

TOWN CLERK – Suzanne Jones

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

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

The attached text and schedules constitute Amendment No. 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 2017- 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

MAYOR – R. Bonnette

CLERK – S. Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

Official Plan Amendment No. 24 adopted by Council in 2015, allowed for a high density residential development and new local park on the lands municipally known as 42 Mill Street and 11 Dayfoot Drive that was consistent with the principles of the Preferred Development Concept Plan Option #3, as outlined in Appendix B of Report R-2013-

0039, dated September 27, 2013, and endorsed by Council on October 21, 2013. The amendment also included a Special Policy Area in Schedule H3.2 to the Georgetown GO Station Secondary Plan in order to facilitate the redevelopment of the subject lands in a manner consistent with the principles of the preferred development option. The current owner of the redevelopment site has begun its work associated with Phase 1 of the project to include a six storey condominium apartment on the lands redesignated under Official Plan Amendment No. 24. In order to accommodate Phases Two and Three of the proposal, the owner acquired seven (7) immediately abutting residential lots to the project lands. These parcels will require an Official Plan amendment in order to amend the designation from Medium Density Residential Area to High Density Residential/Community Facility Area. This will put the entire development site within the same site specific Official Plan designation. It is believed that the inclusion of the seven abutting residential lots into the project site allows for a more intensive redevelopment as the immediately abutting lower density residential properties are now being included in the development with the existing dwellings having been demolished.

More specific changes introduced to the policies established through Official Plan Amendment No. 24 include the following:

1. Adding Back to Back Townhomes to the list of main permitted uses within the High Density Residential/Community Facility Area designation. Back to Back Townhomes are defined as townhome units that have their own separate access and in addition to their side walls being common, their rear walls are also common;
2. Increase the Floor Space Index (FSI) from minimum of 0.72 and a maximum of 2.56;
3. To clarify that the amount of land that is to be conveyed for park purposes is 0.24 hectares rather than 0.26 hectares.

LOCATION AND SITE DESCRIPTION

The subject site is legally described Part Lot 19, Concession 9, Part Lot 37, Plan 32; and Part Lot 2 and Lots 3 to 6, Plan 341, Town of Halton Hills, Regional Municipality of Halton and is municipally known as 42 Mill Street and 11 Dayfoot Drive in addition to 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown). The 1.9 ha (4.7 ac) site is located near the northwest corner of Guelph Street and Mill Street.

The subject lands were formerly occupied by the Memorial Arena, Lions Hall and Lions Park (now vacant) and seven low density residential lots.

BASIS OF THE AMENDMENT

The proposal is in accordance with the Council endorsed recommendations for the preferred redevelopment of the lands as outlined in Report R-2019- , dated November , 2019.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and attached schedule, constitutes Amendment No. 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 H3.2 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by adding a *High Density Residential/Community Facility Area* designation to the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown), as shown on Schedule “1” to this amendment.
2. That Schedule H3.2 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by identifying the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown) as a Redevelopment Site and adding a solid black line around the lands, as shown on Schedule “1” to this amendment.
3. That Schedule H3.2 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by adding certain lands into the site marked as “SPA1” and adding a solid red line around the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown), as shown on Schedule “1” to this amendment.
4. That Section H3 of the Georgetown GO Station Area Secondary Plan for the Town of Halton Hills is hereby amended by changing subsection H3.9 as follows:

“H3.9 Special Policy Areas

Special Policy Areas apply to those lands within the *Mill Street Corridor Precinct* that are the subject of a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

H3.9.1 Special Policy Area 1

a) Main Permitted Uses

The main permitted uses in the Special Policy Area 1 are limited to:

- ☐ Institutional buildings;
- ☐ Apartment dwellings;
- ☐ Long term care facilities and retirement homes;
- ☐ Mixed use buildings including high density residential, and community facilities, as well as ancillary retail and service commercial uses, including restaurants and offices;
- ☐ Back-to-back Townhomes;
- ☐ Local parkland subject to Section F7.3.4 of the Official Plan.

b) Density and Height

A minimum Floor Space Index (FSI) of 0.72 and maximum FSI of 2.56, with a maximum height of 5 storeys, is permitted.

c) Parkland

The Town shall require the dedication of 1.0 hectare of land per 300 dwelling units for parkland in Special Policy Area 1 through a combination of cash-in-lieu of parkland and the dedication of a minimum of 0.24 hectares for local parkland at the rear of the site adjacent to Dayfoot Drive.

d) New Development and Redevelopment Policies

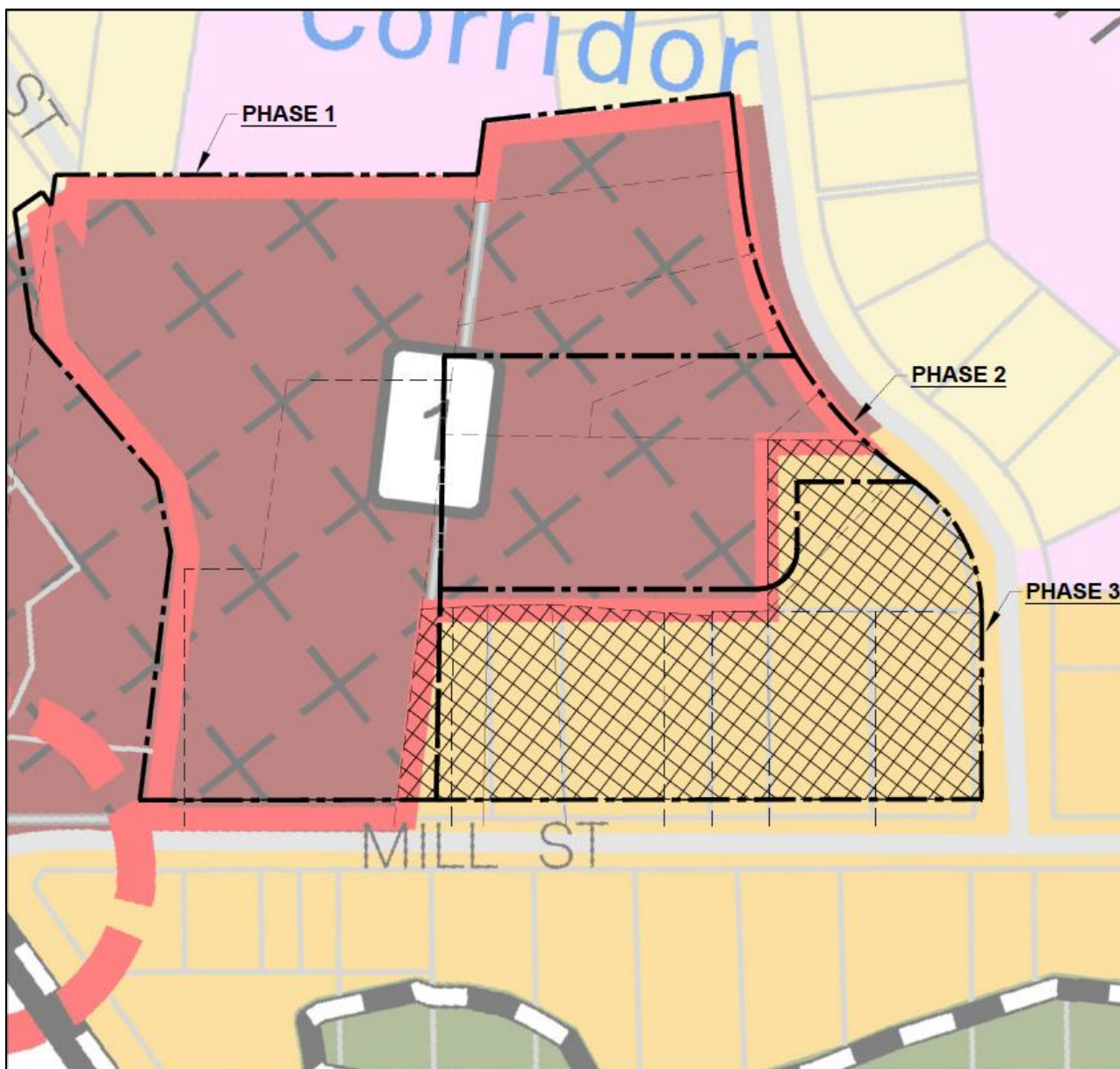
The following policies are intended to guide proposals for new development or redevelopment in Special Policy Area 1:

- i) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- ii) any new building will not compromise the ability to redevelop any adjacent property;
- iii) a high standard of urban design is applied and any new building shall generally conform to the policies set out in Section F2 (Urban Design) of the Town of Halton Hills Official Plan;
- iv) any façade at street level shall incorporate broad window treatments and other architectural features and design elements to maintain an open and interesting pedestrian

friendly environment. No blank walls shall be located at street level adjacent to a public road;

- v) blank walls or any portion of the foundation or underground garage exposed due to grade changes on the site shall be appropriately landscaped to provide a visual buffer or screen for adjacent residential properties;
- vi) any unenclosed loading or garbage areas shall be appropriately screened through the use of landscaping or fencing;
- vii) any new residential building is encouraged to provide a range of commercial, institutional and community uses that serve the needs of area residents at the street level along the Mill Street frontage;
- viii) new buildings are required to be set back an appropriate distance from the side and rear lot lines to provide sufficient space for the planning of a new local park adjacent to Dayfoot Drive and at the rear of Special Policy Area 1;
- ix) a new public or private road shall be provided through Special Policy Area 1 to allow access to any new buildings; and
- x) adequate underground parking will be provided on-site."

SCHEDULE 1 to OPA No. XX



MAP TO BE CONFIRMED BY THE TOWN OF HALTON HILLS