

**THE CORPORATION OF THE TOWN OF HALTON HILLS**

**BY-LAW NO.2022-0072**

A By-law to adopt Amendment No. 42 to the Official Plan of the Town of Halton Hills

The Ontario Land Tribunal, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P.13, as amended, hereby enacts as follows:

1. That Amendment No. 42 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby approved.

**By-law approved by Ontario Land Tribunal Order/Decision (OLT-22-002179) issued on April 6, 2022**

**OFFICIAL PLAN AMENDMENT No. 42**  
**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. 42 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 42 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. 42 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 2022-0072 in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended;

## **PART A – THE PREAMBLE**

### **PURPOSE OF THE AMENDMENT**

This Amendment is intended to facilitate the development of nine (9) 2-storey townhouses on lands municipally known as 20 Ransom Street within the Acton Urban Area of the Town of Halton Hills. The subject lands are currently designated *Low Density Residential Area* in the Town of Halton Hills Official Plan.

The approved policies for the Low Density Residential Area allow single detached, semi-detached, and duplex dwellings at a density not exceeding 15 units per hectare. The proposed development would result in block townhouses developed with a residential density of which is calculated at approximately 33 units per hectare.

The Amendment changes the Official Plan designation on this property from Low Density Residential Area to Medium Density Residential Area.

### **LOCATION AND SITE DESCRIPTION**

The subject property is municipally known as 20 Ransom Street in the Acton Urban Area. The 0.27 ha (0.67 ac) lot is rectangular in shape and fronts onto Ransom Street by 33.60 metres. The subject property currently contains a 1 ½ storey dwelling and accessory shed.

Surrounding land uses to the subject property include:

- To the North: Single detached dwellings.
- To the East: Single detached dwellings and a place of worship.
- To the West: Apartment building.
- To the South: Townhouses.

### **BASIS FOR THE AMENDMENT**

The following planning and land use considerations have been identified and are considered appropriate to provide for the change from Low Density Residential Area to Medium Density Residential Area:

1. The lands abutting the subject property to the east contain single detached dwellings. Block townhouses and an apartment building are located to the south and west respectively. The proposed townhouses are considered a moderate transition in density between the single detached dwellings to the east and apartment building to the west;
2. The conceptual Site Plan submitted demonstrates that the site can be developed with adequate on-site parking, a private road and landscaping;

3. The subject lands have previously been identified in the Halton Hills Intensification Opportunities Study as a site for intensification; and,
4. Council is satisfied that the proposed development fulfills the criteria set out in Section D1.4.3 (New Medium and High Density Residential Areas) of the Official Plan.

## **PART B – THE AMENDMENT**

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. 42 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 A6 – Acton Urban Area Land Use Plan is hereby amended by identifying lands municipally known as 20 Ransom Street as Medium Density Residential Area by colour-coding this property with the corresponding colour as shown in Schedule ‘1’ to this amendment.
2. That Schedule A6 – Acton Urban Area Land Use Plan is hereby amended by marking with a number “18” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 20 Ransom Street (Acton).
3. 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:

“D1.6.18      Residential Special Policy Area 18

A maximum of 9 residential townhouses, with a maximum height of 2 storeys, shall be permitted within the Medium Density Residential Area designation on lands identified as Residential Special Policy Area 18, as shown on Schedule A6 of this Plan.”

**SCHEDULE 1 to OPA No. 42**

