



**BY-LAW NO. 2018-0039**

A By-law to adopt Amendment No. 33 to the Official Plan of the  
Town of Halton Hills, 25 James Street (Georgetown), Part of West  
Half Lot 19, Concession 8, Town of Halton Hills, Regional  
Municipality of Halton  
(File: D09OPA17.002)

**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;

**AND WHEREAS** on July 9, 2018 Council for the Town of Halton Hills approved Report No. PLS-2018-0045, dated June 6, 2018, in which certain recommendations were made relating to 25 James 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. 33 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 regulating the appeal process.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 9<sup>th</sup> day of July, 2018.

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MAYOR – RICK BONNETTE

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CLERK – SUZANNE JONES

**OFFICIAL PLAN AMENDMENT No. 33**

**TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS**

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**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. 33 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 33 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 2018-0039 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

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MAYOR – R. Bonnette

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CLERK – S. Jones

**PART A – THE PREAMBLE**

**PURPOSE OF THE AMENDMENT**

This Amendment is intended to allow the development of a six (6) townhouse dwelling units with a height of three (3) storeys on the lands municipally known as 25 James 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 *Downtown Complementary Sub Area*.

The approved policies for the Official Plan provide for a townhouse development at a density not exceeding 30 units per hectare. The proposed development results in a residential density which is calculated at 39.3 units per hectare.

The Amendment proposes to add a new Special Exemption to allow for an increase in the maximum allowable density of the development.

**LOCATION AND SITE DESCRIPTION**

The subject site is legally described as Part of West Half of Lot 19, Concession 8, Town of Halton Hills, Regional Municipality of Halton and is municipally known as 25 James Street (Georgetown). The 0.152 hectare (0.37 acre) property is located on the south side of James Street, west of Main Street South in the Community of Georgetown.

Surrounding land uses to the property include:

- To the North: Low density single detached residential dwellings
- To the East: Medium Density, 3-storey townhouses
- To the South: Edith Street Municipal Parking Lot accessed from Mill Street
- To the West: Remembrance Park

The subject lands are currently vacant.

## **PART B – THE AMENDMENT**

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 33 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 A4 – Georgetown Downtown Area Land Use is hereby amended by marking with a number “3” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 25 James Street (Georgetown).
2. That Section D2.5.1.5.3, Residential Uses, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

#### **“D2.5.1.10.3 Special Policy Area 3**

**The maximum permitted residential density shall not exceed 40 units per net hectare.”**

SCHEDULE 1 to OPA No. 33

