

# OFFICIAL PLAN AMENDMENT NO. XXX

## PART 1 – PREAMBLE

### (i) Purpose of the Amendment

The applicant (Urban in Mind) proposes to develop the property municipally known as 16-18 Mill St in Georgetown at a density above that identified in the Official Plan for Medium Density. Official Plan Amendment & Zoning By-Law Amendment Applications have been submitted to allow for a 6-storey 52-unit residential development.

The purpose of this amendment is to redesignate the lands on the property from 'Medium Density Residential' & 'Greenlands' to 'High Density Residential/Community Facility Area' with special provisions that would allow for development to front onto a local road, achieve a Floor Space Index (FSI) of 2.11 and to maintain a reduced setback of 3.5 metres the *Greenlands*.

### (ii) Location of the Amendment

The amendment applies to lands shown on Map 1.

### (iii) Details of the Amendment

#### Text Change

PART H, SECTION H3.9 - SPECIAL POLICY AREAS is amended by the addition of Subsection H.3.9.X.

#### Map Change

Schedule H3 of the Georgetown Go Station Area Land Use Plan has been amended to show the Special Policy Area X designation.

## PART 2 – BODY OF THE AMENDMENT

### 1. Text Change

#### PART H, SECTION H3.9 - SPECIAL POLICY AREAS:

##### H3.9.X Special Policy Area X

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

#### a) Main Permitted Uses

The main permitted uses in Special Policy Area X are limited to:

- Apartment dwellings

#### b) Density and Height

Maximum FSI of 2.11 with a maximum height of 6 storeys is permitted.

**c) Parkland/Natural Heritage Buffer**

The Town shall require a Parkland Dedication at a rate of 1 hectares of land for every 500 dwellings units. (*minus any applicable credits*)

**d) Fronting onto a 'Local Road'**

that 'High Density Residential' development shall be permitted to occur on a property fronting onto a 'Local Road'.

**e) Greenland Setbacks**

A minimum 3.5 metre setback is required from lands located within the *Greenlands* designation.

**f) New Development and Redevelopment Policies**

The following policies are intended to guide proposals for new development or redevelopment in Special Policy Area:

- i. new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- ii. any new buildings 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 site shall be appropriately landscaped to provide a visual buffer or screen for adjacent residential properties;

## 2. Map Change

See Special Policy Area X

