



## REPORT

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**TO:** Mayor Lawlor and Members of Council

**FROM:** Josh Salisbury, Senior Policy Planner

**DATE:** February 19, 2025

**REPORT NO.:** PD-2025-009

**SUBJECT:** Southeast Georgetown Secondary Plan – Recommendation Report

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### RECOMMENDATION:

THAT Report No. PD-2025-009, dated February 19, 2025, regarding the final recommended Southeast Georgetown Secondary Plan (Official Plan Amendment No. 59), be received;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 59, dated January 28th, 2025, (attached as Appendix A to this report), be adopted;

AND FURTHER THAT all interested agencies listed in Report PD-2025-009 and any interested parties who have requested notification be advised of Council's decision regarding the adoption of the Secondary Plan;

AND FURTHER THAT a copy of Report PD-2025-009 be sent to the Region of Halton, Credit Valley Conservation and the Ministry of Municipal Affairs and Housing.

### KEY POINTS:

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

- Official Plan Amendment 59 (OPA 59), the draft Southeast Georgetown Secondary Plan, was released for public consultation on November 4, 2024, and was presented to the public and Council at the Statutory Public Meeting on November 18, 2024 (see report PD-2024-095).
- A summary of public submissions is provided in the Public Comments Section of this report and the Public Comment Summary Table attached as Appendix C to this report.

- Where appropriate, the final Secondary Plan and the Schedule H10-1 Land Use Plan (attached as Appendix B to this report) have been revised in response to comments received at and following the Statutory Public Meeting and is being recommended for approval.
- Following adoption by Council of the Secondary Plan, it is anticipated that a Zoning By-law Amendment application and a Draft Plan of Subdivision along with all of the necessary studies will be submitted by the landowner.
- The proposed Norval West By-pass Environmental Assessment (EA) is currently being finalized by Halton Region, with an expectation of initiating the preparation of the final design in early 2025.

## **BACKGROUND AND DISCUSSION:**

### **1. Context and Report Purpose**

The Southeast Georgetown lands are generally bound by Silver Creek and Greenbelt Plan lands to the north, 10th Line to the west, 10 Side Road to the south, and Winston Churchill Boulevard to the east (see Appendix C- Schedule H10-1). The area is made up of approximately 53 hectares of land.

The Southeast Georgetown lands were identified for future development and brought into the Urban Area in the Town of Halton Hills through the Regional Official Plan Amendment No. 38 and Halton Hills Official Plan Amendment (OPA) No. 10. As required by both the Regional and Halton Hills Official Plan, a Secondary Plan exercise is required to guide future development. To that end, the Town retained SGL Planning and Design to complete the Southeast Georgetown Secondary Plan, along with various sub-consultants to complete the technical studies. The Secondary Plan has been completed over four phases, each involving public engagement and completion of key technical studies. Studies that guided the Preferred Land Use Plan and Secondary Plan included a Scoped Subwatershed Study, a Cultural Heritage Resource Assessment, Transportation Report, an Area Servicing Plan, an Urban Design Memo and a Fiscal Impact Analysis. A detailed summary of the work completed in each phase is available in report [PD-2024-064](#), while copies of all project studies and previous public engagement can be found on the Town's [Let's Talk Halton Hills Southeast Georgetown Secondary Plan webpage](#).

As part of Phase 4, a Public Open House and a Statutory Public Meeting were held on November 4, 2018, and November 18, 2024, respectively.

The purpose of this report is:

- to summarize and provide commentary on the pertinent Provincial and local policies that must be addressed in preparing a Secondary Plan;
- to summarize public comments received through the open house and statutory public meeting;
- to summarize agency comments; and,

- provide recommendations regarding the final disposition of the Southeast Georgetown Secondary Plan.

## **2. Policy Context & Analysis**

### **a) Provincial Planning Statement (PPS 2024)**

The Provincial Planning Statement (PPS 2024) sets the rules for land use planning in Ontario. It covers policies about managing growth, using and managing natural resources, protecting the environment, and public health and safety. All planning decisions must be consistent with the PPS.

As it pertains to designated growth areas, the PPS promotes the efficient use of land and resources and the achievement of complete communities. Notable policies in the PPS include:

- 2.1.6 Planning authorities should support the achievement of complete communities by:
  - a) Accommodating an appropriate range mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs
- 2.3.1.2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
  - a) efficiently use land and resources;
  - b) optimize existing and planned infrastructure and public service facilities;
  - c) support active transportation;
  - d) are transit-supportive, as appropriate.
- 2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions.

The planned density for the Southeast Georgetown Secondary Plan is approximately 75 residents and jobs per hectare. The Secondary Plan allows for the efficient use of land while having regard for the local context and aligns with the Town's overall growth management strategy and commitment to enabling a variety of housing types in the community.

The PPS (2024) also provides policy direction regarding infrastructure and public service facilities, parks/open spaces and trails, and resources, including natural heritage and cultural heritage. These policies have been carefully considered throughout the process, including the various studies that inform the Secondary Plan.

Staff is of the opinion that the Southeast Georgetown Secondary Plan is consistent with the 2024 PPS.

#### **b) Regional Regional Official Plan**

The Halton Region Official Plan (ROP) provides broad policy directions on strategic matters to guide growth and development within the Region. Section 77(5) of the Halton Region Official Plan (ROP) requires local municipalities to prepare Area-Specific Plans (including Secondary Plans) for the development and redevelopment of communities. This section also includes a list of what should be included in a Plan, along with supporting studies. In the context of the Southeast Georgetown Secondary Plan, not all criteria listed in section 77(5) are applicable given the limited existing land uses and capacity for development in the proposed Secondary Plan Area. Key components of the Southeast Georgetown Secondary Plan that help address section 77(5) of the ROP include:

- Overall goal and objectives of the Secondary Plan;
- Residential development densities;
- Provision of parks and open space;
- Consideration for active transportation as part of the Transportation Plan;
- Requirements for Environmental Impact Assessments.

Additionally, section 89(3) of the ROP requires that all new development within the Urban Area be on the basis of connection to Halton Region's municipal water and wastewater system. It is a requirement of the Southeast Georgetown Secondary Plan that all new development, be connected to this system.

The Regional Official Plan (Map 3) identifies a HPBATS Corridor Protection Area that includes Southeast Georgetown. The mapping is complemented by policies that require local official plans to protect such lands for planned transportation facilities, including the proposed Norval West By-pass. This is discussed further in subsection d).

As a result of Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, the Town is now responsible for the Regional Official Plan as it relates to lands within our municipal boundaries. It is staff's opinion that the Secondary Plan is consistent with the policies of the Regional Plan.

#### **c) Halton Hills Official Plan**

Section G3.1 of the Halton Hills Official Plan (HHOP) identifies the purpose and intent of Secondary Plans, which is to establish a detailed development concept for infrastructure and land use in specific areas of the Town. This section also identifies the foundational studies required for the completion of a Secondary Plan. For the Southeast Georgetown Secondary Plan, the following studies were completed:

- Scoped Subwatershed Study Phase 1, 2/3 and 4
- Cultural Heritage Resource Assessment
- Preferred Land Use report

- Transportation Report
- Urban Design Memo
- Fiscal Impact Analysis
- Draft Functional Servicing Report
- Planning and Policy Recommendations Report

Staff is of the opinion that the Southeast Georgetown Secondary Plan incorporates the requirements of Section G3.1 in a contextually appropriate fashion.

Section D6.3 Future Residential Mixed-Use Area (FRMUA) applies to the Southeast Georgetown Secondary Plan lands. This section more broadly outlines the objectives and guiding policies for developing lands designated FRMUA, some of which include:

- ensuring that the new development area is integrated into the fabric of the existing community of Georgetown; and,
- ensuring that the new development area is developed as a complete community, with compact pedestrian-friendly neighbourhoods, a mix of housing types, community facilities, commercial centres, and open spaces.

Town staff believe the general intent of subsection D6.3.5 has been met.

Given the foregoing, staff is satisfied that the Southeast Georgetown Secondary Plan conforms with and implements the intent of the Official Plan.

#### **d) Norval West By-pass**

As previously noted, the Southeast Georgetown lands are subject to the HPBATS Corridor Protection Area. The Region of Halton is undertaking the Municipal Class Environmental Assessment (MCEA) Study for the Norval West By-pass, from Highway 7 to 10 Side Road (Regional Road 10), including 10 Side Road from Tenth Line to Adamson Street/Winston Churchill Boulevard (Regional Road 19). The Norval West By-pass is part of an overall solution to improve travel in the community of Norval. It was first identified in the Halton-Peel Boundary Area Transportation Study (2010) which was a joint study between Region of Peel, Halton Region, City of Brampton, Town of Caledon, and Town of Halton Hills. Phase 3, which was completed in the fall of 2024, confirmed a Preliminary Preferred Route. As required by Official Plan policies, the Southeast Georgetown Secondary Plan identifies a Norval West Bypass Corridor Protection Area which aligns with the identified Norval West Bypass Preferred Route. This Study is currently nearing the end of Phase 4, which is the last Phase of the MCEA process, and the draft Environmental Study Report is anticipated to be filed this winter.

For context purposes, Appendix D shows the HPBATS recommended road network including the Norval West Bypass and a southerly extension referred to as the Winston Churchill Road Bypass.

### **3. Public Consultation**

A Public Open House, in-person, was held on November 4, 2024, which allowed residents to review the Draft Secondary Plan Policies, provide feedback, and ask the

project team questions. Immediately after the Public Open House, residents had the opportunity to provide comments for the Draft Secondary Plan Policies on the Town's Let's Talk Halton Hills webpage via an interactive survey which included the proposed draft policies and provided residents with the opportunity to submit additional feedback on the proposed policies. A total of 28 individuals attended the Public Open House. Town staff received comments from 31 residents from the survey on the Draft Secondary Plan Policies.

Following the Open House, a Statutory Public Meeting before Council was held on November 18, 2024. The purpose of this event was to hold a discussion on the policies proposed and to address comments from residents. The Statutory Public Meeting included a presentation from staff and the consultants on the key draft policies of the Secondary Plan. Approximately ten residents attended the Statutory Public Meeting, with five residents asking questions that Town staff and retained consultants provided answers for.

Following the Statutory Public Meeting, no written submissions were received from the public.

#### **a) Common Themes from Public Meetings**

Town residents have been actively involved in the development of the Southeast Georgetown Secondary Plan throughout all phases and Town staff received numerous comments at both the Public Open House and Statutory Public Meeting. Appendix C includes response to the comments received at the Statutory Public Meeting. Across the comments received, there have been 5 key themes that have been consistently raised by residents. These concerns include traffic issues, the Norval West By-pass, density provisions in the northern section of the Secondary Plan area, heritage conservation issues, and commercial uses within the Plan.

- Policies related to Transportation Demand Management, active transportation, public transportation, traffic calming, and road safety were included in the Secondary Plan. Staff have continuously raised questions and concerns from residents to the Region regarding the Norval West By-pass, as the Region is leading the Municipal Class EA for this project.
- Town staff received concerns regarding permitted uses and density, particularly in the northern part of the Secondary Plan area. In response, as further discussed in Section 5 of this report, lands north of Road A and the Neighbourhood Park have been designated Low Density Residential Area.
- Town staff have consulted with the landowner about conservation possibilities for the Russell Farm Complex. While the Cultural Heritage Resource identified the existing barn to be in poor condition, policies have been included in the Secondary Plan promoting the conservation of the Russell Farm Complex and where appropriate its integration into new development.
- In addition, in response to concerns expressed regarding commercial development, the Town retained Tate Research to undertake a Retail Commercial Needs Analysis. This Assessment determined that between 20,000

to 25,000 square feet of commercial space is warranted in the Secondary Plan Area and provided recommendations on the preferred location for the same.

#### **4. Agency Submissions**

##### **a) Region of Halton**

Town staff have worked closely with Region of Halton staff through the development of technical reports and the Secondary Plan policies. They have actively participated as part of the Technical Advisory Committee and have provided comments on the Secondary Plan. Their key contributions included:

- Revisions to the Area Servicing Policies and Transportation Policies to ensure consistency with Regional processes.
- Comments on the Transportation Study, Servicing Plan, Agricultural Impact Assessment, Cultural Heritage Impact Assessment and Fiscal Impact Analysis.
- Comments and development of a proposed location for the Norval West Bypass and alignment with the Secondary Plan.

All Regional comments have been addressed in the final Secondary Plan.

##### **b) Credit Valley Conservation (CVC)**

The CVC has been actively engaged through the Technical Advisory Committee. CVC staff provided minor revisions to the policy language to align with CVC's regulations and the management of watercourses and natural hazards. All comments from CVC have been addressed.

##### **c) Local School Boards**

The Halton District School Board and Halton Catholic District School Board have participated in the Technical Advisory Committee since the beginning of the project. Both agencies provided general comments on the draft Secondary Plan focused on pupil accommodation and transportation in the area. Neither agency has requested any revisions to the Secondary Plan through their comments.

##### **d) Halton Hills Departments**

Town departments have been part of the Secondary Plan Technical Advisory Committee and have been providing input throughout the project. In addition, some representatives from these departments have assisted with the planning and undertaking of the Public Open Houses. The comments that have been received from these departments resulted in minor revisions to the Secondary Plan, most of which were addressed in the draft Secondary Plan posted ahead of the November 18 Statutory Public Meeting.

## **5. Revisions to the Secondary Plan since the Public Meeting**

Following the Statutory Public Meeting, staff and the project team reviewed all comments received and addressed them where appropriate. Below is a summary of the key revisions to the Secondary Plan as a result of the feedback received since November 18<sup>th</sup>, 2024.

### **a) Active Transportation**

To address public comments, the Tenth Line multi-use path will terminate at the Road C trailhead, located at the intersection of Road C, Tenth Line and Argyll Road. A naturalized trail will traverse open space lands as shown on Schedule H10-1 of the Secondary Plan (see Appendix B) connecting to the proposed trail along the greenbelt.

### **b) Incorporation of Additional Low Density Residential Lands**

Lands that were previously proposed to be designated Medium Density Residential north of Road A and the Neighbourhood Park have been revised to Low Density Residential Area. This represents a logical transition point between the two residential land use designations and will allow for a modest amount of additional single detached units with minimal impacts on overall population, density and housing unit yield. This proposed change addresses comments received from the public and the landowner.

### **c) Housekeeping Revisions**

A few housekeeping revisions have been made to clarify land use permissions and policies and address comments from the Technical Advisory Committee.

## **6. Next Steps**

Upon approval of the Southeast Georgetown Secondary Plan (OPA 59), a copy will be provided to all relevant public agencies. OPA 59 is exempt from obtaining Provincial approval, and therefore staff will proceed to providing formal Notice of Approval, following which a 20-day appeal period is provided. Any landowner within the Secondary Plan Area, who, prior to adoption, made oral submissions at a public meeting or written submissions to Council has the right to appeal all or part of the Official Plan Amendment.

## **STRATEGIC PLAN ALIGNMENT:**

This report aligns with the Town's Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth 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 Secondary Plan policies and Urban Design Guidelines for the Southeast Georgetown Secondary Plan Area promote sustainable development. All development will be subject to the Town's Green Development Standards.

## **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 Study's Communication and Engagement Strategy.

## **INTERNAL CONSULTATION:**

Planning staff has consulted with Town staff from the following departments/divisions: Transportation, Development Engineering, Development Review, Economic Development and Climate Change, Fire, Finance and Recreation and Parks.

## **FINANCIAL IMPLICATIONS:**

This report will be funded through an existing approved budget source.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer