



**BY-LAW NO. 2016-0073**

A By-law to adopt Amendment No. 29 to the  
Official Plan of the Town of Halton Hills,  
193, 195, 197 Mountainview Road North and  
111, 115 John Street (Georgetown),  
Part of Lot 19, Plan 182, former Township of Esquesing,  
Town of Halton Hills, Regional Municipality of Halton  
(File: D09OPA14.001)

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**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 December 12, 2016, Council for the Town of Halton Hills approved Report No. PI-2016-0093, dated November 14, 2016, in which certain recommendations were made relating to the Town of Halton Hills Official Plan;

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

1. That Amendment No. 29 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 12<sup>th</sup> day of December, 2016.

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MAYOR – Rick Bonnette

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TOWN CLERK – Suzanne Jones

OFFICIAL PLAN AMENDMENT No. 29

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 No. 29 to the Official Plan for the Town of Halton Hills.

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**AMENDMENT NO. 29 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 29 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 2016-0073 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 facilitate the development of a six (6) storey, 115-suite seniors residence on lands municipally known as 193, 195 and 197 Mountainview Road North and 111 John Street with shared access and parking with the existing property located at 115 John Street (not part of the amendment) within the Georgetown Urban Area of the Town of Halton Hills. The subject lands are currently designated *Low and Medium Density Residential Areas*, in the Town of Halton Hills Official Plan.

The Amendment proposes to re-designate the *Low and Medium Density Residential Areas* portions of the subject lands to *High Density Residential Area* on Schedule A3 to the Official Plan and to add a new Special Residential Policy Area and text under Section D1.6.14 – Residential Special Policy Area 14.

The amendment also proposes to re-designate a portion of these lands from *Medium Density Residential Area* to a *Greenlands* designation and to add a new Special Policy Area and text under Section D1.3.7.3 Special Policy Area 5.

The amendment is consistent with the Provincial Policy Statement and conforms to the Places to Grow Growth Plan, and the Region of Halton Official Plan. The proposed development will efficiently use land, infrastructure and existing services, and contributes to the provision of a range and mix of housing in Georgetown.

The amendment has been determined to have ‘No Negative Impact’ on the adjacent Key Features and Regional Natural Heritage System as indicated by the Region of Halton and the Credit Valley Conservation Authority.

The intensification of the subject lands will not have inappropriate impacts on surrounding land uses, public infrastructure and natural heritage.

The proposed development meets the goals and strategic objectives of the Town of Halton Hills Official Plan.

### **LOCATION AND SITE DESCRIPTION**

The subject property is legally described as Part of Lot 19, Plan 182, former Township of Esquesing, Town of Halton Hills, Regional Municipality of Halton and is municipally known as 193, 195 and 197 Mountainview Road North and 111 John Street (Georgetown). The irregularly shaped property is approximately 0.62 hectares (1.54 acres) in size and has frontage on both Mountainview Road North and John Street. The property is located east of Mountainview Road North, on the north side of John Street in Georgetown, in an existing neighbourhood.

Surrounding land uses to the subject property include:

- To the North: single detached homes designated low density residential; and Credit River valley system/natural open space recognized as significant woodland and designated natural heritage system by Halton Region;
- To the South: single detached residential property located at the corner of Mountainview Rd. and John St. designated low density residential; four townhomes designated medium density and, a commercial plaza located across the street on the south side of John Street;
- To the East: existing six-storey residential apartment building designated high density residential;
- To the West: existing low density residential located across the street (Mountainview Road North).

## **PART B – THE AMENDMENT**

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 29 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 A3 – Georgetown Land Use is hereby amended by adding a High Density Residential Area designation to the lands municipally know as 193, 195, 197 Mountainview Road North and 111 John Street (Georgetown), as shown on Schedule ‘1’ to this amendment.
2. That Schedule A3 – Georgetown Land Use is hereby amended by adding a Greenlands designation to the lands municipally know as 111 John Street (Georgetown), as shown on Schedule ‘1’ to this amendment.
3. That Schedule A3 – Georgetown Land Use to the Official Plan for the Town of Halton Hills is hereby amended by marking with a number “14” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 193, 195, 197 Mountainview Road North and 111 John Street (Georgetown).
4. That Schedule A3 – Georgetown Land Use to the Official Plan for the Town of Halton Hills is hereby amended by marking with a number “5” and adding a solid burgundy line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 111 John Street (Georgetown).
5. 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:

#### **D1.6.14 Residential Special Policy Area 14**

A seniors residence with a maximum height of 6 storeys and a maximum of 115 units (suites) shall be permitted within the *High Density Residential Area* designation on lands identified as *Residential Special Policy Area 14*, as shown on Schedule A3 of this Plan.

6. That Section B1.3.7, 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:

#### **B1.3.7.5 Special Policy Area 5**

Notwithstanding the policies of Section B1.2 of this Plan, the single-tier Greenlands designation contained within Special Policy Area 5, as shown on Schedule A3 to this Plan, is subject to the Regional Natural Heritage System Policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G, and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.

SCHEDULE 1 to OPA No. 29

