density residential dwellings.

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the change from Low Density Residential Area to Medium Density Residential Area subject to a Special Policy Area for the lands:

1. The lands abutting the subject property to the east, south and west contain 1 and 2-storey single detached homes. The proposed townhouses are considered a moderate transition in density and suitable height for the area;
2. Conceptual Site Plans submitted demonstrate that the site can be developed with adequate on-site parking, a private road and landscaping; and,
3. The subject property has previously been identified in the Halton Hills Intensification Opportunities Study as a site for intensification.
4. Council is satisfied that the proposed development fulfills the criteria set out in Section D1.4.3 (New Medium and High Density Residential Areas) of the Official Plan.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. 36 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 A6 – Acton Urban Area Land Use Plan is hereby amended by identifying lands municipally known as 284 Queen Street East as Medium Density Residential Area by colour-coding this property with the corresponding colour as shown in Schedule ‘1’ to this amendment.
2. That Schedule A6 – Acton Urban Area Land Use Plan is hereby amended by marking with a number “15” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 284 Queen Street East (Acton).
3. That Section D1.6, Residential Special Policy Areas, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D1.6.15 Residential Special Policy Area 15

A maximum of 16 residential townhouses, with a maximum height of 1.5-storeys, shall be permitted within the Medium Density Residential Area designation on lands identified as Residential Special Policy Area 15, as shown on Schedule A6 of this Plan.”

SCHEDULE 1 to OPA No. 36

