

AMENDMENT NO. ____
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

DRAFT

Town of Halton Hills
Acton Downtown Area and Policies

AMENDMENT NO. ____

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. ____ to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES - does not constitute part of the Amendment, but is included for information purposes only.

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THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2011-

A By-law to adopt Amendment No. ____ to the
Official Plan of the Town of Halton Hills –
Acton Downtown Area and Policies

WHEREAS the Council of the Corporation of the Town of Halton Hills, in accordance with the provisions of the *Planning Act*, 1990, R.S.O., c.P. 13, as amended, has hereby passed Amendment No. ____ to the Official Plan of the Town of Halton Hills;

AND WHEREAS the Regional Municipality of Halton as the approval authority has exempted this Official Plan Amendment from their approval;

NOW THEREFORE, THE COUNCIL OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. ____ to the Official Plan of the Town of Halton Hills. being the attached text and schedules, is hereby adopted;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regarding the appeal process.

BY-LAW read and passed by the Council of the Town of Halton Hills this __ day of _____, 2011.

MAYOR – R. Bonnette

CLERK – S. Jones

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 2011-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 – R. Bonnette

CLERK – S. Jones

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Part A – The Preamble

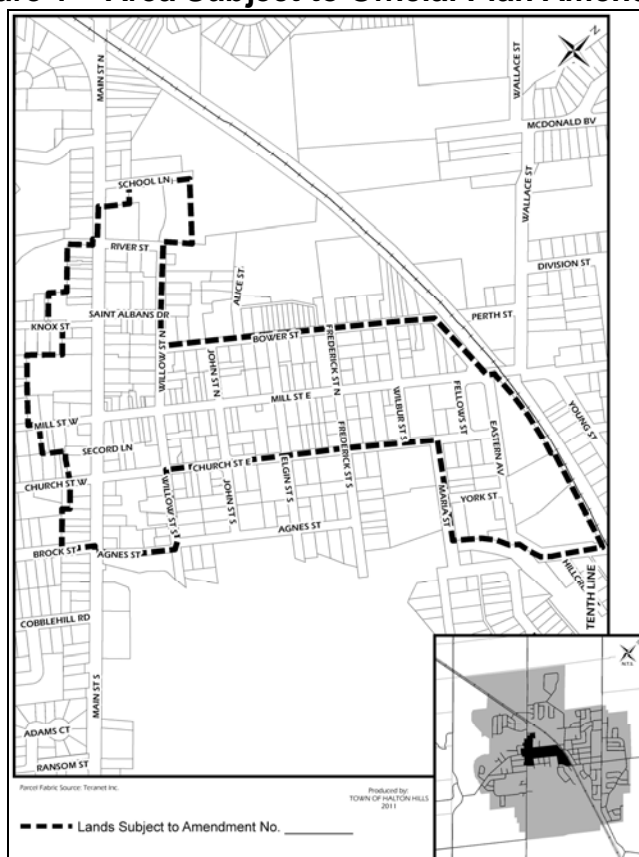
1. Purpose of the Amendment

The purpose of this Amendment is to implement the recommendations resulting from the Town of Halton Hills Acton Downtown Area Land Use Study. The Amendment revises the boundary and sub-area designations for the Acton Downtown Area, introduces a new Downtown Redevelopment Sub-Area, and revises the Downtown Complementary Sub-Area as it relates to Downtown Acton.

2. Location

The lands subject to this Amendment are shown on Figure 1 below:

Figure 1 – Area Subject to Official Plan Amendment No. _____



3. Basis of the Amendment

The boundary and land use policies for Downtown Acton were established as part of the development of the Official Plan, which was adopted by Council in 2006. Also included in the Town of Halton Hills Official Plan are objectives for Downtown Acton as follows:

- a) Maintain and promote Downtown Acton as a focal point for commerce, tourism and pedestrian scale activity;
- b) Encourage tourism and development in the Downtown area that capitalizes on expected growth in the Region and beyond;
- c) Encourage the development of a mix of uses to enhance the character of the Downtown area;
- d) Encourage streetscape and façade improvements that revitalize the cultural and historic character of the Downtown area;
- e) Further enhance the Downtown area so it continues to be a source of pride in the Region and beyond;

- f) Establish a definitive boundary for the Downtown area within which a mixed use, pedestrian oriented environment can be enhanced and fostered;
- g) Reinforce the importance of the Downtown area by identifying and promoting a complementary area for transitional commercial development; and,
- h) Protect the residential character of the area adjacent to the Downtown area.

Revisions to the boundary for the Acton Downtown Area and the sub-area designations within the Downtown Area respond to the following:

- the absence of a proposal to develop the Tourist Commercial Sub-Area as originally contemplated by the Official Plan;
- the planned extension of GO Train service to Kitchener-Waterloo, which includes a GO Train Station in Downtown Acton in late 2011;
- the Town of Halton Hills Intensification Opportunities Study, which examined the potential for the Acton Downtown area, and the future role of the South Acton (former Beardmore Tannery) brownfield site to accommodate future intensification;
- preparation of the Town of Halton Hills Comprehensive Community Improvement Plan, which includes both municipal leadership programs and financial incentive programs for Downtown Acton and the South Acton (former Beardmore Tannery) brownfield site; and,
- an update to the Town's Retail Market Demand Study, which concluded that between 2010 and 2031, Acton will require an additional 54,000 square feet of commercial space.

To reflect recent changes that affect Downtown Acton and continue to meet the objectives included in the Halton Hills Official Plan, this Amendment revises the boundary for the Acton Downtown Area, revises the sub-areas in the Downtown and includes new policies for the Acton Downtown Area.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. ____ to the Official Plan for the Town of Halton Hills.

Details of the Amendment

The Official Plan of the Town of Halton Hills is hereby amended as follows:

1. That Schedule A4, Georgetown Downtown Area is amended, as shown on Schedule “1” attached to and forming part of this Amendment No. ____ to change “Downtown Complementary Subarea” to “Georgetown Downtown Complementary Subarea’.
2. That Schedule A6, Acton Land Use is amended, as shown on Schedule “2” attached to and forming part of the this Amendment No. ____, by revising the “Downtown Area” to correspond with a revised Schedule A7.
3. That Schedule A7, Acton Downtown Area is hereby deleted and replaced with a new Schedule A7, Acton Downtown Area as shown on Schedule “3” attached to and forming part of this Amendment No. ____.
4. That Section D2.5.1.2 Location is hereby amended by deleting reference to the “Acton Tourist Commercial Sub-Area” and replacing it with “Acton Downtown Redevelopment Sub-Area”.
5. That Section D2.5.1.5 Downtown Sub-Area is hereby amended by deleting the heading “Downtown Complementary Sub-Area” and replacing it with “Georgetown and Acton Downtown Complementary Sub-Areas”
6. That Section D2.5.1.5.1 is hereby amended by:
 - a) deleting the heading “The Vision for the Downtown Complementary Sub-Area” and replacing it with “The Vision for the Georgetown and Acton Downtown Complementary Sub-Areas”; and,
 - b) deleting “Downtown Complementary Sub-Area” and replacing it with “Georgetown and Acton Downtown Complementary Sub-Areas”.
7. That Section D2.5.1.5.2 is hereby amended by:
 - a) Adding a new Sub Section D2.5.1.5.2.1 titled “Permitted Uses in the Georgetown Downtown Complementary Sub-Area” immediately following Section 2.5.1.5.2;
 - b) Deleting “Downtown Complementary Sub-Area” from the first paragraph and replace it with “Georgetown Downtown Complementary Sub-Area”;
 - c) Adding a new Sub Section D2.5.1.5.2.2 be added as follows:

“D2.5.1.5.2.2 Permitted Uses in the Acton Downtown Complementary Sub-Area

Permitted uses in the Acton Downtown Complementary Sub-Area designation are limited to:

 - a) residential uses including special needs housing in accordance with Section D1.3.1.8 of this Plan;

- b) home occupations in accordance with Section D1.3.1.4 of this Plan;
- c) medical offices;
- d) business offices;
- e) inns and bed and breakfasts;
- f) museums and art galleries;
- g) day nurseries;
- h) private and commercial schools;
- i) existing places of worship; and,
- j) existing retail and service commercial uses.

8. That Section D2.5.1.5.5 Implementing Zoning By-law is hereby amended by deleting “Downtown Complementary Sub-Area” and replacing it with “Georgetown and Acton Downtown Complementary Sub-Areas”.

9. That Section D2.5.1.7 be deleted and replaced with the following:

“D2.5.1.7 Acton Downtown Redevelopment Sub-Area

D2.5.1.7.1 The Vision for the Acton Downtown Redevelopment Sub-Area

It is the intent of this Plan that the Acton Downtown Redevelopment Sub-Area become the focus for higher density residential uses in the Acton Downtown Area, together with complementary commercial or institutional uses in proximity to the Downtown Core Sub-Area and the future Acton GO Train Station.

It is the intent of this Plan that the scale and location of new development in the Acton Downtown Redevelopment Sub-Area complement the character of the Downtown Core Sub-Area while providing an opportunity for higher density residential uses in close proximity to the Downtown Core and future Acton GO Train Station. Future development in the Acton Downtown Redevelopment Sub-Area will support the function of the Downtown Core as the focal point for commercial activity, hospitality and cultural activity.

D2.5.1.7.2 Density and Height

The density range shall be 75 to 150 units per net residential hectare based on the portion of the overall site dedicated to the residential use. The building height range for high density residential uses shall be four to eight storeys, with the minimum height for individual development sites determined by the Comprehensive Development Plan, subject to section D2.5.1.7.5. The minimum density for developments consisting solely of street or block townhouses shall be 21 to 50 units per net hectare. The maximum density and/or height may be increased subject to Section G4.3 of this Plan.

D2.5.1.7.3 Main Permitted Uses

Permitted uses in the Acton Downtown Redevelopment Sub-Area are limited to:

- a) multiple and apartment dwellings;
- b) long-term care facilities and retirement homes;
- c) street or block townhouse dwellings;
- d) existing single detached and semi-detached dwellings; and,
- e) retail and service commercial uses in existing buildings.

D2.5.1.7.4 Complementary Uses

Complementary uses that may be permitted on the first floor of a residential building include the following:

- a) retail and service commercial uses;
- b) medical offices;
- c) day nurseries;
- d) places of worship and other institutional uses; and,
- e) restaurants.

D2.5.1.7.5 New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in the Acton Downtown Redevelopment Sub-Area:

- a) Land assembly is encouraged to create larger, more viable development parcels.
- b) The development of any new building or redevelopment of any parcel of land within the Acton Downtown Redevelopment Sub-Area designation shall be subject to an amendment to the Implementing Zoning By-law. Prior to considering such an application, a Comprehensive Development Plan (CDP) for all contiguous lands within the designation shall be prepared and approved. Matters to consider in preparing the CDP include:
 - i) The nature of the proposed uses;
 - ii) The location of all main buildings and structures;
 - iii) The location of parking areas and driveways;
 - iv) The extent to which the proposed uses complement the uses in the Downtown Core Sub-Area;
 - v) The relationship of buildings in close proximity to the rail corridor to minimize noise and vibration;
 - vi) Consideration of the topography of the area in determining appropriate building height, design and massing, by ensuring that building height increases correspond with elevation increases, and that building heights respect the skyline of the area;

- vii) Consideration of the relationship between the proposed new development and existing, adjacent Low Density Residential areas and the Downtown Complementary Sub-Area to minimize potential height and massing impacts and to protect privacy;
- viii) Consideration of appropriate conservation options for any heritage buildings that are determined to have heritage value;
- ix) The means by which the uses will be functionally integrated and supportive of the planned function of the Downtown Core Sub-Area; and,
- x) The location of proposed landscaping.

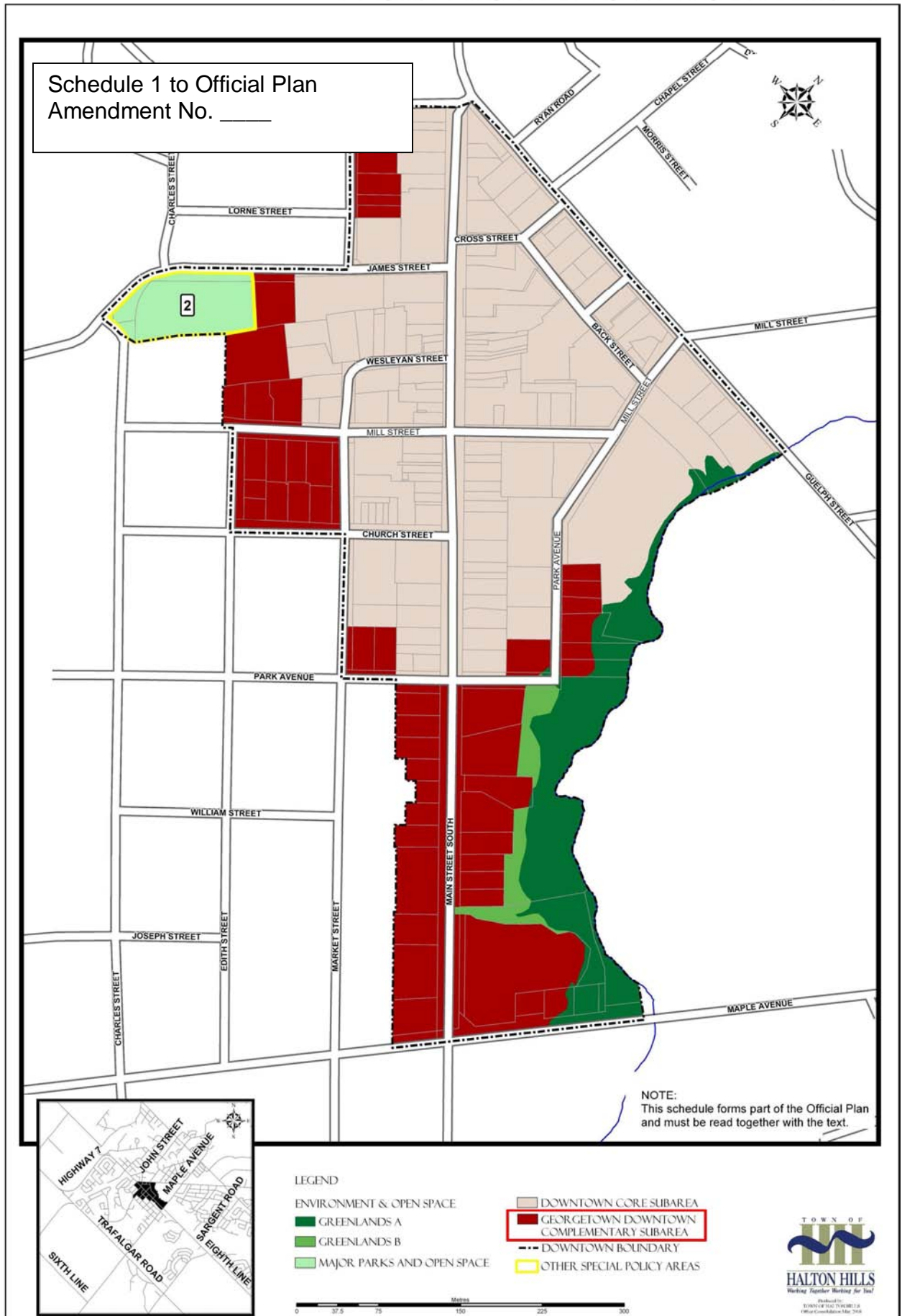
The CDP shall generally conform to the policies set out in Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix 4 of this Plan. The CDP shall be implemented through development applications that are in general conformity with the CDP.

- c) Council may waive the requirement for a CDP provided that it is demonstrated that the proposed development is in keeping with the vision for the Acton Downtown Redevelopment Sub-Area and subject to the following criteria:
 - i) The development will not compromise the planned function of the designation;
 - ii) The uses will contribute to the vibrancy of the area;
 - iii) The uses can be easily integrated with other uses on lands within the Acton Downtown Redevelopment Sub-Area designation;
 - iv) The development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix 4 of this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;
 - v) Elements of the public realm will be improved as a condition of development/redevelopment;
 - vi) The uses can be easily accessed by public transit if available;
 - vii) The uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
 - viii) Municipal water and wastewater services are adequate and available.
- d) Prior to the approval of the CDP by the Town, or a decision to waive the requirement for a CDP in

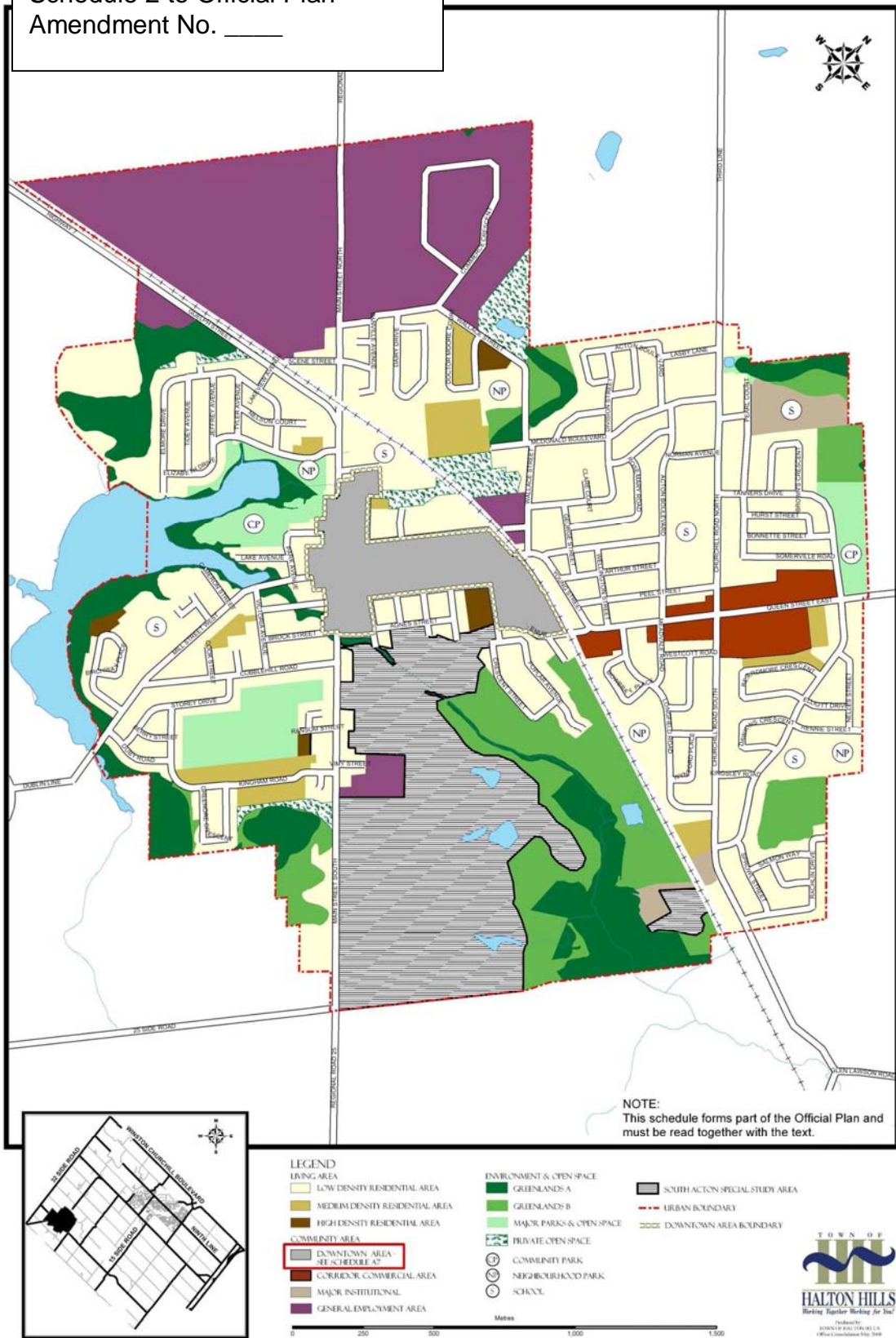
accordance with the criteria set out in subsection (c), the implementing Zoning By-law shall only recognize development existing at the time the by-law come into effect pursuant to the Planning Act. Following approval of the CDP, uses shall be placed in appropriate zones as required. The zoning for individual sites may not allow for the full range of permitted uses or the maximum densities and height specified under the Acton Downtown Redevelopment Sub-Area.”

10. That Section 2.5.1.7.1 Special Policy Area 1 is hereby amended by:
- a) Deleting reference to “Section D2.5.1.6.2” and replacing it with “Section D2.5.1.7.3”; and,
 - b) Deleting reference to “Acton Tourist Commercial Sub-Area” and replace it with “Acton Downtown Redevelopment Sub-Area”.

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Schedule 2 to Official Plan
Amendment No. _____

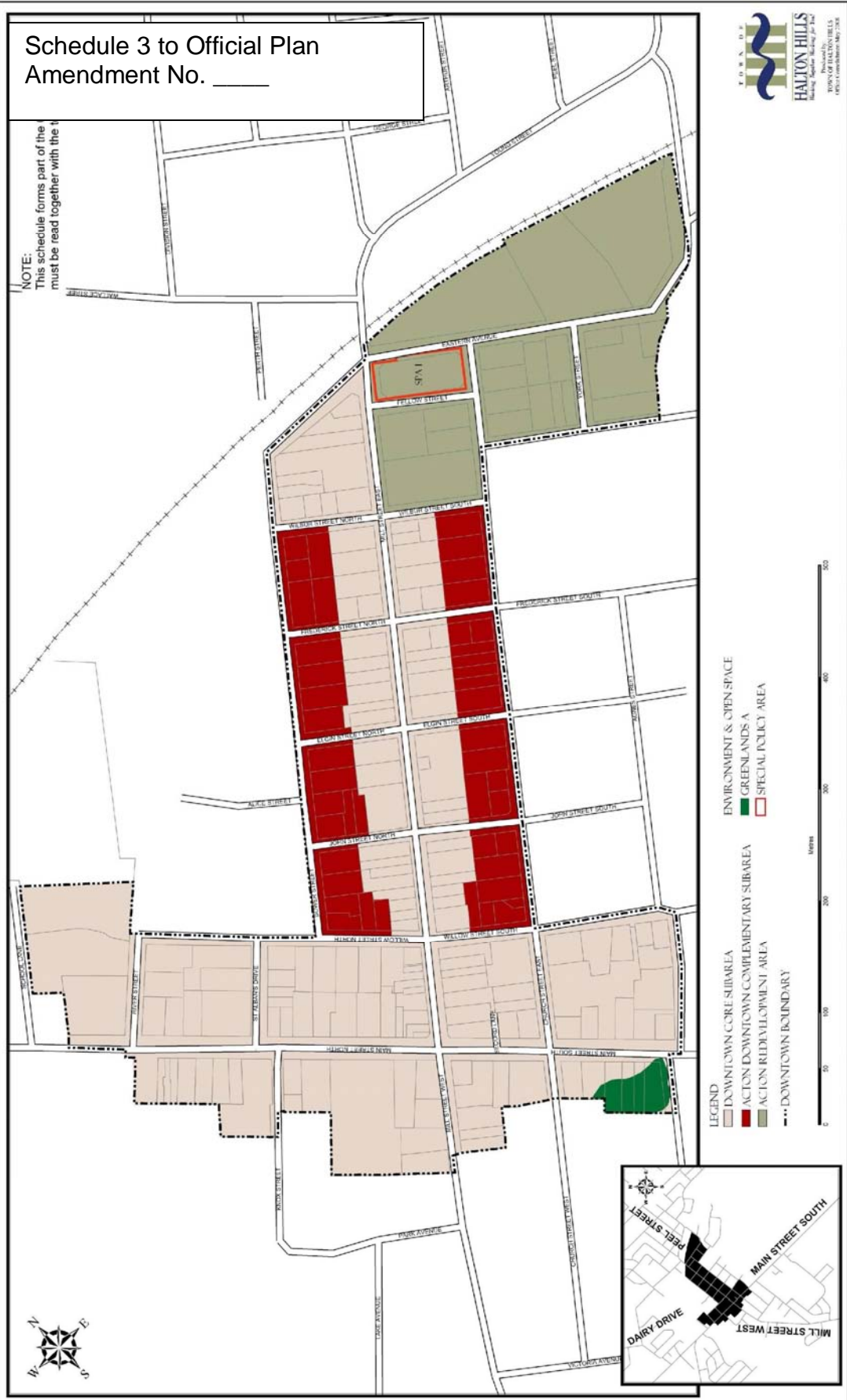


ACTON DOWNTOWN AREA

TOWN OF HALTON HILLS OFFICIAL PLAN
SCHEDULE A7

Schedule 3 to Official Plan
Amendment No. _____

NOTE:
This schedule forms part of the
Official Plan and must be read together with the



PART C
THE APPENDICES

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Acton Downtown Area Land Use Policy Review - Reports to Council

Report	Title
PDS-2009-0034	Acton Downtown Area Land Use Policy Review
PDS-2009-0085	Retail Market Demand Study Update
PDS-2010-0047	Acton Downtown Area Land Use Policy Review – Background and Preliminary Alternatives Report

Acton Downtown Area Land Use Policy Review - Supporting Documents

Title	Date
Background and Preliminary Alternatives Report	April 2010
Boundary Alternatives Paper	January 2011

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