



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Josh Salisbury, Senior Policy Planner

DATE: May 23, 2025

REPORT NO.: PD-2025-034

SUBJECT: Public Meeting for a proposed Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of approximately 744 residential dwelling units and a mixed use/commercial block at 16469 10 Side Road (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2025-034, dated May 23, 2025, regarding a “Public Meeting for a proposed Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of approximately 744 residential dwelling units and a mixed use/commercial block at 16469 10 Side Road (Georgetown)” be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

KEY POINTS:

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

- On March 24, 2025, the Southeast Georgetown Secondary Plan (OPA 59) was adopted by Town Council. The Secondary Plan established a detailed land use plan and policy framework for the lands east of Tenth Line and north of 10 Side Road in Georgetown that will guide the development of the lands.
- Glen Schnarr & Associates Inc. (the Applicant) has submitted Zoning By-law Amendment and Draft Plan of Subdivision applications on behalf of Russell Pines Property Corp (Fieldgate Developments) (the Owner) seeking to implement the permissions of the Southeast Georgetown Secondary Plan and permit the development of 744 residential dwelling units and a mixed use/commercial block, which may contain a residential component, at 16469 10 Side Road (Georgetown).

- The applications are in the early stages of the review process by the Town. The purpose of the Public Meeting is to obtain comments and feedback from the community to incorporate them as part of the Town’s review. Once staff have completed their review of the applications and thoroughly evaluated the policy and technical issues a Recommendation Report will be brought forward to Council for consideration and a decision; see SCHEDULE 1 – APPLICATION REVIEW PROCESS.
- As of the date of this report, no correspondence or objections to the development applications have been received by members of the public.

BACKGROUND AND DISCUSSION:

The purpose of this report is to advise Council and the public that the Town has received Zoning By-law Amendment and Draft Plan of Subdivision applications seeking to obtain the necessary approvals to permit the development of 274 single detached dwellings, 470 townhouse dwelling units and a mixed-use/commercial block at 16469 10 Side Road (Georgetown). The development applications are intended to implement the recently approved Southeast Georgetown Secondary Plan (OPA 59).

1.0 Location & Site Characteristics

The subject lands, municipally known as 16469 10 Side Road and referred to as Southeast Georgetown, are generally bound by Hungry Hollow/Silver Creek to the north, Winston Churchill Boulevard to the east, 10 Side Road to the South and Tenth Line to the west; see SCHEDULE 2 – LOCATION MAP.

The lands have an approximate area of 53 hectares (131 acres), frontage of 637 metres on 10 Side Road and flankage of approximately 950 metres on Tenth Line.

Of the 53 ha (131 acres) total property size, approximately 24.70 ha. (61 acres) are proposed for residential development. The Russell Farm complex is currently located on the lands and is intended to be conserved on-site as it is identified as having cultural heritage potential. It should be noted that a portion of the property also falls within the boundaries of Norval which are not subject to the development proposal.

Surrounding land uses to the subject site include:

- To the North: Hungry Hollow/Silver Creek with single detached dwellings further north
- To the East: Single detached dwellings and commercial uses in the Hamlet of Norval and the Credit River further east
- To the South: Agricultural uses and rural residential dwellings south of 10 Side Road
- To the West: Single detached dwellings, Maple Creek Park

2.0 Development Proposal

On April 11, 2025, the Town deemed complete Zoning By-law Amendment and Draft Plan of Subdivision applications (File No(s). D14ZBA25.003 & D12SUB25.001) submitted by Glen Schnarr & Associates Inc. on behalf of Russell Pines Property Corp. (Fieldgate Developments).

Russell Pines Property Corp. (Fieldgate) is the only landowner within the Southeast Georgetown Secondary Plan geographic area. The applications seek to obtain the necessary land use approvals to implement the recently approved Southeast Georgetown Secondary Plan (OPA 59) (see SCHEDULE 3 – SECONDARY PLAN LAND AND USE SCHEDULES) and construct a new greenfield subdivision consisting of the following:

- 274 single detached dwelling lots, as follows:
 - 198 traditional single detached lots
 - 76 detached dual-frontage lot
- 470 townhouse dwelling units, as follows:
 - 190 back-to-back townhouse units (within 15 townhouse blocks)
 - 169 street townhouse units (within 31 townhouse blocks)
 - 111 dual frontage townhouse units (within 20 townhouse blocks)
- 1 Commercial/Mixed Use block (no built form for this block has been currently identified but the Southeast Georgetown Secondary Plan permits live/work uses, stacked townhouses and apartment dwellings with the requirement that a minimum of 1,800 m² (19,375 sq.ft.) of commercial floor area be developed within the block first)
- 2 neighbourhood parks and 1 parkette
- a stormwater management pond.

There are also approximately 5.10 hectares of the property located outside of the urban boundary that are to be conveyed to the Town to accommodate a new recreational trail and for the preservation of natural heritage features; (see SCHEDULE 4 – CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN).

The proposed landscaping plan is provided for reference below:



Zoning By-law Amendment

The Zoning By-law Amendment application proposes to apply various zones to the development parcel to be consistent with and implement the land use designations applied to the lands through the recently approved Southeast Georgetown Secondary Plan (OPA 59). Specifically, the application proposed to apply the following zones:

Proposed Zones	Proposed Uses
<ul style="list-style-type: none"> • Low Density Residential 1 – Exception AA (LDR1-AA) • Low Density Residential 1 – Exception BB (LDR1-BB) • Low Density Residential 1 – Exception CC (LDR1-CC) 	<ul style="list-style-type: none"> • Single detached dwellings
<ul style="list-style-type: none"> • Medium Density Residential 1 – Exception DD (MDR1-DD) 	<ul style="list-style-type: none"> • Street townhouse dwellings • Back-to-back townhouse dwellings • Dual frontage townhouse dwellings
<ul style="list-style-type: none"> • Mixed Use 1 – Exception EE (MU1-EE) 	<ul style="list-style-type: none"> • Commercial/mixed use block
<ul style="list-style-type: none"> • Open Space 2 Zone – Exception FF (OS2-FF) • Open Space 3 Zone – Exception GG (OS3 – GG) 	<ul style="list-style-type: none"> • Parks and parkette • Natural heritage lands, walkways and stormwater block

To accommodate the intended uses within each zone a number of site and zone-specific provisions are being sought related to setbacks, height, frontages and to also to define some of the proposed building types such as dual frontage townhouses. For a full summary of the proposed zones, their proposed uses and requested provisions, please see SCHEDULE 5 – DRAFT ZONING BY-LAW AMENDMENT.

Draft Plan of Subdivision

To establish the proposed greenfield subdivision and the various intended residential lots, commercial/mixed-use block, public roads, park and stormwater blocks as well as the blocks to be conveyed to Town ownership, a Draft Plan of Subdivision application was submitted. The various lots and blocks are shown on SCHEDULE 6 (Draft Plan of Subdivision) and described below:

<u>Lot or Block No.</u>	<u>Purpose</u>	<u>Size</u>
Lots 1-6, 80-149	Residential development parcels to accommodate 76 dual-frontage single detached dwellings	2.57 hectares (~6.35 acres)
Lots 7-56, 62-70, 150-274	Residential development parcels to accommodate 198 single detached dwellings	6.95 hectares (~17.17 acres)

Blocks 275-294	Residential development blocks to accommodate 95 dual frontage townhouse dwellings	2.61 hectares (~6.45 acres)
Blocks 295-325	Residential development blocks to accommodate 169 street townhouse dwellings	3.73 hectares (~9.22 acres)
Blocks 326-340	Residential development blocks to accommodate 190 back-to-back townhouse dwellings	1.85 hectares (~4.57 acres)
Blocks 341-344	Residential Reserve blocks held for future residential development (16 dual frontage townhouse dwellings)	0.32 hectares (~0.79 acres)
Block 345	Commercial/Mixed Use block	1.37 hectares (~3.39 acres)
Blocks 346-348	Parks	2.06 hectares (~5.09 acres)
Blocks 349, 368	Open Space/Buffer areas	0.03 hectares (~0.07 acres)
Blocks 350-358, 367	Walkways	0.38 hectares (~0.94 acres)
Blocks 362-363	Greenbelt Lands to be conveyed to the Town	5.10 hectares (~12.60 acres)

A list of reports and drawings submitted by the proponent in support of the applications is attached as SCHEDULE 7 – SUBMISSION MATERIALS to this report.

Should the Zoning By-law Amendment and Draft Plan of Subdivision applications be approved, the proposed back-to-back townhouse dwelling units and the commercial/mixed use lands will require the submission of Site Plan Control applications.

3.0 Planning Context

In Ontario, when reviewing applications looking to amend local Zoning By-laws and seeking approval of a draft plan of subdivision, development proposals are expected to conform with and meet the intent of applicable Provincial, Regional and municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

a) Provincial Planning Statement 2024

The Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, and provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario and applies province-wide. However, the PPS recognizes the diversity of Ontario and that local context is important.

The PPS provides broad based policies that promote an appropriate range of housing types that make efficient use of infrastructure and public service facilities, thus supporting the development of healthy communities. The PPS considers Southeast Georgetown as being located within a settlement area.

Section 2.3.5 of the PPS states that municipalities are encouraged to establish density targets for designated growth areas, based on local conditions. Section 2.3.6 further states that Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

Section 3.9.1 promotes publicly-accessible built and natural settings for recreation such as parklands, open space areas, trails and linkages. Finally, Section 4.1 of the PPS contains policies regarding the protection of key natural heritage features.

The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

b) Region of Halton Official Plan

The 2009 Regional Official Plan (ROP) identifies Southeast Georgetown as being located within the Urban Area of Georgetown. Under the Regional Plan, the goal of the Urban Area is to manage growth in a manner that fosters complete communities, enhances mobility across Halton Region, addresses climate change, and improves housing affordability, sustainability and economic prosperity. Sections 72 to 79 of the ROP provide policy direction for the urban area.

The portion of the subject lands that fall within the Greenbelt and are proposed to be conveyed to the Town through the Draft Plan of Subdivision are identified as forming part of the Regional Natural Heritage System. The goal of the Natural Heritage System is to increase the certainty that the biological diversity and ecological function within Halton will be preserved and enhanced for future generations.

c) Town of Halton Hills Official Plan

The portion of the lands subject to the Zoning By-law Amendment and Draft Plan of Subdivision applications fall entirely within the boundaries of the Southeast Georgetown Secondary Plan (Official Plan Amendment 59), which was adopted by Council on March 24, 2025. Fieldgate is the only landowner within the boundaries of the Secondary Plan and the submitted applications are intended to accommodate the full build-out of the Secondary Plan area.

Section H10.1.1 of the Southeast Georgetown Secondary Plan states that the goal of the Secondary Plan is to balance the needs for economic, environmental and social sustainability by being designed to be resilient, walkable, support future transit and foster healthy sustainable lifestyles. Planned development will contribute to the surrounding community in a manner that respects the adjacent natural heritage system and cultural resources and surrounding neighbourhoods.

Section H10.1.2 contains the Guiding Principles of the Southeast Georgetown Secondary Plan, which are:

- a) Provide for a mix of built form and a street and block pattern that contributes to a walkable community;
- b) Provide for a mixed-use area to create a sense of place and a community hub which accommodates daily needs of residents;
- c) Protect and enhance the natural heritage system and conserve cultural heritage resources and design the community so that these elements are integrated into the community;
- d) Provide for a range of sustainability measures and urban design best practices;
- e) Locate parks, and trail connections, to create easy access to recreation and active transportation;
- f) Enhance existing views to the natural heritage system and incorporating connections to nature; and
- g) Ensure new communities are accessible for all ages and abilities.

Section H10.2.2 establishes that the planned density for Southeast Georgetown is approximately 75 residents and jobs per hectare, with the Secondary Plan Area estimated to accommodate approximately 1,000 units and 2,850 people.

Under the Secondary Plan, the property is subject to the following land use designations (with reference to the section of the Plan that applies to each):

- Low Density Residential Area – Section H10.4 – shall permit singles, semis and duplexes up to 3 storeys and a density range of 24 to 30 units per net residential hectare (applies to the lands proposed for the single detached dwelling lots);
- Medium Density Residential Area – Section H10.5 – shall permit triplexes, quattroplexes, street townhouses, dual frontage street townhouses, block townhouses, stacked townhouses, low-rise apartment dwellings and long-term care facilities and retirement homes with heights between 2 and 6 storeys and a maximum density of 150 units per net residential hectare (applies to the lands proposed for the street, back-to-back and dual frontage townhouse blocks);
- Local Commercial/Mixed Use Area – Section H10.3 – shall permit live/work uses, stacked townhouse dwellings and apartment dwellings. The minimum gross leasable commercial floor area shall be 1,800 m² (19,375 ft²) and residential uses

shall only be permitted once the minimum commercial floor area is developed first or concurrently (applies to the lands proposed to be developed for commercial/mixed-use). It is to be the only location of retail and personal services in Southeast Georgetown and will serve the subject lands and surrounding residential neighbourhoods;

- Parks and Open Space Area – Section H10.6 – applies to the lands proposed for neighbourhood parks, parkette, trails and pedestrian connections; and,
- Road Network – Section H10.7 – applies to the lands proposed to be used for the collector road system that will support the transportation and active transportation network for Southeast Georgetown.

A copy of the approved Secondary Plan Land Use Schedule H10-1 is attached to this report as SCHEDULE 3.

The Secondary Plan and proposed development lands are also subject to the Norval Bypass Route Corridor Protection Area, which is meant to recognize the intended future transportation corridor. The Region of Halton is undertaking a Municipal Class Environmental Assessment (MCEA) Study for the Norval West Bypass, which is intended to connect Highway 7 (Guelph Street) to 10 Side Road (Regional Road 10) and Adamson Street/Winston Churchill Boulevard (Regional Road 19). As per Section H10.7.6.1, the final size and alignment of the Norval West Bypass will be determined by Halton Region and the approval of lots and the erection of new buildings and structures within the corridor protection areas shall be prohibited until the final alignment has been determined. Once the final alignment has been confirmed, lands not required for the transportation corridor will assume the adjacent land use designation identified on Schedule H10-1. As a note, the MCEA process is nearing the end of Phase 3 and a preliminary Preferred Alternative for the By-pass has been identified. The next Phase of the Study will involve confirming the Preliminary Preferred Route.

Further, as per Schedule H10-3, a wetland is situated on the subject lands that has been proposed for removal and relocation. This wetland is subject to policy H10.10.1, which indicates the wetland has not been included in the Natural Heritage System based on its lack of provincial or regional significance and its lack of connection to other natural heritage features or areas. The decision for the wetland to be removed and replicated elsewhere should be (a) guided by the completion of future technical studies that follow appropriate Ecosystem Offsetting Guidelines and (b) approved by the appropriate responsible authority.

Section H10.10.2 of the Secondary Plan also states that the Greenbelt Protected Countryside Natural Heritage System lands shall be dedicated to the Town, and that the dedication of the Greenbelt Natural Heritage System lands will not be considered as part of the parkland dedication required by the *Planning Act* and the policies of this Plan.

The Secondary Plan outlines several additional policies for which the proposed development must also be evaluated against, which include:

- Section H10.8 (Servicing) – requires new development in Southeast Georgetown to be on full municipal services (Regional water and wastewater services) and sets out other servicing and stormwater management criteria for the development of the lands.
- Section H10.9 (Stormwater Management) – outlines detailed criteria for planning for stormwater management associated with the development of the lands.
- Section H10.11 (Cultural Heritage) – the Russell Farm complex (shown on Schedule H10-1) is identified as having cultural heritage potential and should be conserved in-situ where feasible. The Town may impose, as a condition of development approvals, the implementation of appropriate measures to ensure the conservation of the Russell Farm complex, and where appropriate, its integration into new development.

In addition to the policies within the Southeast Georgetown Secondary Plan, Section F1.3 of the Town's Official Plan provides further policies for Subdivision development. Prior to consideration of an application for a Plan of Subdivision, Council shall be satisfied that:

- a) the approval of the development is not premature and is in the public interest;
- b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities;
- c) the density of the development is appropriate for the area;
- d) the subdivision, when developed, will be easily integrated with other development in the area;
- e) the subdivision conforms with the environmental protection and management policies of this Plan; and,
- f) the proposal conforms to Section 51 (24) of the Planning Act, as amended.

Finally, a portion of the lands on the northern and eastern limits of the subject lands are located outside of the Urban Area and within the Protected Countryside Area of the Greenbelt and subject to a Natural Heritage Systems overlay. The Applicant has not proposed any changes to these designations.

d) Town of Halton Hills Zoning By-law

Under Comprehensive Zoning By-law 2010-0050, the subject lands are zoned a mix of Agricultural (A), Protected Countryside Natural Heritage System One Holding 2 (PC-NHS1(H2)), Protected Countryside Natural Heritage System Two (PC-NHS2), Development (D), and Environmental Protection Two (EP2). The portion of the lands proposed for development are zoned Agriculture (A), which does not permit residential uses beyond one single detached residential dwelling. As the subject proposal contemplates multiple lots for single-detached dwellings, townhouse units and a mixed-use commercial block, a Zoning By-law Amendment is required.

To accommodate the subdivision the portion of the site intended for development is proposed to be rezoned to several different site-specific zones, as follows:

Proposed Zones	Proposed Uses
<ul style="list-style-type: none"> • Low Density Residential 1 – Exception AA (LDR1-AA) • Low Density Residential 1 – Exception BB (LDR1-BB) • Low Density Residential 1 – Exception CC (LDR1-CC) 	<ul style="list-style-type: none"> • Single detached dwellings
<ul style="list-style-type: none"> • Medium Density Residential 1 – Exception DD (MDR1-DD) 	<ul style="list-style-type: none"> • Street townhouse dwellings • back-to-back townhouse dwellings • dual frontage townhouse dwellings
<ul style="list-style-type: none"> • Mixed Use 1 – Exception EE (MU1-EE) 	<ul style="list-style-type: none"> • Commercial/mixed use block
<ul style="list-style-type: none"> • Open Space 2 Zone – Exception FF (OS2-FF) 	<ul style="list-style-type: none"> • Parks and parkette

All of the proposed new zones include special provisions pertaining to lot area, height, lot frontage, setbacks and lot coverage.

The portions of the lands intended for the future stormwater management block, trails, walkways and areas that are to be conveyed to the Town, are proposed to be rezoned to Open Space 3 – GG (OS3-GG).

4.0 Department and Agency Circulation Comments

The Zoning By-law Amendment and Draft Plan of Subdivision applications were circulated to Town departments and external agencies for review. The following sections outline the issues identified by staff to date:

Planning

- The submitted Draft Zoning By-law Amendment currently proposes to include permissions in some of the different zones that are not contemplated under the corresponding designations in the Southeast Georgetown Secondary Plan (i.e. back-to-back townhouses, street townhouses, lower density requirements, permitted uses etc. in the proposed Local Commercial/Mixed-use area designation).

- Staff require more information as to how the Commercial/Mixed Use block may be developed, including how vehicular access would occur as no details have been provided as part of the first submission.
- The Southeast Georgetown Secondary Plan (Section H10.7.5.1) identifies the requirement for a multi-use path along Collector Road A. While the path is included within the submitted Urban Design Brief, the path needs to be illustrated on all materials, including the Landscape Master Plan.
- The submitted Zoning By-law Amendment proposes to rezone lands located within the Greenbelt Plan area from PC-NHS1(H2) and PC-NHS2 to an Open Space 3 – Exception GG Zone. The PC-NHS zones were established to support Greenbelt Plan policies; therefore, the zones should remain the same.
- Section H10.11 of the Southeast Georgetown Secondary Plan indicates that the Russell Farm complex has cultural heritage potential and should be conserved in-situ where feasible. The existing farmhouse is currently included within Block 363 (Greenbelt lands) on the east side of the proposed Norval West Bypass. However, there does not appear to be a definitive direction with regards to the farmhouse in the first submission (e.g. in situ location versus potential relocation).
- Where possible, elevations for specific housing products that are proposed to be built in Southeast Georgetown are recommended to be included as part of a future submission.
- As referenced earlier in the report, the development lands are subject to the Norval West Bypass Corridor Protection Area overlay and policies of the Secondary Plan, which prohibit the approval of lots and erection of new buildings until the final alignment of the bypass has been determined. As shown in the Secondary Plan, the corridor protection overlay and policies could impact proposed housing Lots 71-72 and Blocks 292 – 295, 304-325 as well as proposed parks Blocks 346-347 and 367, the proposed commercial/mixed use Block 345 and proposed storm water management pond Block 359 on the draft plan of subdivision. Further discussions are required to determine how phasing of the subdivision may be required to address the corridor protection overlay and policies.

Transportation

- Transportation staff require more information regarding intersection spacing, on-street parking, sight distances and turning maneuvers.
- It has been requested that the Applicant consider incorporating a Multi-Use Path along Road A to enhance active transportation connectivity by linking the Path along Tenth Line with the proposed Norval West Bypass.
- Further clarification is requested regarding the proposed Transportation Demand Management measures provided by the Applicant.

Credit Valley Conservation (CVC)

- CVC staff are reviewing the application as the subject lands contain a wetland and are traversed by and are adjacent to the slope and flood hazards of the adjacent Credit River and Silver Creek.
- CVC staff are requesting that the natural hazard portions of the subject lands and their associated setbacks should be placed under an appropriate restrictive zone. CVC staff further recommend that the natural hazards and their associated setbacks be placed in public ownership for long-term protection and maintenance.
- A refined Environmental Impact Study is required to include more information on topics such as the environmental constraints located on the subject lands and the wetland.
- More information for anticipated flow runoffs into the Credit River and Levi Creek is required.

5.0 Public Comments

As of the date of this report, Planning staff have received seven phone calls and e-mails from residents requesting additional information regarding the submitted development applications and seeking copies of some of the submitted materials for review. No concerns or objections have been raised to date.

The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received from the public will be reviewed, evaluated, and included in the final Recommendation Report to Council.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows:

April 14, 2025: Notice of Received Applications mailed out to all property owners assessed within 120 metres of the subject lands and Notice Sign posted on the subject lands explaining the purpose of the proposed applications

- May 23, 2025: Public Meeting notice emailed to individuals who requested notification, and mailed out to all property owners assessed within 120 metres of the subject lands
- May 26, 2025: Public Meeting Notice Sign posted on the subject lands
- May 26, 2025: Notice of Public Meeting posted on the Halton Hills Today and the Independent Free Press (IFP) websites as well as on the Corporate Advertising and Public Notices webpage on the Town's website

INTERNAL CONSULTATION:

The proposed Zoning By-law Amendment and Draft Plan of Subdivision were considered at the November 23, 2023, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ23.035). The Applicant was provided with preliminary comments from various Town departments and external agencies at the meeting.

FINANCIAL IMPLICATIONS:

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

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

Bill Andrews, Commissioner of Transportation & Public Works and Acting Chief Administrative Officer