

SCHEDULE 4 – DRAFT OFFICIAL PLAN AMENDMENT

Appendix A: Draft Official Plan Amendment

By-Law No. 20XX-XXXX

A By-law to Amend NO. XX to the Official Plan, as amended, for the lands described as Part of North Lot 18, Concession 9, Town of Halton Hills, Regional Municipality of Halton
37 King Street (Georgetown)
(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 exempted this Official Plan Amendment from their approval;

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 of the Town of Halton Hills, being the attached text and schedules hereby approved;
2. That the Town Clerk hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for Town of Halton Hills this ___th day of ____, 20XX.

MAYOR - RICK BONNETTE

CLERK - SUZANNE JONES

**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

**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

MAYOR - RICK BONNETTE

CLERK - SUZANNE JONES

PART A - THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to allow the development of four (4) townhouse dwelling units and two (2) dwelling units within a semi-detached building (the Exchange Hotel). 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 Major Transit Station Area.

The approved policies for the Official Plan provide for permitted uses that do not include residential uses. The proposed development requires results in 6 residential units.

The Amendment proposes to change the subject lands designation from Major Transit Station Area to Medium Density Residential 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: Low density single-detached dwellings
- To the South: Low density single-detached, medium density apartment building, and multiple dwelling units
- To the west: Low density single-detached dwellings

The subject lands are currently vacant.

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 changing the designation from Major Transit Station Area to Medium Density Residential for the site municipally known as 37 King Street (Georgetown).
2. That Schedule H3 - Georgetown Go Station Area Land Use Plan is hereby amended by marking with a number "XX" and adding a solid red line around the lands shown in Schedule '1' to this amendment, municipally known as 37 King Street (Georgetown).
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.X Special Policy Area X

The subject lands shall permit a semi-detached dwelling."

SCHEDULE 1 to OPA No. XX

