



BY-LAW NO. 2020-0027

A By-law to adopt Amendment No. 41 to the
Official Plan of the Town of Halton Hills,
26, 28, 30, 34, 36, 38 & 42 Mill Street and
3 & 11 Dayfoot Drive (Georgetown),
Part of Lot 19, Concession 9; Lot 1, Part Lot 2, Lots 3, 4, 5, 6,
Plan 341, Town of Halton Hills;
Regional Municipality of Halton
(File: D09OPA16.001)

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, 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 May 25, 2020, Council for the Town of Halton Hills approved Report No. PD-2020-0023, dated May 12, 2020, in which certain recommendations were made relating to the Georgetown GO Station Secondary Plan Area;

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

1. That Amendment No. 41 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 25th day of May, 2020.

Originally Signed By:

MAYOR – Rick Bonnette

Originally Signed By:

TOWN CLERK – Suzanne Jones

OFFICIAL PLAN AMENDMENT No. 41

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. 41 to the Official Plan for the Town of
Halton Hills

**AMENDMENT NO. 41 TO THE OFFICIAL
PLAN OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 41 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 2020-0027, 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

Originally Signed By:

MAYOR – R. Bonnette

Originally Signed By:

CLERK – S. Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to allow for the development of 14 townhouse units with a height of three storeys (Building 2) and a five storey condominium (Building 3) on the subject lands, municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 & 11 Dayfoot Drive. The intention is to have the lands develop comprehensively with the abutting site, municipally known as 42 Mill Street, which previously received approval to allow for a multi-storey condominium.

Under the Georgetown GO Station Secondary Plan the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive are designated *Medium Density Residential Area*.

Official Plan Amendment No. 24, which was adopted by Council in 2015, allowed for high density residential development and a new local park on the abutting lands, municipally known as 42 Mill Street and 11 Dayfoot Drive. Through OPA 24 those lands were recognized as a Redevelopment Site and designated *High Density Residential/Community Facility Area* and *Special Policy Area* (SPA1). This Amendment proposes to further amend OPA 24 by incorporating the subject lands into the *Special Policy Area* (SPA1) and also redesignating them as *High Density Residential/Community Facility Area* and as a Redevelopment Site.

The Amendment also will apply a Floor Space Index (FSI) of 1.45 across the entire consolidated site and reduce the size of the local park from 0.26 hectares to 0.24 hectares. Multiple Dwellings and Townhouse Dwellings are to be introduced as additional permitted uses.

LOCATION AND SITE DESCRIPTION

The subject site is legally described as Part Lot 19, Concession 9; Lot 1 and Part of Lot 2, Lots 3, 4, 5, 6, Plan 341, Town of Halton Hills, Regional Municipality of Halton and is municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street and 3 & 11 Dayfoot Drive (Georgetown).

The 1.9 ha (4.7 ac) site is located near the northwest corner of Guelph Street and Mill Street. The collective lands were formerly occupied by the Memorial Arena, Lions Park and seven single detached dwellings.

BASIS OF THE AMENDMENT

The proposal is in accordance with the Council endorsed recommendations for the redevelopment of the lands as outlined in Report PD-2020-0023, dated May 12, 2020.

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. 41 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 – 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 – 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 extending the hatching onto the lands, as shown on Schedule 1 to this Amendment.
3. That Schedule H3 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by adding the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive into the site marked as Special Policy Area (SPA1) and adding a solid red line around the lands, as shown on Schedule 1 to this Amendment.
4. That Section H3 of the Georgetown GO Station 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

The following policies apply to lands designated as *High Density Residential/Community Facility Area* and identified as Special Policy Area 1, as shown on Schedule H3 of this Plan:

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;
- Local parkland subject to Section F7.3.4 of the Official Plan;
- Multiple Dwellings; and,
- Townhouse Dwellings

b) Density and Height

A maximum Floor Space Index (FSI) of 1.45, 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. 41

