



THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2012-0068

A By-law to adopt Amendment No. 11 to the  
Official Plan of the Town of Halton Hills –  
Automotive Commercial Uses

**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 August 27, 2012, Council for the Town of Halton Hills approved Report No. PDS-2012-0059, dated August 14, 2012, in which certain recommendations were made relating to Automotive Commercial Uses in 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. 11 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted;
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 27<sup>th</sup> day of August, 2012.

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MAYOR – Rick Bonnette

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TOWN CLERK – Suzanne Jones

AMENDMENT NO. 11 TO THE OFFICIAL PLAN  
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitutes Amendment No. 11 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 2012-0068 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

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MAYOR – R. Bonnette

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CLERK – S. Jones

AMENDMENT NO. 11

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 and schedules, constitutes Amendment No. 11 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.

## **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 0 and 29 Todd Road (legally described as Plan 617 Pt Lot 68 RP 20R18270 Parts 1, 4 and 5), 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.

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, 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, excluding motor vehicle body shops, motor vehicle wreckers and motor vehicle service stations.
- Re-designate the properties at 0 and 29 Todd Road (which are behind Georgetown Toyota) from *General Employment Area* to *Secondary Commercial Sub-Area* within the *Georgetown Community Node* to enable Georgetown Toyota to expand their business by building a new dealership.

In addition to the main objective of the Amendment as summarized above, this Amendment also brings forward the policies previously included in Official Plan Amendment No. 10 (which is awaiting Regional/Ontario Municipal Board approval) to enable 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, and will not cause traffic hazards, among other matters.

## Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. 11 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. 11 by removing the property legally described as Plan 617 Pt Lot 68 RP 20R18270 Parts 1, 4 and 5 from the General Employment Area, and including it within the 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. 11 by including the property legally described as Plan 617 Pt Lot 68 RP 20R18270 Parts 1, 4 and 5 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.”

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*.”

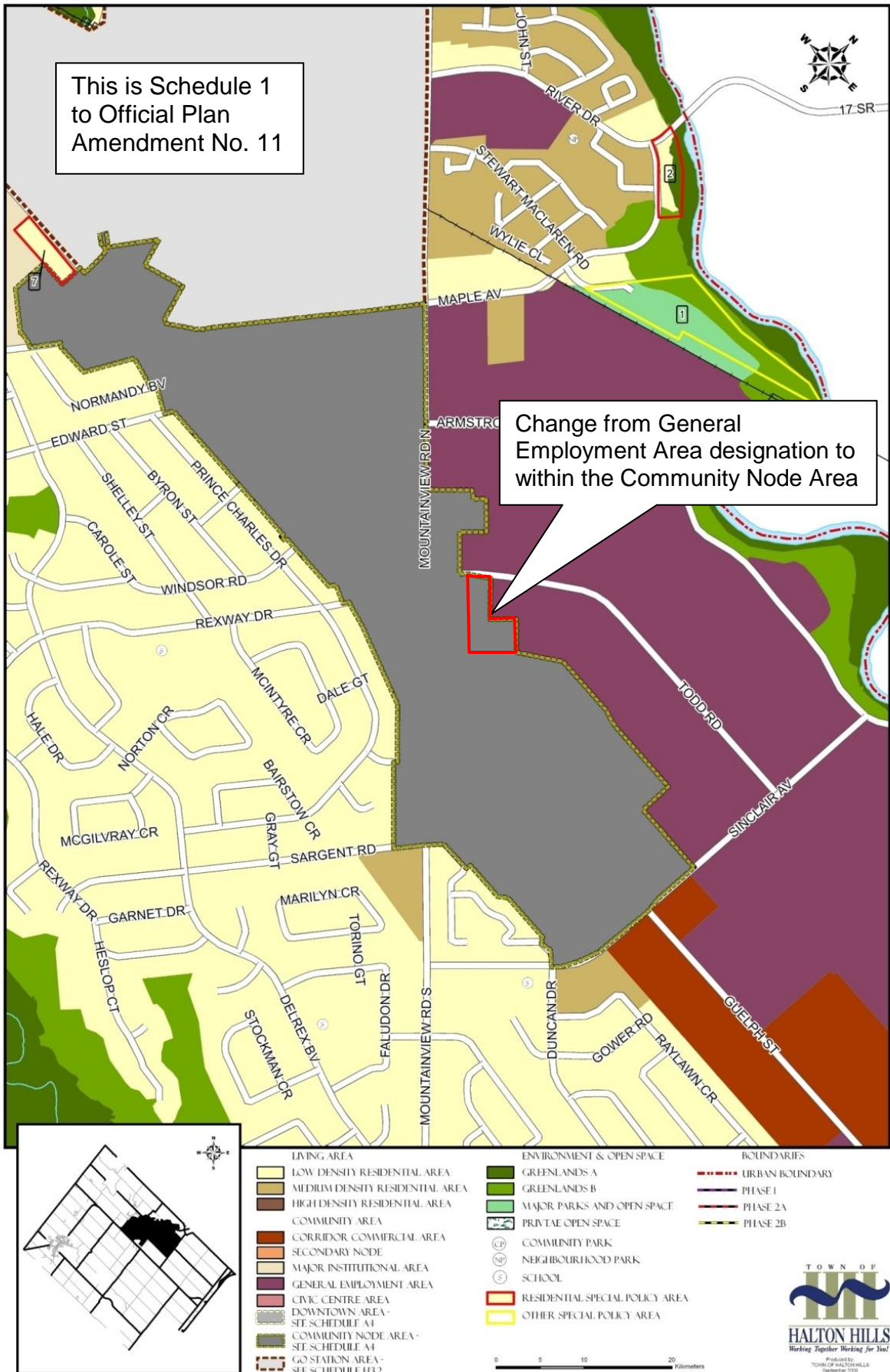
6. That Section D2.5.2.5.3 – Development and Redevelopment Policies (Mixed-Use Sub-Area) is amended by adding the following paragraph at the end of the Section:

“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.”

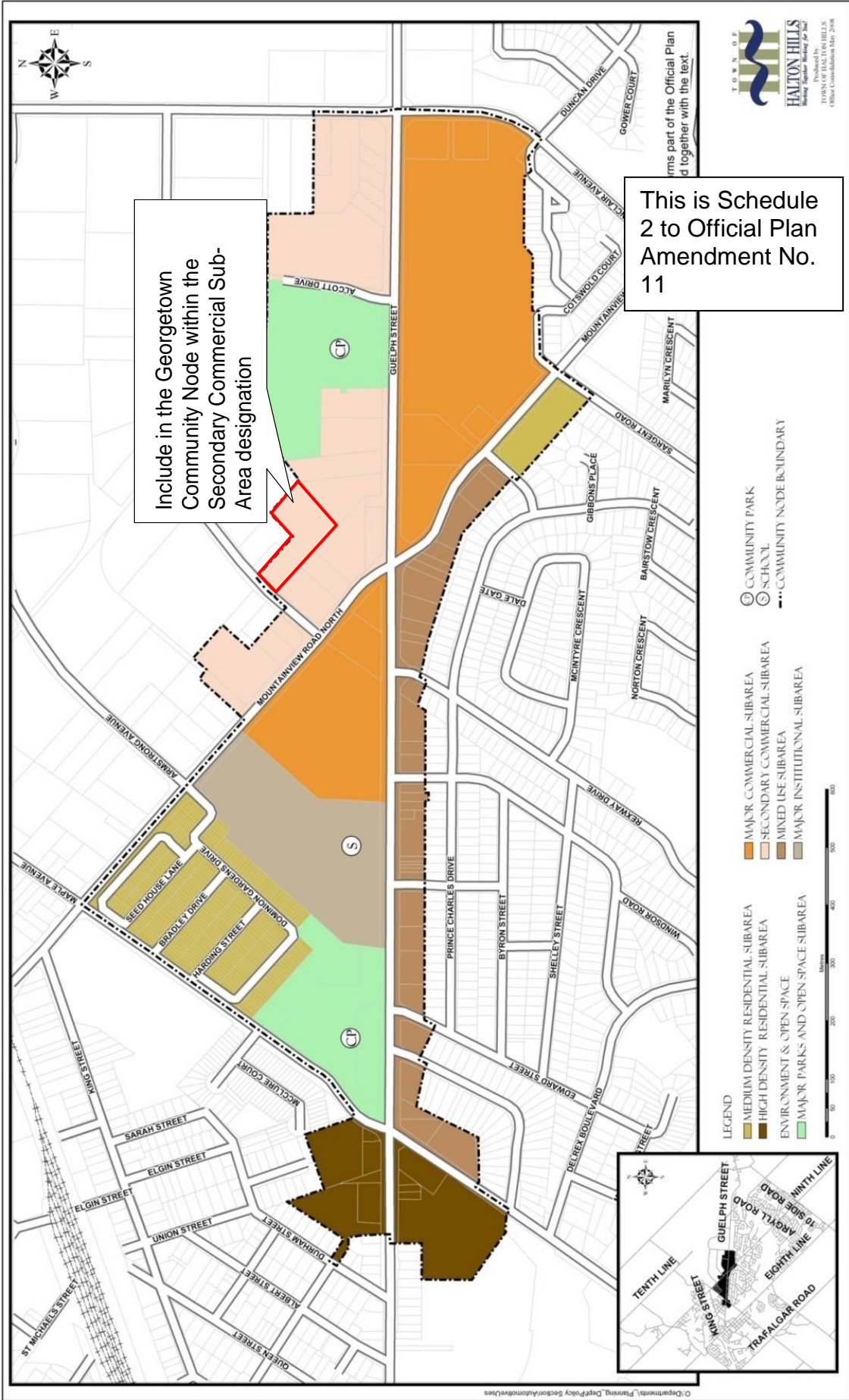
7. That Section D2.5.2.5.5 – Implementing Zoning By-law (Mixed-Use Sub-Area) is amended by deleting the first sentence and replacing the same with the following:

“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*.”



GEORGETOWN COMMUNITY NODE

TOWN OF HALTON HILLS OFFICIAL PLAN  
SCHEDULE A5





PART C  
THE APPENDICES

### Staff Reports

<b>Report</b>	<b>Title</b>
PDS-2012-0030	Automotive Commercial Uses in the <i>Secondary Commercial Sub-Area</i> of the Georgetown Community Node
PDS-2012-0048	Statutory Public Meeting Report

### Draft Documents

<b>Date</b>	<b>Title</b>
May 2012	Draft Official Plan Amendment – Automotive Commercial Uses
July 2012	Revised Draft Official Plan Amendment – Automotive Commercial Uses