

BY-LAW NO. 2024-XXXX

A By-law to adopt Amendment No. XX to the Official Plan of the Town of Halton Hills, for the lands described as Lots 25-36, 41-56, Part of Lots 17-24, 40, 57-76, Part of West 20-Foot Lane, Part of East 20-Foot Lane, Part of Matthews Street, and Part of Reserve Block, Registered Plan 119, Town of Halton Hills, Regional Municipality of Halton, municipally known as 130 Mountainview Road North

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, R.S.O. 1990, as amended;

AND WHEREAS on _____, 202_, Council for the Town of Halton Hills approved Report No. PD-202_-____, dated _____, 202_, in which certain recommendations were made regarding amending the Official Plan for the Town of Halton Hills to permit the development of three multi-tower mixed-use and residential buildings on the lands municipally known as 130 Mountainview Road North.

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

1. That Amendment No. XX to the Official Plan for the Town of Halton Hills, being the attached Schedule and text, is hereby approved;
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 ____ day of _____, 202_.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

**AMENDMENT No. XX
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. XX to the Official Plan of the Town of Halton Hills

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

The attached Schedule and text constitute Amendment No. XX 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 202_-XXXX in accordance with the provisions of the Planning Act, R.S.O. 1990, 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

This Amendment is intended to facilitate the development of three multi-tower mixed-use residential buildings with towers ranging in height from 17 to 22 storeys, with 1,481 residential units and 525 square metres of retail space, and a privately-owned publicly accessible space (POPS) on the lands municipally known as 130 Mountainview Road North within the Georgetown GO Major Transit Station Area (MTSA). The subject lands are currently designated as High Density Residential/Mixed Use Area 1 in the Georgetown GO Station Area Secondary Plan and have a Redevelopment Site overlay.

The approved policies for the High Density Residential/Mixed Use Area 1 allow for the main permitted uses of apartment dwellings and mixed-use buildings including high density residential, office and a full range of commercial uses at a height not exceeding 16 storeys and a floor space index (FSI) not exceeding 3.5 for the site as a whole.

The Amendment changes the Official Plan designation on these lands from High Density Residential/Mixed Use Area 1 to High Density Residential/Mixed Use Area 1 with Special Provisions which would allow the development to achieve heights up to 22 storeys with an FSI of 4.56 for the site as a whole, inclusive of publicly conveyed lands.

LOCATION AND SITE DESCRIPTION

The subject lands are municipally known as 130 Mountainview Road North in the Georgetown GO MTSA. The subject lands are approximately 2.85 ha (7.04 acres) in area, are irregular in shape, and have frontage of approximately 241 metres along Mountainview Road and 83 metres along River Drive. The subject lands are a brownfield site and currently contain a small warehouse building and a cleared gravel area on the southeast corner of the property, an access road along the southern property boundary connecting the building to the adjacent property to the west, and a wooded area across the remainder of the property.

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the increased FSI and height on the subject lands:

1. The proposed development makes efficient use of an underutilized brownfield site in a Strategic Growth Area, where growth is intended to occur and where appropriate levels of infrastructure and public service facilities exist;
2. The proposed development supports the achievement of complete communities by providing for a range and mix of land uses, housing options and transportation options, through the provision of 1,481 residential units, 525 square metres of retail space, a privately-owned public space (POPS), a new roadway and pedestrian connections in and around the subject lands;

3. The proposed development supports the establishment of an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents, and will assist the Town in achieving the population target assigned by the Region and the housing target assigned by the Province.
4. The proposed development is transit-supportive, providing a compact, mixed-use development with high residential density within close proximity to the Georgetown GO Station, and implements policy objectives for development within Major Transit Station Areas (MTSAs), including the Provincially-assigned minimum density target of 150 residents and jobs per hectare;
5. The proposed development maintains compatibility with proximate major facilities and employment areas; and,
6. The proposed development is appropriate for and complements the surrounding existing physical context, while advancing objectives for the redevelopment of the MTSA.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. XX 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 H3 – Georgetown GO Station Area Land Use Plan is hereby amended by marking with a number “X” and adding a solid red line around the lands shown in Schedule ‘1’ to this Amendment, municipally known as 130 Mountainview Road North.
2. That Section H3.9 of the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

H3.9.X Special Policy Area X

The following policies apply to lands designated as High Density Residential/Mixed Use Area 1 and identified as Special Policy Area X, as shown on Schedule H3 of this Plan:

a) Density and Height

For the site as a whole, inclusive of publicly conveyed lands, a maximum FSI of 4.56, and a maximum height of 22 storeys, exclusive of rooftop mechanical equipment, is permitted.

Schedule 1 to Amendment No. XX

