



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Josh Salisbury, Senior Policy Planner

DATE: November 6, 2024

REPORT NO.: PD-2024-095

SUBJECT: Southeast Georgetown Draft Secondary Plan – Statutory Public Meeting Report

RECOMMENDATION:

THAT Report No. PD-2024-095, dated November 6, 2024, regarding the Statutory Public Meeting for the Draft Southeast Georgetown Secondary Plan (OPA 59), attached as Appendices A, B and C to this report, be received;

AND FURTHER THAT all agency and public comments be referred to staff to be addressed in a Final Recommendation Report to Council on the disposition of these matters;

AND FURTHER THAT the Town Clerk forward a copy of Report No. PD-2024-095 to the Ministry of Municipal Affairs and Housing, the Region of Halton, Credit Valley Conservation and all local school boards for information.

KEY POINTS:

The following are key points for consideration with respect to this report:

- A Statutory Public Meeting under the *Planning Act* is being held so that the public may provide feedback on the draft Southeast Georgetown Secondary Plan (OPA 59).
- No decisions are being made at this time and the Draft Secondary Plan may be subject to change based on public and internal department/external agency input received.
- A final recommendation report and updated Draft Secondary Plan will be brought to Council in early 2025 for approval, which will mark the end of this project.

BACKGROUND AND DISCUSSION:

The purpose of Draft Official Plan Amendment No. 59 (OPA 59) is to establish a Secondary Plan which will guide land use and future development on lands abutting Tenth Line and 10 Sideroad in Georgetown, also known as “Southeast Georgetown.” Town Council endorsed the Preferred Land Use Plan for Southeast Georgetown through Report PD-2024-062, which helped guide the preparation of the Draft Secondary Plan.

Following Council’s endorsement of the Preferred Land Use Plan, the Draft Secondary Plan was prepared and circulated to the Technical Advisory Committee for review and comment. It was also presented and circulated to the Steering Committee members, who were able to ask Town Staff questions about the proposed policies and provide their preliminary comments during a Steering Committee Meeting. The Draft Secondary Plan was then posted on [Let’s Talk Halton Hills](#) to give the public an opportunity to provide comments. Town staff, and the project consultant, have considered the community context, public and agency feedback, and local and Provincial policies in establishing the Draft Secondary Plan policies.

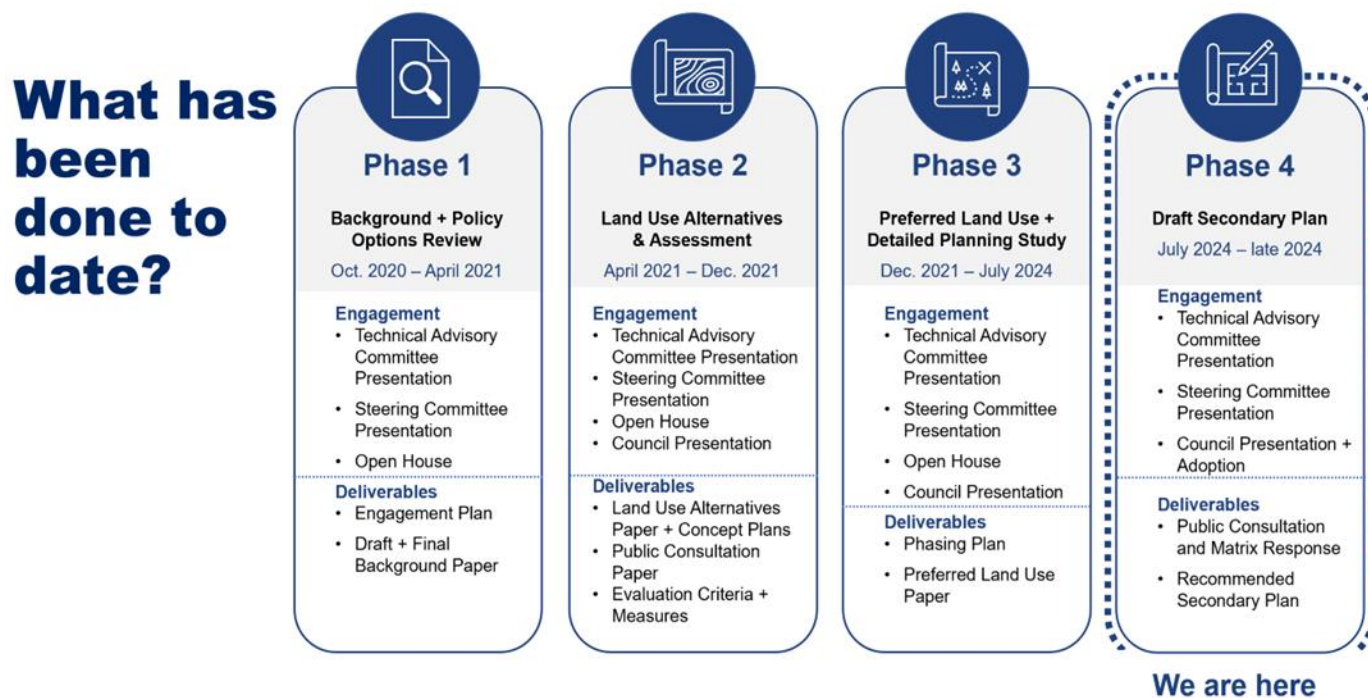
In preparation for the Statutory Public Meeting, Town staff took the required steps to properly notify the public. These included:

- Email notification to the project Public Notification List;
- Email notification to the Technical Advisory and Steering Committees;
- Notice of the Statutory Public Meeting posted on the Town’s website and the project page at Let’s Talk Halton Hills;
- Advertising on Town social media and The Current newsletter; and,
- Direct mailout to landowners located in the Secondary Plan Area, and lands within 120 meters of the proposed Secondary Plan boundary.

All notifications directed recipients to the Let’s Talk Halton Hills website found [here](#), where drafts of OPA 59, the Southeast Georgetown Secondary Plan and associated schedules are posted.

The Southeast Georgetown Secondary Plan Review was initiated in April 2020 and consists of four phases as outlined in Figure 1. A Summary of Phases 1-3 can be found in [Report PD-2024-062](#), which was brought to Council on October 7, 2024. Phase 4 of the project has focused on using the finalized Preferred Land Use Plan as the basis for drafting the Southeast Georgetown Secondary Plan.

Figure 1: Southeast Georgetown Secondary Plan Review Project Timeline



Public Consultation

In every phase of the project, public consultation and engagement initiatives were undertaken as part of the Public Engagement Plan (prepared in Phase 1). The purpose and intent of these initiatives was to generate discussion among residents and stakeholders and gather feedback in each phase. Key initiatives included:

- A virtual Public Open House on April 21, 2021, which was the first online engagement event where staff sought input into the Secondary Plan vision and guiding principles.
- A second virtual Public Open House occurred on September 14, 2021, where the draft Vision and Principles for the Secondary Plan, as well as two Land Use Alternatives, were presented based off of feedback from the public and stakeholders. A Land Use Alternative Report was then prepared and presented, along with the Vision and Principles to Town Council in December 2021.
- A third Public Open House, in person, occurred on September 27, 2023, to present the initial Draft Preferred Land Use Plan to the public. This meeting included display boards to tell the story of how the draft Preferred Land Use Plan was developed and allowed for residents to ask questions and provide feedback to staff.

- A fourth Public Open House, in person, occurred on November 4, 2024, where residents had the opportunity to review the Draft Secondary Plan Policies and provide feedback. There is an ongoing survey on the [Let's Talk Halton Hills](#) website, that the public can complete in order to provide additional feedback for the Draft Secondary Plan and Draft Official Plan Amendment. Residents have had the opportunity to ask questions via Let's Talk Halton Hills throughout all project phases.

Draft Secondary Plan:

The Draft Southeast Georgetown Secondary Plan is made up of guiding principles, land use permissions and policies. The policy framework will help facilitate the development of these lands while contributing to the surrounding community in a manner that respects the adjacent natural and cultural heritage features and adjacent neighbourhood. Key contents of the Secondary Plan include:

- **Guiding Principles:**
 - Provide for a mix of built form and a street and block pattern that contributes to a more walkable community;
 - Provide for a mixed-use node to create a community hub to accommodate daily needs of residents;
 - Respect both the natural and cultural heritage through conservation and appropriate incorporation into the community;
 - Locate appropriate land uses to enhance natural features and incorporate into or adjacent to parks and open space;
 - Provide a range of sustainability measures and urban design best practices;
 - Provide parks, and trail connections, to create easy access to recreation and active transportation;
 - Establish a sense of place by enhancing existing views to natural heritage features and incorporating connections to nature; and
 - Ensure new communities are accessible for all ages and abilities.
- **General Policies:** These focus on the residential land use designations and their built form. There are also policies regarding the size and location of the parks, the location of the collector roads and the planned growth density numbers.
- **Land Use Permissions:** The Secondary Plan Area consists of three primary land use designations as follows:
 - **Low Density Residential Area** – Single and semi-detached dwellings having a maximum 3 storeys in height with a density of 24-30 units per net residential hectare

- **Medium Density Residential** –Permitted uses include duplexes, triplexes, quattroplex, street townhouses, dual frontage street townhouses, block townhouses, stacked townhouses, low-rise apartment or condominium dwellings, and long term care facilities and retirement homes. Height ranges between 3-6 storeys with a maximum density of 80 units per net residential hectare
- **Local Commercial / Mixed Use** –Permitted uses include commercial/retail uses, live/work uses, stacked townhouse dwellings and apartment dwellings. Height is up to 8 storeys with a density range of 60 – 150 units per net residential hectare
- **Transportation Network:** The Secondary Plan includes policies regarding the right-of-way requirements for collector and local roads as well as locations for sidewalks and street trees. The Plan also includes policies pertaining to active transportation and the requirement for multi-use paths along the east side of Tenth Line and along Collector Road ‘A’ and pedestrian connections.
- **Norval West Bypass Route Corridor Protection Area:** The Plan recognizes the Proposed Norval West Bypass Route Corridor Protection Area as a future transportation corridor with its final size and alignment determined by Halton Region. The approval of lots and erection of buildings are prohibited until the Region has determined the final alignment. Once the final alignment is approved, lands not required for the transportation corridor will assume the adjacent land use designation.
- **Parks and Open Space:** The Plan highlights that the Neighbourhood Park should incorporate recreational programming to target visitors throughout Georgetown, and that Parkette east of the Norval West Bypass shall integrate the Russell Farm complex cultural heritage resource and provide for educational opportunities. In addition, the Plan includes lands within the Greenbelt Protected Countryside located adjacent to the Norval Secondary Plan, that are currently within Schedule A1 Rural lands of the Official Plan. The intent in bringing these lands within the boundary is to ensure there is a trail connection to Green Street, as well as a potential trail connection to the north of the Study Area to connect to Tenth Line. This would also ensure that the Protected Countryside lands can be dedicated to the Town through the future Draft Plan of Subdivision application.
- **Natural Heritage System:** The Plan includes policies regarding a small wetland that has been proposed for removal and replication. The decision for the wetland to be removed and replicated elsewhere will be guided by future technical studies.
- **Stormwater Management:** The Plan includes policies which promote stormwater best practices such as low-impact development (LID) features

- and promotes stormwater management best practices. The Plan also confirms that Stormwater management facilities are permitted within the Medium Density Residential Area located east of the Norval West Bypass.
- **Urban Design:** The Secondary Plan includes general policies for design which provide guidance on how to develop in a manner which respects sustainable design principles.
 - **Cultural Heritage:** The Secondary Plan identifies that the Russel Farm Complex has significant cultural heritage value and should be conserved. The Town will consider whether designation under Part IV of the *Ontario Heritage Act* should be pursued for the Russell Farm complex as a long-term conservation strategy. Policies, such as the requirement of a Heritage Impact Assessment to identify conservation and mitigation strategies for the integration of the Russell Farm complex into plans for the Parkette, will help realize this long-term conservation strategy.

Next Steps

Town staff are planning to bring a final recommendation report and presentation to Council in early 2025. All public comments from the Statutory Public Meeting will be summarized along with staff responses, as part of this report. Additional feedback from the public, internal departments and external agencies may result in changes to the Draft Secondary Plan. Any such changes will be identified as part of the final recommendation report.

STRATEGIC PLAN ALIGNMENT:

This report identifies a safe and welcoming community as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through climate mitigation. The draft policies promote energy and water conservation practices. The Town's Green Development Standards will apply to all new development requiring Planning Act approvals.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows: Steering Committee meetings, Technical Advisory Committee meetings, Online Surveys and Public Open Houses as per the Project's Engagement Plan.

INTERNAL CONSULTATION:

Planning staff consulted with staff from Development Review, Development Engineering, Transportation and Recreation and Parks in preparation of the Draft Secondary Plan.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer