



BY-LAW NO. 2023-0033

A By-law to adopt Amendment No. 48 to the Official Plan of the
Town of Halton Hills, 15651 10 Side Road (Georgetown)
Part of Lot 10, Concession 10, ESQ , Block 290, PLAN 20M-1208,
Town of Halton Hills, Regional Municipality of Halton
(File No. D09OPA21.002)

WHEREAS 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, R.S.O. 1990, 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 April 17, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-017, dated March 10, 2023, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to modify the language of Residential Special Policy Area 6 to allow a density of 25 units per net residential hectare on the lands municipally known as 15651 10 Side Road (Georgetown).

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

1. That Amendment No. 48 to the Official Plan of the Town of Halton Hills, being the attached text is hereby approved; and,
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act, R.S.O. 1990, c. P. 13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 8th day of May, 2023.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. 48

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 text constitutes Amendment No. 48 to the Official Plan for the Town of Halton Hills

**AMENDMENT NO. 48 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text constitutes Amendment No. 48 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 2023- 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 – ANN LAWLOR

Originally Signed By:

CLERK – VALERIE PETRYNIAK

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of an 88-unit adult lifestyle community on the lands municipally known as 15651 10 Side Road within the Georgetown Urban Area of the Town of Halton Hills. The adult lifestyle community would be comprised of 46 single-detached bungalow, 21 bungalow townhouse and 21 rear lane townhouse dwellings.

The subject property is designated Low Density Residential Area and is subject to Residential Special Policy Area 6. The Low Density Residential Area designation allows for residential uses at a maximum density of 20 units per net residential hectare and height of 3 storeys. Special Policy Area 6 states that the development of single and semi-detached dwellings or other forms of horizontal multiple dwellings suitable for seniors housing or any combination of these dwelling types may be permitted within a condominium development on the subject lands.

The Amendment modifies the language of Residential Special Policy Area 6 to increase the density permissions for the underlying Low Density Residential Area designation to 25 units per net residential hectare.

LOCATION AND SITE DESCRIPTION

The subject lands are municipally known as 15651 10 Side Road in the Georgetown Urban Area and located at the north-east corner of 10 Side Road and Hartwell Road, west of Tenth Line. The lot has an area of approximately 3.54 hectares (8.75 acres) with frontage of approximately 258.8 metres (849.08 ft.) on 10 Side Road and 63.3 metres (207.68 ft.) flanking Hartwell Road.

Surrounding lands uses to the subject site include:

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| To the North: | Built and under construction single detached homes, a future elementary school block and Maple Creek Park. |
| To the East: | Under construction single detached, semi-detached and townhouse dwellings, and the Southeast Georgetown lands east of Tenth Line. |
| To the South: | Stormwater management ponds and agricultural lands. |
| To the West: | Beyond Hartwell Road are single detached dwellings and a stormwater management pond. |

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to allow for the increase in density from 20 to 25 units per net residential hectare within Residential Special Policy Area 6:

1. The proposal is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan and Region of Halton Official Plan;
2. The proposal satisfies the goals, objectives and policies of the Town of Halton Hills Official Plan relating to providing appropriate growth, that increases the housing options available in the community;
3. The proposal achieves the intent of the Low Density Residential Area and Residential Special Policy Area 6, by providing an adult lifestyle community consisting of 46 single detached bungalow, 21 bungalow townhouse and 21 rear lane townhouse dwellings;
4. The proposal provides residential growth in proximity to commercial uses, thereby promoting active transportation and adding to the mix of land uses in the community; and,

5. Council is satisfied that the conceptual site plan submitted demonstrates that the site can be developed in accordance with the objectives for Residential Special Policy Area 6 by demonstrating a street and block layout that provides for an attractive appearance from 10 Side Road, integrates appropriately into the adjacent and surrounding neighbourhood and can properly function from a transportation perspective.

PART B – THE AMENDMENT

All of this part of the document consisting of the following text constitutes Amendment No. 48 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 Section D1.6.6 Residential Special Policy Area 6, of the Official Plan for the Town of Halton Hills is hereby amended by modifying the language to include the maximum permitted density, which shall read as follows:

“D1.6.6 Residential Special Policy Area 6

The development of single and semi-detached dwellings or other forms of horizontal multiple dwellings suitable for seniors housing or any combination of these dwelling types may be permitted within a condominium development on lands identified as Residential Special Policy Area 6, as shown on Schedule A3 of this Plan.

Notwithstanding Section D1.3.1.2, the maximum permitted density shall not exceed 25 units per net residential hectare. Through the site plan and condominium approval processes, the street and block layout on the subject lands shall provide for an attractive appearance from 10 Side Road through the use of measures such as service roads and/or the location of private open space elements.”