



AMENDMENT NO. ____
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Town of Halton Hills
Automotive Commercial Uses

AMENDMENT NO. ____

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. ____ to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES - does not constitute part of the Amendment, but is included for information purposes only.

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AMENDMENT NO. ____ TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS

The attached text constitutes Amendment No. ____ 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 2012-_____ 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 – R. Bonnette

CLERK – S. Jones

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Part A – The Preamble

1. Purpose of the Amendment

The main purpose of this Amendment is to permit automotive commercial uses within the *Georgetown Community Node – Secondary Commercial Sub-Area* and also make a minor boundary revision to the *Georgetown Community Node – Secondary Commercial Sub-Area* designation. The Amendment also includes new policies to allow Council to waive the requirement for a Comprehensive Development Plan in the *Secondary Commercial Sub-Area* and in the *Mixed Use Sub-Area*, subject to criteria.

2. Location

This amendment applies within the Georgetown Urban Area, specifically the lands currently designated *Georgetown Community Node – Secondary Commercial Sub-Area* and *Mixed Use Sub-Area* and the property at 29 Todd Road (legally described as Plan 617 Pt Lot 68 RP 20R18270 Parts 1 and 2), which is currently designated *General Employment*.

3. Basis of the Amendment

Existing automotive commercial uses in Georgetown are concentrated along Guelph Street and Mountainview Road North. The existing automotive dealerships are within two main land use designations in the Official Plan, which are the *Corridor Commercial Area* designation and the *Georgetown Community Node - Secondary Commercial Sub-Area* designation.

Automotive commercial uses are permitted within the *Corridor Commercial Area* designation; however there are limited opportunities for the location or expansion of automotive commercial uses on properties within this designation. Currently automotive commercial uses are not permitted within the *Georgetown Community Node – Secondary Commercial Sub-Area* designation.

Currently within the Georgetown Urban Area, there are limited opportunities for automotive dealerships to relocate, redevelop or expand, except on their current sites. In light of the limited opportunities for the relocation or expansion of automotive commercial uses within Georgetown, combined with the numerous economic benefits provided by automotive retailers, this Official Plan Amendment has been prepared which proposes to:

- Add automotive commercial uses as a permitted use in the *Secondary Commercial Sub-Area* designation.
- Re-designate the property at 29 Todd Road from *General Employment Area* to *Secondary Commercial Sub-Area*.

In addition to the main objectives summarized above, this Amendment also brings forward the policies previously included in Official Plan Amendment No. 10 (awaiting Regional/Ontario Municipal Board approval) enabling Council to waive the requirements for a Comprehensive Development Plan in the *Secondary Commercial Sub-Area* and *Mixed-Use Sub-Area*. Waiving this requirement would be subject to a number of criteria some of which include demonstrating that the development will contribute to the vibrancy of the area, can be easily integrated with other uses, will not cause traffic hazards, etc.

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Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. ____ to the Official Plan for the Town of Halton Hills.

Details of the Amendment

The Official Plan of the Town of Halton Hills is hereby amended as follows:

1. That Schedule A3, Georgetown Land Use is amended, as shown on Schedule “1” attached to and forming part of this Amendment No. ____ by removing the property legally described as Plan 617 Pt Lot 68 RP 20R18270 Parts 1 and 2 from the General Employment Area, and including it within Community Node Area.
2. That Schedule A5, Georgetown Community Node is amended, as shown on Schedule “2” attached to and forming part of this Amendment No. ____ by including the property legally described as Plan 617 Pt Lot 68 RP 20R18270 Parts 1 and 2 within the Georgetown Community Node as Secondary Commercial Sub-Area.
3. That Section D2.5.2.4.2 Permitted Uses (Secondary Commercial Sub-Area) is hereby amended by adding a new subsection as follows, and re-numbering the following sub-sections:

“l) automotive commercial uses excluding motor vehicle body shops, motor vehicle wreckers and motor vehicle service stations;”
4. That Section D2.5.2.4.3 – Development and Redevelopment Policies (Secondary Commercial Sub-Area) is amended by adding the following paragraph at the end of the Section:

“Council may waive the requirement for a CDP provided that it is demonstrated that the proposed development is in keeping with the vision for the *Secondary Commercial Sub-Area* and subject to the following criteria:

 - a) the development will not compromise the planned function of the designation;
 - b) the uses will contribute to the vibrancy of the area;
 - c) the uses can be easily integrated with other uses on lands within the *Secondary Commercial Sub-Area* designation;
 - d) the development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix 4 to this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;
 - e) elements of the public realm will be improved as a condition of development/redevelopment;
 - f) the uses can be easily accessed by public transit if available;
 - g) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
 - h) municipal water and wastewater services are adequate and available.”

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5. That Section D2.5.2.4.5 – Implementing Zoning By-law (Secondary Commercial Sub-Area) is amended by deleting the first sentence and replacing it with the following:

“Prior to the approval of the CDP by the Town or a decision to waive the requirement for a CDP in accordance with the criteria set out in Section D2.5.2.4.3, the Implementing Zoning By-law shall only recognize development that exists at the time the by-law comes into effect pursuant to the *Planning Act*.”

6. That Section D2.5.2.5.3 – Development and Redevelopment Policies (Mixed-Use Sub-Area) is amended by adding the following paragraph at the end of the Section:

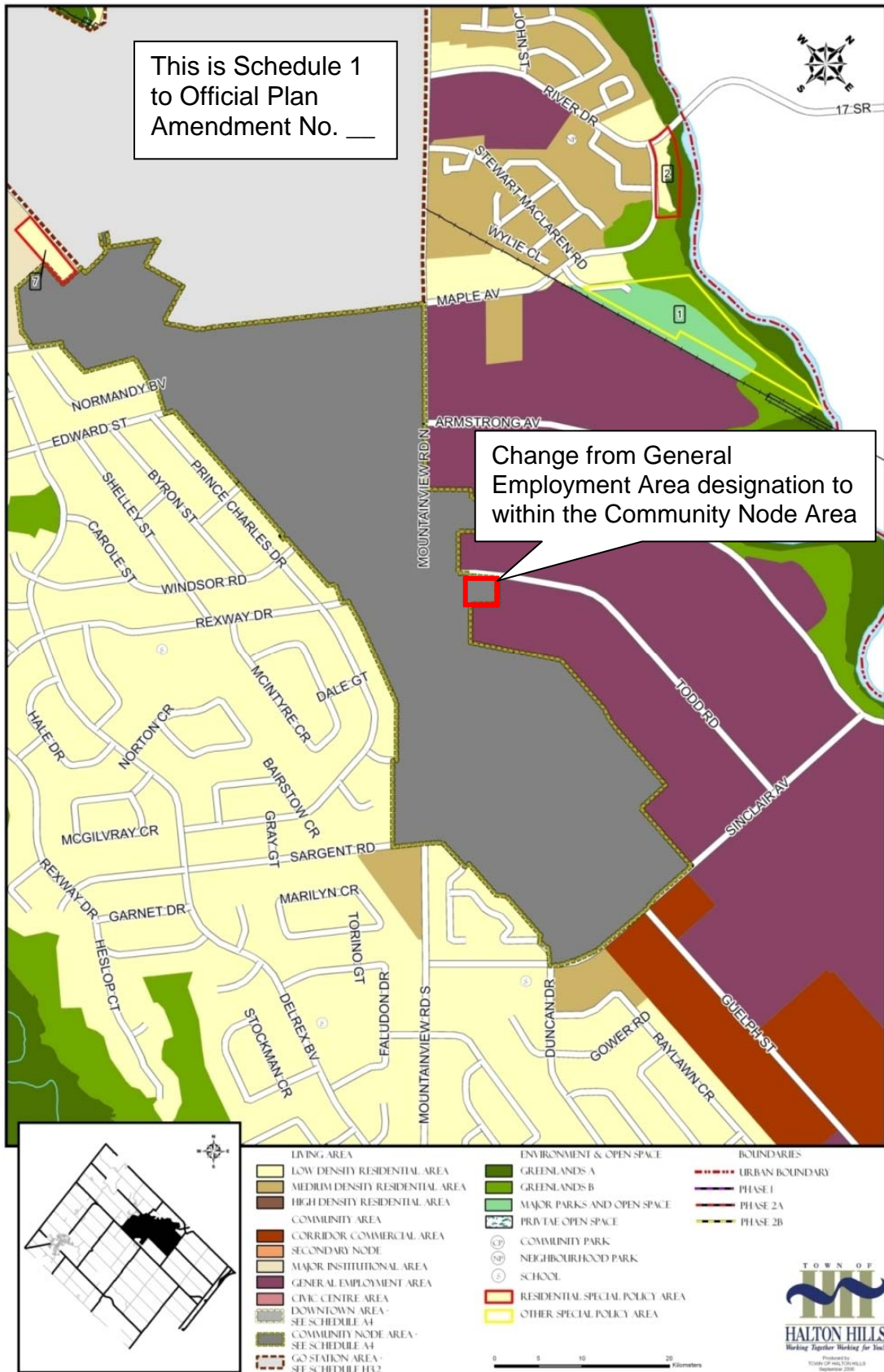
“Council may waive the requirement for a CDP provided that it is demonstrated that the proposed development is in keeping with the vision for the Mixed Use Sub-Area and subject to the following criteria:

- a) the development will not compromise the planned function of the designation;
- b) the uses will contribute to the vibrancy of the area;
- c) the uses can be easily integrated with other uses on lands within the Mixed Use Sub-Area designation;
- d) the development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in Appendix 4 to this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;
- e) elements of the public realm will be improved as a condition of development/redevelopment;
- f) the uses are designed to minimize impacts on adjacent residential areas;
- g) the uses can be easily accessed by public transit if available;
- h) the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- i) municipal water and wastewater services are adequate and available.”

7. That Section D2.5.2.5.5 – Implementing Zoning By-law (Mixed-Use Sub-Area) is amended by deleting the first sentence and replacing the same with the following:

“Prior to the approval of the CDP by the Town or a decision to waive the requirement for a CDP in accordance with the criteria set out in Section D2.5.2.5.5, the Implementing Zoning By-law shall only recognize development that exists at the time the by-law comes into effect pursuant to the *Planning Act*.”

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PART C
THE APPENDICES

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Staff Reports

Report	Title
PDS-2012-0030	Automotive Commercial Uses in the <i>Secondary Commercial Sub-Area</i> of the Georgetown Community Node

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