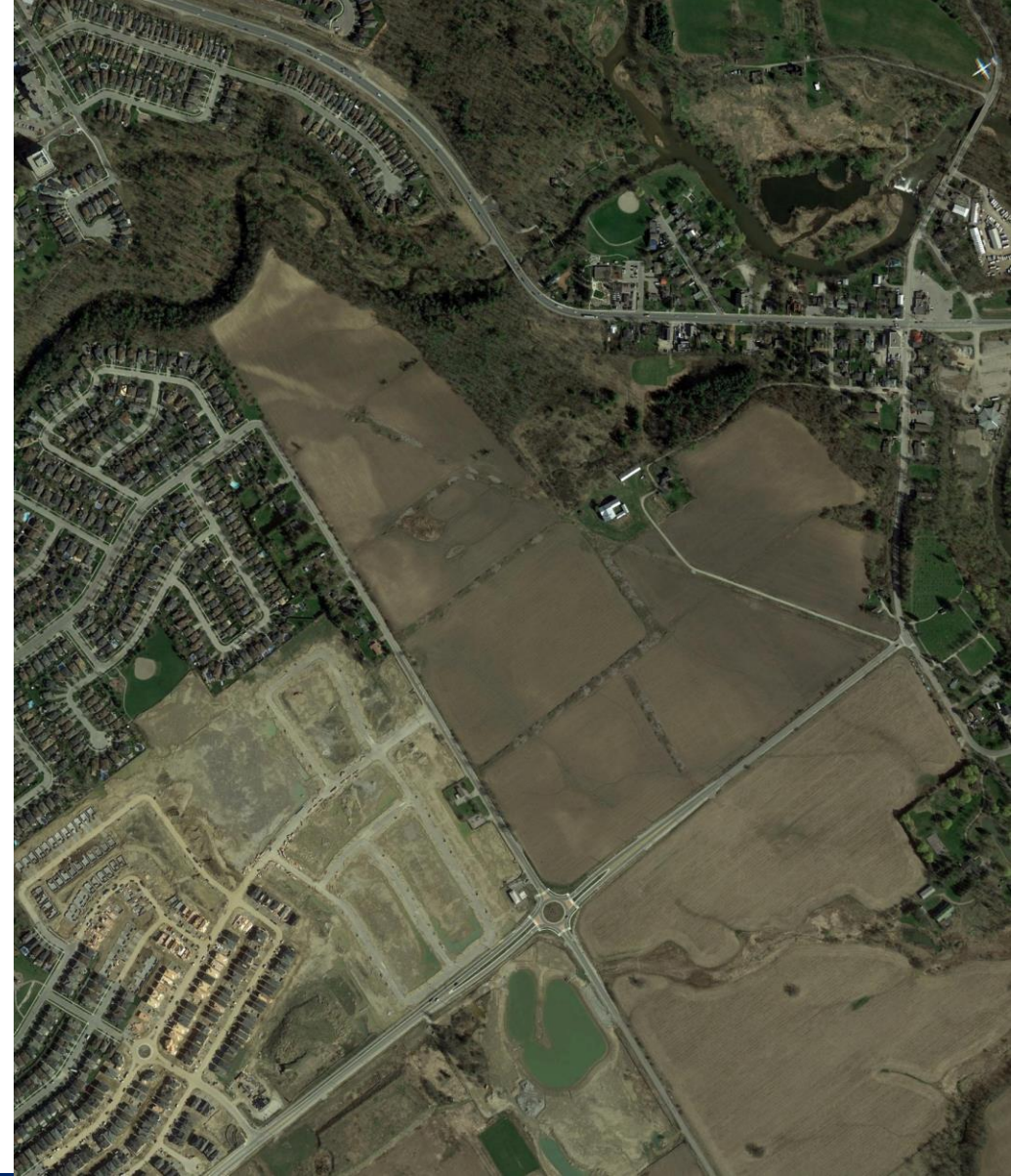


Town of Halton Hills

Southeast Georgetown

Secondary Plan

Prepared By: SGL Planning & Design Inc.
Council Presentation
October 7th, 2024



Presentation Outline



1. What has been done to date
2. Revised Draft Preferred Plan Explained
3. Next Steps

What has been done to date?



Phase 1

Background + Policy Options Review

Oct. 2020 – April 2021

Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Open House

Deliverables

- Engagement Plan
- Draft + Final Background Paper



Phase 2

Land Use Alternatives & Assessment

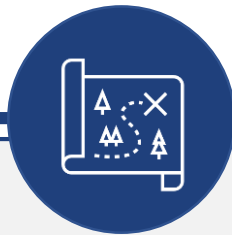
April 2021 – Dec. 2021

Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Open House
- Council Presentation

Deliverables

- Land Use Alternatives Paper + Concept Plans
- Public Consultation Paper
- Evaluation Criteria + Measures



Phase 3

Preferred Land Use + Detailed Planning Study

Dec. 2021 – July 2024

Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Open House
- Council Presentation

Deliverables

- Phasing Plan
- Preferred Land Use Paper

We are here



Phase 4

Draft Secondary Plan

July 2024 – late 2024

Engagement

- Technical Advisory Committee Presentation
- Steering Committee Presentation
- Council Presentation + Adoption

Deliverables

- Public Consultation and Matrix Response
- Recommended Secondary Plan

Preferred Land Use Plan

- Key features include
 - Sustainability and stormwater management
 - Cultural Heritage Features (Russell Farm complex)
 - Parks and Trails
 - Road Classification
 - Land Uses
 - Low Density
 - Medium Density Residential
 - Local Commercial / Mixed Use



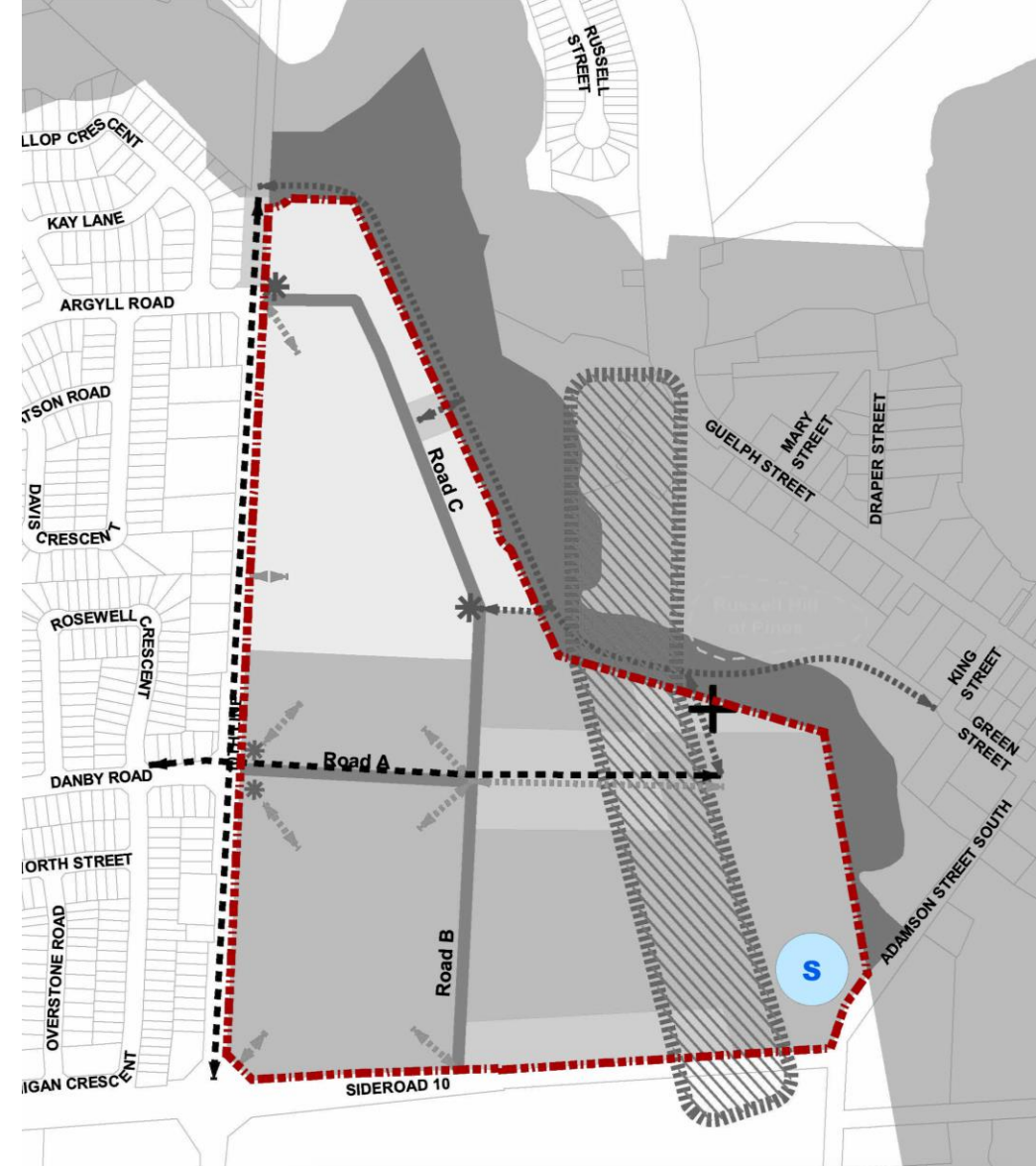
Legend

- | | | |
|-----------------------------|-----------------------|-----------------------------------|
| Study Area / Urban Boundary | Stormwater Pond | Park |
| Local Commercial/Mixed Use | Collector Road | Open Space |
| Medium Density Residential | Multi-Use Path | Greenbelt |
| Low Density Residential | Trails | Trailhead |
| | Pedestrian Connection | Gateway |
| | Russell Farm Complex | Proposed Norval West Bypass Route |

DRAFT
Preferred Land Use Plan

Stormwater Management

- Stormwater facilities integrated into proposed residential
- SIS will confirm the size and location of stormwater management pond
- Stormwater ponds proposed to drain to the Levi Creek and Credit River Main Branch system
- Potential for Low Impact Development Features



Sustainability

- Incorporate economic, social and environmental sustainability elements
- Local commercial centre proposed to accommodate daily needs and personal services
- Social interaction created through parks, conservation of Farm Complex, trail system
- Opportunities for buildings to implement Green Development Standards, LIDs, native street trees, shade trees



Cultural Heritage

- Russell Farm Complex
- Russell Hill of Pines
- Potentially relocate Main Residence as part of Park



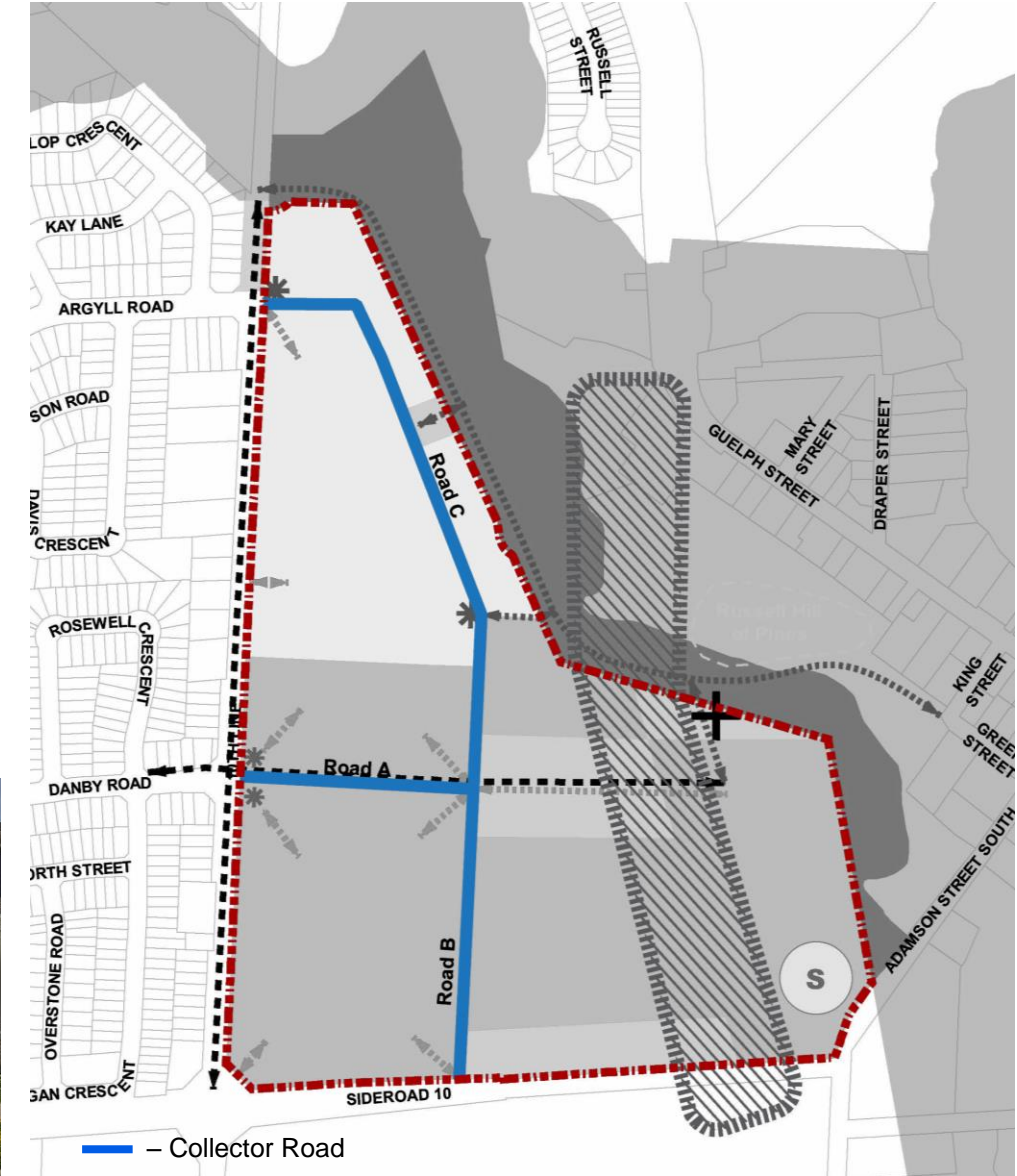
Parks + Trails

- Proposed Parks total approx. 2.5 hectares
- Trails within Greenbelt, along 10th Line and Danby Road / Road A



Road Classification

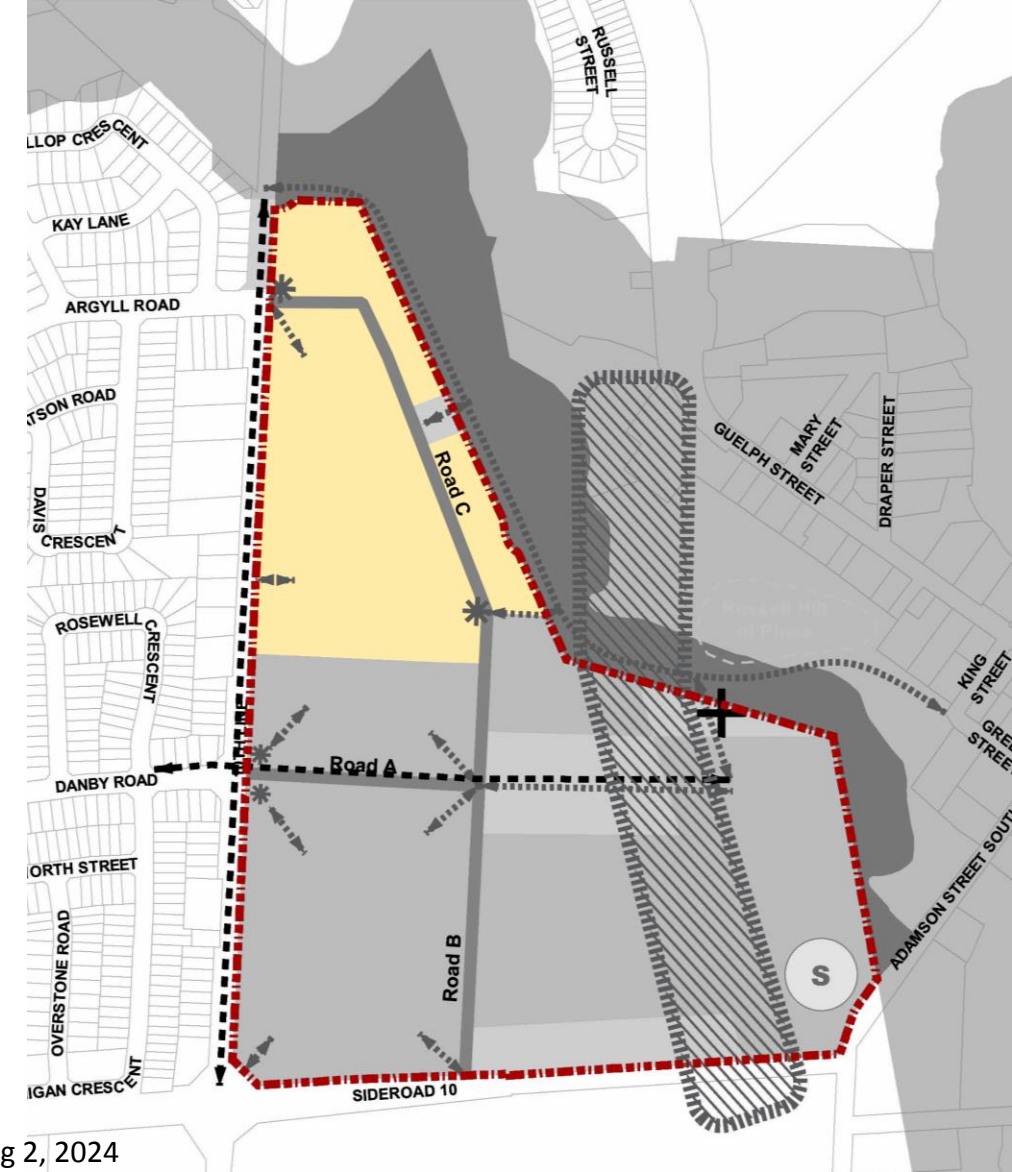
- Collector Road A - Danby Road to Collector Roads B/C intersection
- Collector Road B – Side Road 10 to Road A / Road C
- Collector Road C – Argyll Road to Road B



Land Uses

Low Density Residential

- Detached, semi-detached dwellings
- 1 – 3 storeys
- Within northern portion of Study Area



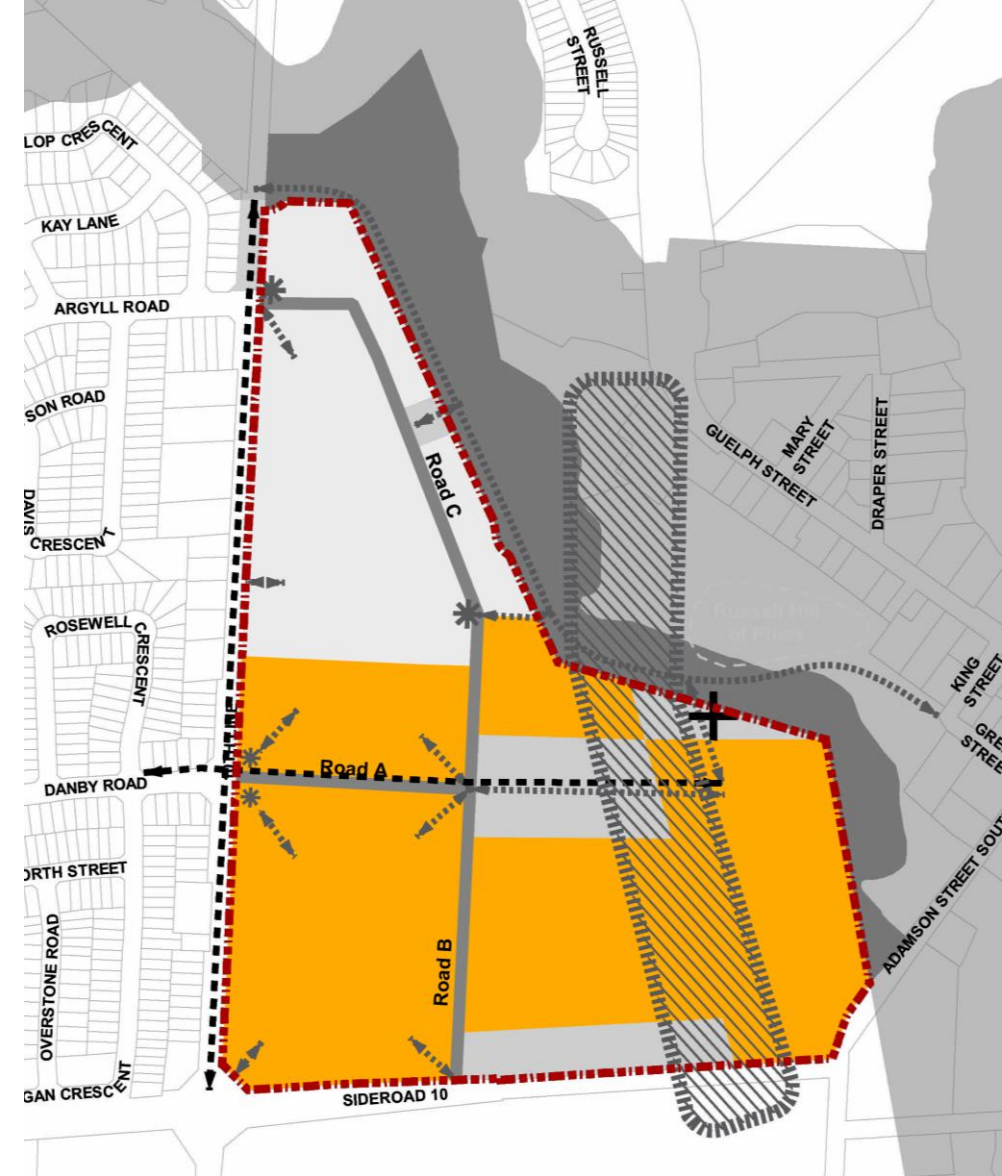
Fieldgate Homes Dual Fronting Single Detached, Single Detached and Rear Lane Single Detached Typical Elevations Aug 2, 2024

Land Uses Medium Density Residential

- Majority of developable area
- Arranged along 10th Line, east of the Norval West Bypass, northeast quadrant of 10th Line and Sideroad 10, Road C and Argyll Road, and east of Road C north of the Park
- Maximum 6 storeys
- Supports walkability and future transit

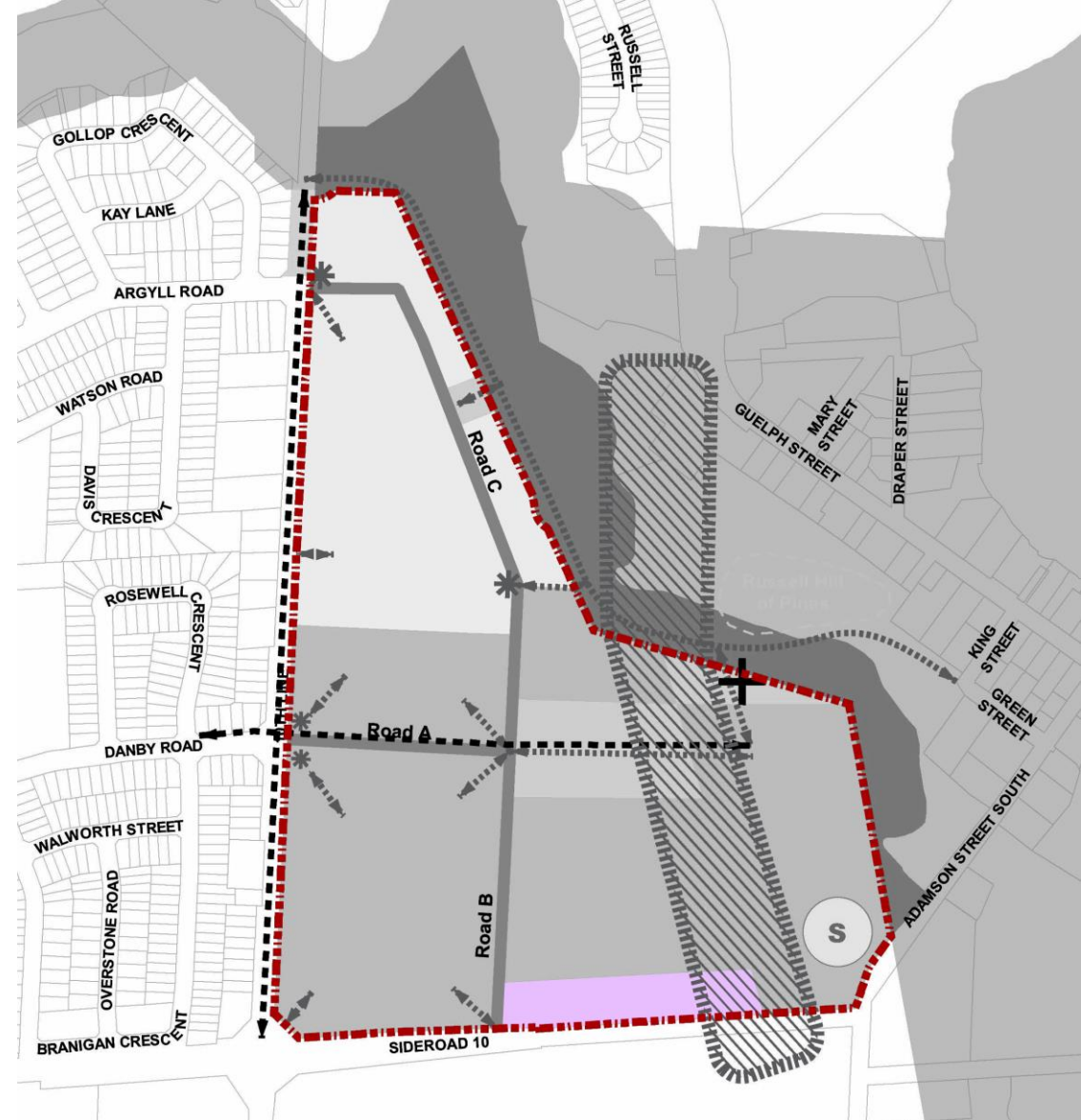


Fieldgate Homes Rear Lane Townhouse Typical Elevations Aug 2, 2024



Land Uses Local Commercial / Mixed Use

- Retail and medium density mixed use in northeast quadrant of Sideroad 10 and Road B
- Street-oriented Retail along Sideroad 10 and Road B intersection
 - Commercial at grade with mid-rise built form
 - Standalone buildings
- May accommodate a range of multi-unit housing / mixed use up to 8 storeys



Density Preferred Plan

- 80 people + jobs / hectare



Next Steps

Phase 4

- Secondary Plan policies
- Statutory Public Meeting



Thank You

