



BY-LAW NO. 2024-0097

A By-law to adopt Amendment No. 58 to the Official Plan of the
Town of Halton Hills -
Additional Residential Units

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 9, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-093, dated November 11, 2024, in which certain recommendations were made relating to Additional Residential Units.

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

1. That Amendment No. 58 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 9th day of December, 2024.

Originally Signed By:

MAYOR – ANN LAWLOR

Originally Signed By:

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. 58

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 Schedule and Text constitutes Amendment No. 58 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 58 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. 58 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 2024-0097 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 – Ann Lawlor

TOWN CLERK – Valerie Petryniak

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

The main purpose of this amendment is to update current policies for accessory apartments within the Town's Official Plan. Proposed changes include adopting the term Additional Residential Units, in place of Accessory Apartments, to better align with Provincial planning policies. Additionally, an update to the definition of the use is required to include units detached from the main residential building.

LOCATION

The amendment applies to the Halton Hills Rural Area (excluding the Niagara Escarpment Plan Area), specifically to lands where designations permit single detached dwellings. Within the Niagara Escarpment Plan Area, only administrative changes are being proposed to reflect the use of the new term Additional Residential Unit in the Town of Halton Hills Official Plan.

BASIS FOR THE AMENDMENT

In September of 2019, Town Council approved Official Plan Amendment (OPA) No. 38 and By-law 2019-0049 (to amend Comprehensive Zoning By-law 2010-0050), in order to implement the final recommendations for revised Accessory Dwelling Units policies in Halton Hills. Since then, the Provincial direction (through Bill 23) has changed to require that municipalities permit up to three units on a lot in urban areas, wherever single, semi-detached, or townhouse units are already permitted.

Currently the Town's Official Plan permits accessory apartments within single, semi-detached and townhouse dwellings, subject to maximum floor area (110 square metres) in the Urban Area and Rural/Agricultural Area.

Key changes being proposed through this update include:

- Adopting the term Additional Residential Units, in place of Accessory Dwelling Units, to better align with Provincial policies.
- Update the existing definition as required to include units detached from the main residential building.

Under the current Official Plan an Accessory Apartment is defined as a "self-contained apartment within a single detached, semi-detached, or townhouse dwelling unit." The use is currently permitted in the Low Density Residential Areas and Medium Density Residential Areas, subject to regulations of the Zoning By-law and criteria listed in Section D1.3.1.6:

- The accessory apartment shall comply with the Ontario Building and Fire Codes;
- Adequate parking is available on the lot for both dwelling units and minimizes the loss of outdoor amenity areas or landscaping;
- The accessory apartment is designed and located in such a manner to not have a negative impact on the character of the surrounding neighbourhood and to the end any building addition shall be compatible with the massing, height, and setbacks of adjacent dwelling units; and,
- Municipal water and wastewater facilities are adequate and available.

In the Rural Area, Accessory Apartments are permitted under the Agricultural Area and Protected Countryside designations, subject to regulations of the Zoning By-law and criteria listed in Section E1.4.10:

- The accessory apartment shall comply with the Ontario Building and Fire Codes;
- Adequate parking is available on the lot for both dwelling units and minimizes the loss of outdoor amenity areas or landscaping;
- The accessory apartment is designed and located in such a manner to not have a negative impact on the character of the surrounding residential uses and to that end any building addition shall be compatible with the massing, height, and setbacks of adjacent dwelling units; and,

- Municipal water and wastewater or septic and well facilities are adequate and available to accommodate an additional dwelling unit.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. 58 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 Section G13.7 Glossary is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
2. That the definition for Accessory Apartment under Section G13.7 Glossary is repealed and replaced with the following:

Means a dwelling unit within, or in a building detached from, a single detached, semi-detached or townhouse dwelling on the same lot.
3. That Section B4.2.3.3 Permitted Uses (Escarpment Rural Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
4. That Section D1.3.1.1 Complementary Uses (Low Density Residential Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
5. That Section D1.3.1.6 (Accessory Apartments) is repealed and replaced with:

D1.3.1.6 Additional Residential Units

An additional residential units is permitted subject to the regulations of the Zoning By-law and the following criteria:

- a) the additional residential unit shall comply with the Ontario Building and Fire Codes;
- b) adequate parking is available on the lot for both dwelling units and minimizes the loss of outdoor amenity areas or landscaping;
- c) the additional residential unit is designed and located in such a manner to not have a negative impact on the character of the surrounding neighbourhood and to that end any building addition shall be compatible with the massing, height, and setbacks of adjacent dwelling units; and,
- d) municipal water and wastewater facilities are adequate and available to accommodate an additional dwelling unit.

Additional residential units shall not be subject to the density provisions of this Plan. As a condition of approval, the Town shall require that dwelling units containing an accessory apartment be registered in accordance with the provisions of the Municipal Act.

6. That Section D1.3.2.3 (Complementary Uses) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
7. That Section D1.4.5 (Monitoring of Housing) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
8. That Section D5.3 (Intensification Targets), Table D5.1, is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.

9. That Section E1.3 Permitted Uses (Agricultural Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
10. That Section E1.4.10 (Accessory Apartments) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit:

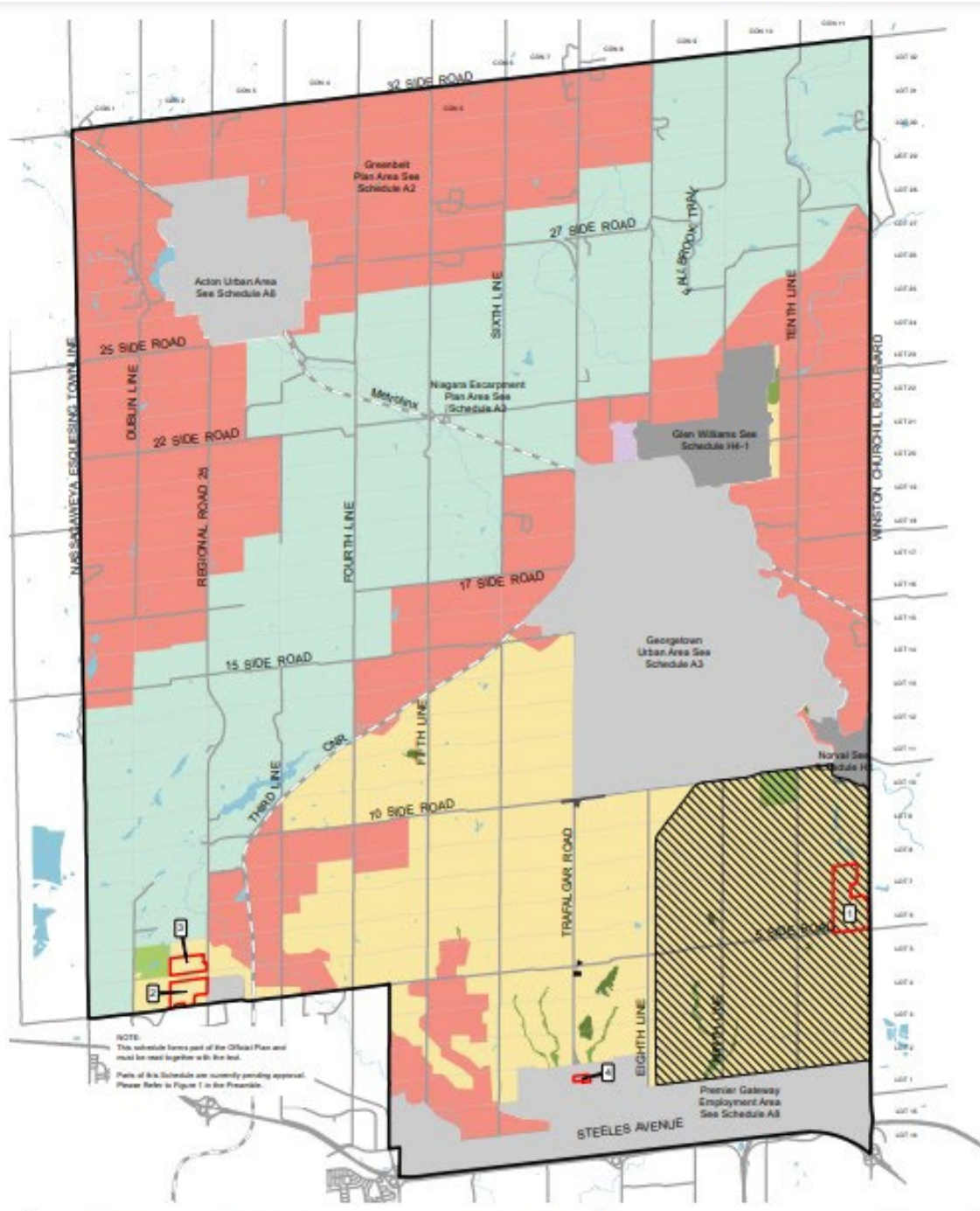
E1.4.10 Additional Residential Units

An additional residential unit is permitted on existing lots subject to the regulations of the Zoning By-law and the following criteria:

- a) the additional residential unit shall comply with the Ontario Building and Fire Codes;
 - b) adequate parking is available on the lot for both dwelling units and minimizes the loss of outdoor amenity areas or landscaping;
 - c) the additional residential unit is designed and located in such a manner to not have a negative impact on the character of the surrounding residential uses and to that end any building addition shall be compatible with the massing, height, and setbacks of adjacent dwelling units; and,
 - d) municipal water and wastewater or septic and well facilities are adequate and available to accommodate an additional dwelling unit.
11. That Section E2.3 Permitted Uses (Protected Countryside Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 12. That Section E3.4.1 Uses (Hamlet Residential Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 13. That Section E3.4.2 (Hamlet Community Core Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 14. That Section E4.3 Permitted Uses (Rural Cluster Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 15. That Section E5.3 Permitted Uses (Country Residential Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 16. That Section G11 (Registration By-laws) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 17. That Section G13.7 Glossary (under Residential Intensification) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 18. That Section H2.4.2 Permitted Uses (Hamlet Community Core Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 19. That Section H2.5.2 Permitted Uses (Hamlet Commercial Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 20. That Section H2.7.2 Permitted Uses (Hamlet Residential Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
 21. That Section H2.8.2 Permitted Uses (Hamlet Residential/Office Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.

22. That Section H4.4.2 Permitted Uses (Hamlet Community Core Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
23. That Section H4.5.2 Permitted Uses (Hamlet Residential Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.
24. That Section H4.6.2 Permitted Uses (Hamlet Estate Residential Area) is amended by repealing the term Accessory Apartment and replacing it with Additional Residential Unit.

SCHEDULE 1 to OPA No. 58
Map 1 – Halton Hills



NOTE:
 This schedule forms part of the Official Plan and must be read together with the text.
 Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Presentation.

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| Environmental & Open Space Areas | Urban Areas | Agricultural/Rural Area | Other |
| Greenlands A | Urban Area | Hamlet | Town of Halton Hills Boundary |
| Greenlands B | Major Institutional Area | Rural Cluster | Special Policy Area |
| Private Open Space Area | General Employment Area (Regional Phasing 2021-2031) | Niagara Escarpment Plan | HPBATS/IGTA West Corridor |
| | | Agricultural Area | Protection Area |
| | | Protected Countryside Area | Waterbody |
| | | | Watercourse |
| | | | Railway Line |
| | | | School |

APRIL 30, 2024
 CONSOLIDATION

