

Statutory Public Meeting

**Concerning Applications for Amendments to the
Town of Halton Hills Comprehensive Zoning By-law 2010-
0050, as amended, and for a Draft Plan of Subdivision**

**Owner: Russell Pines Property Corp (Fieldgate
Developments).**

**16469 10 Side Road
Town of Halton Hills (Georgetown)**

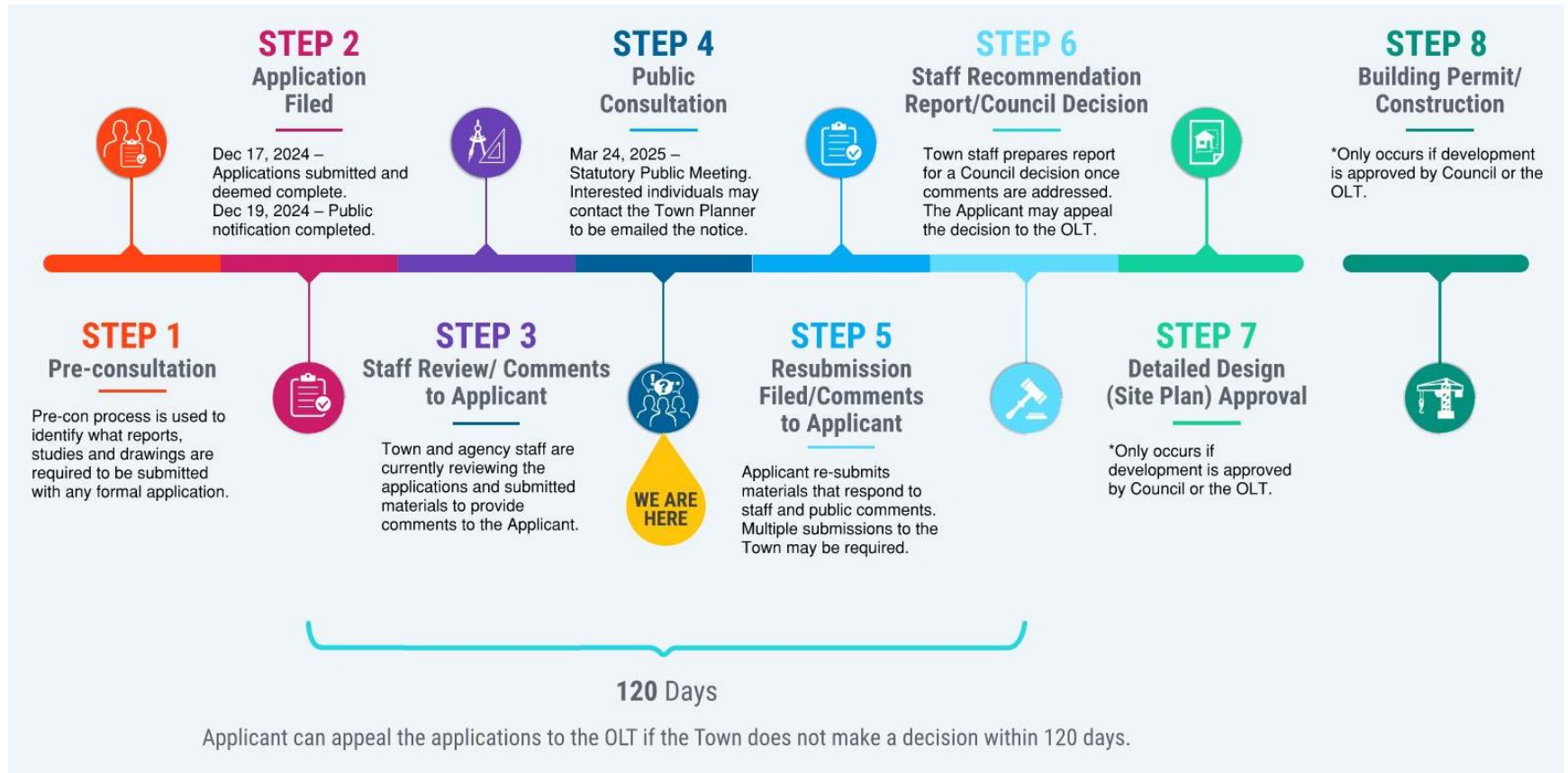
File Nos.: D14ZBA25.003 & D12SUB25.001



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June 16, 2025

Application Review Process



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Public Notification

- 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, mailed out 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

On the Agenda



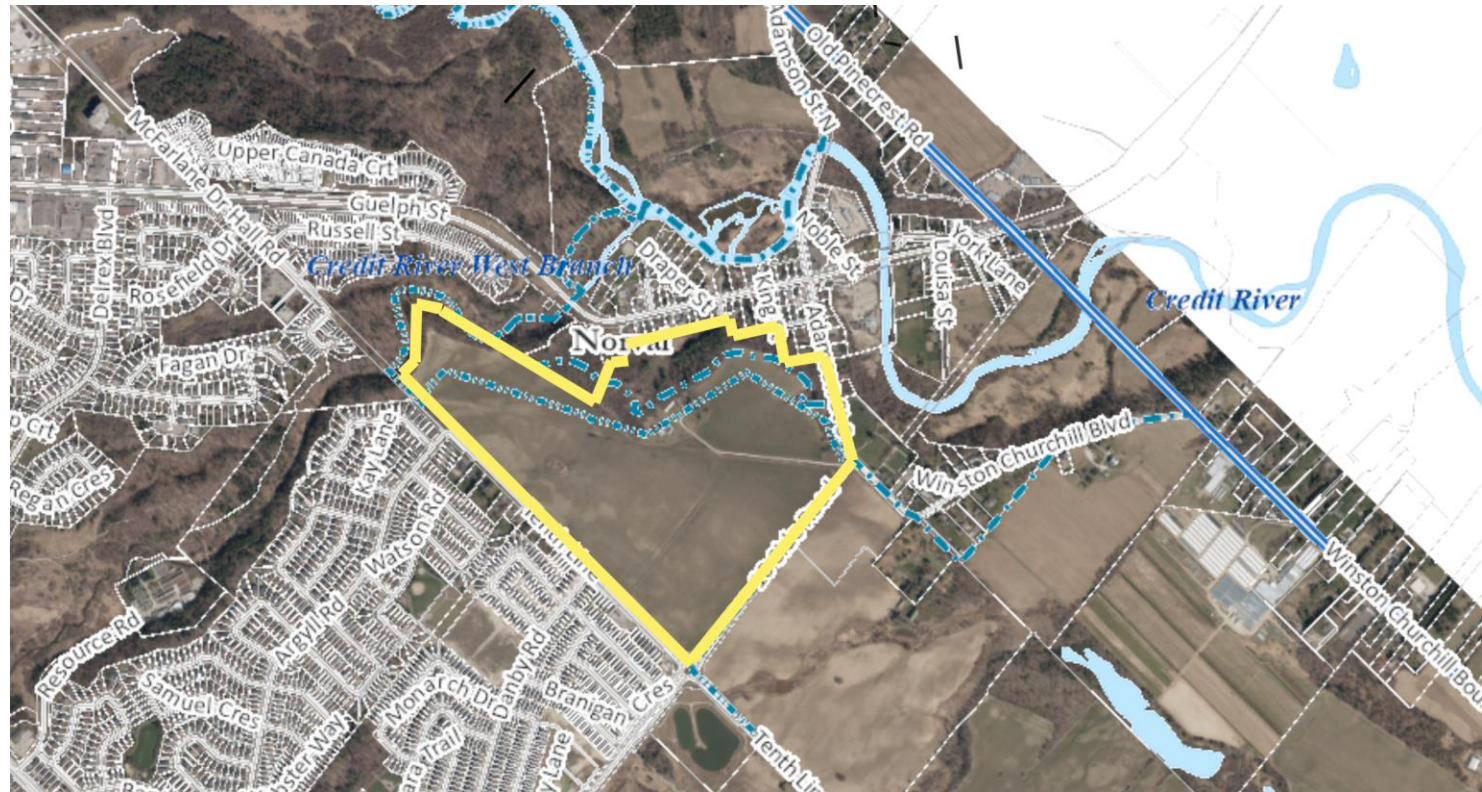
1. Site Location & Context
2. Southeast Georgetown
Secondary Plan Approval
3. Development Proposal
4. Planning Policy Context
5. Requested Approvals
6. Comments
7. Next Steps



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Site Location & Context

Aerial Photo (2023)



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Site Location & Context

Aerial Photo (2023)



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Southeast Georgetown Secondary Plan (OPA 59)

- March 24, 2025, Town Council adopted the Southeast Georgetown Secondary Plan (OPA No. 59)
- Secondary Plan has the effect of establishing a detailed land use plan and policy framework that will guide the development on the lands



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Development Proposal

Land Use Plan



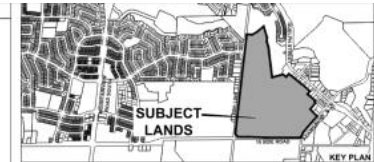
Conceptual Development Plan



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Development Proposal

Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION FILE # RUSSELL PINES PROPERTY CORP.

PART OF LOTS 11 & 12, CONCESSION 11,
(GEOGRAPHIC TOWNSHIP OF ESQUENING)
FORMERLY THE VILLAGE OF NORVAL, NOW IN THE
TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF HALTON HILLS FOR APPROVAL.

SIGNED:  DATE: NOV. 13, 2024

JACK ESCHMIEDER
RUSSELL PINES PROPERTY CORP.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  DATE: Nov. 1, 2024

DANA KISHNA, O.L.S., O.L.P.
J.D. BARNS LIMITED
PROJECT SUPERVISOR
401 WHEELWRIGHT AVE., SUITE A, MILTON
C.springs@jdbarns.com
780-895-1985

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & H, I ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 9.15m (30')	1-274	1.21	2.99	30	13.94
DETACHED - 15.00m (50')		5.74	14.18	100	11.21
DETACHED (DUAL FRONTAGE) - 8.80m (29')	275-294	2.57	6.35	70	11.97
DUAL FRONTAGE TOWNHOUSES - 6.10m (20')		2.75	6.75	111	17.21
STREET TOWNHOUSE - 4.1m (13')	295-325	3.73	9.22	100	18.34
BACK-TO-BACK TOWNHOUSE	326-349	1.85	4.57	100	41.36
RESIDENTIAL RESERVE	341-344	0.32	0.79		
COMMERCIAL / MIXED USE	345	1.37	3.39		
PARK	346-348	2.98	7.39		
OPEN SPACE / BUFFER	349-358	0.03	0.07		
WALKWAY	359-364	0.30	0.74		
SWAN POND	365	2.53	6.28		
GREENBELT LANDS	366-367	6.22	15.37		
TABLE LAND GREENBELT	368-369	5.10	12.66		
GRADING AREA	370-375	1.67	4.13		
ROAD WIDENING	380	0.17	0.42		
25.0m LOCAL ROW (4.078m)		8.23	20.36		
23.0m COLLECTOR ROW (5.73m)		0.60	1.49		



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Policy Context

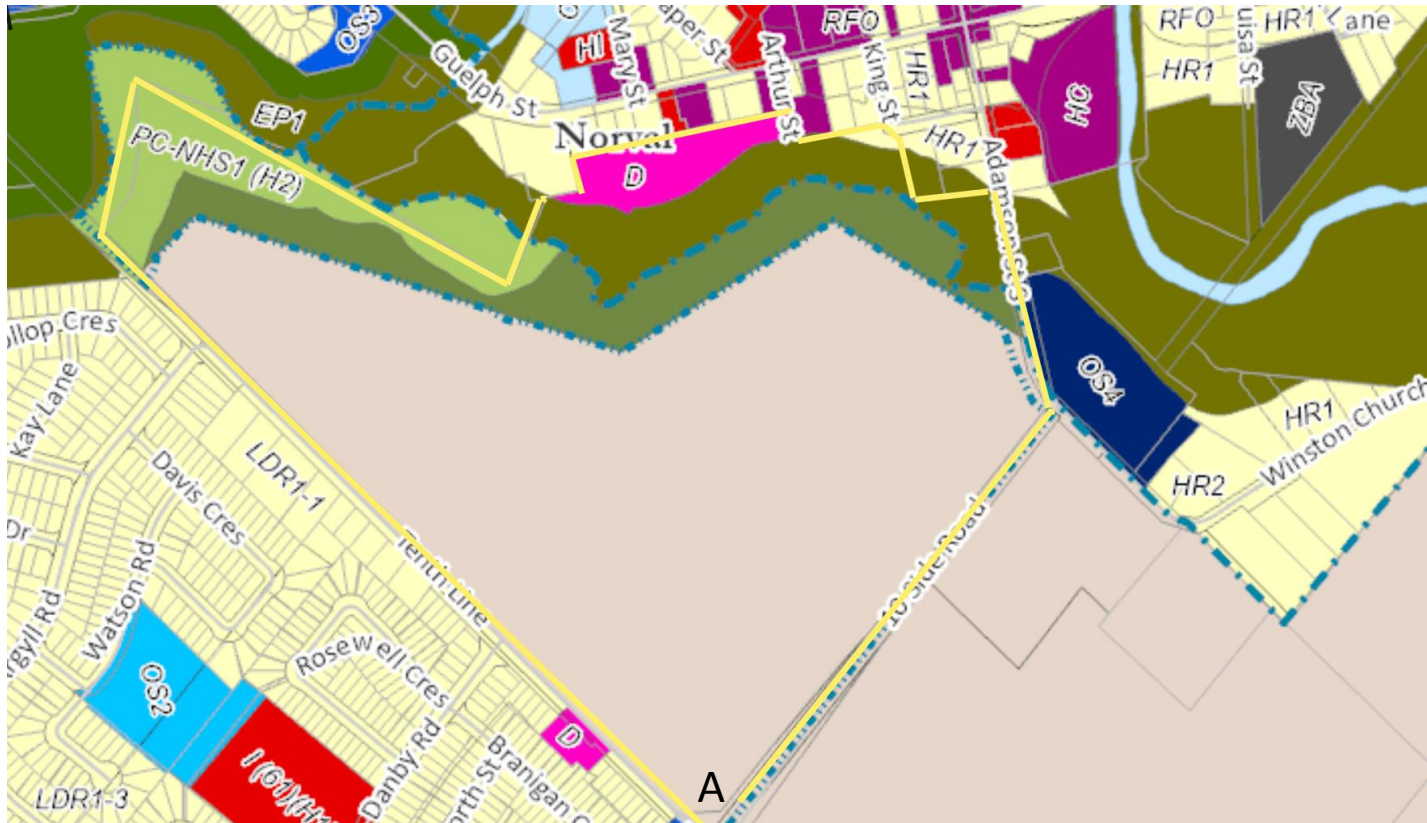
Southeast Georgetown Secondary Plan



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Policy Context

Zoning By-law 2010-0050 (Current Zoning)



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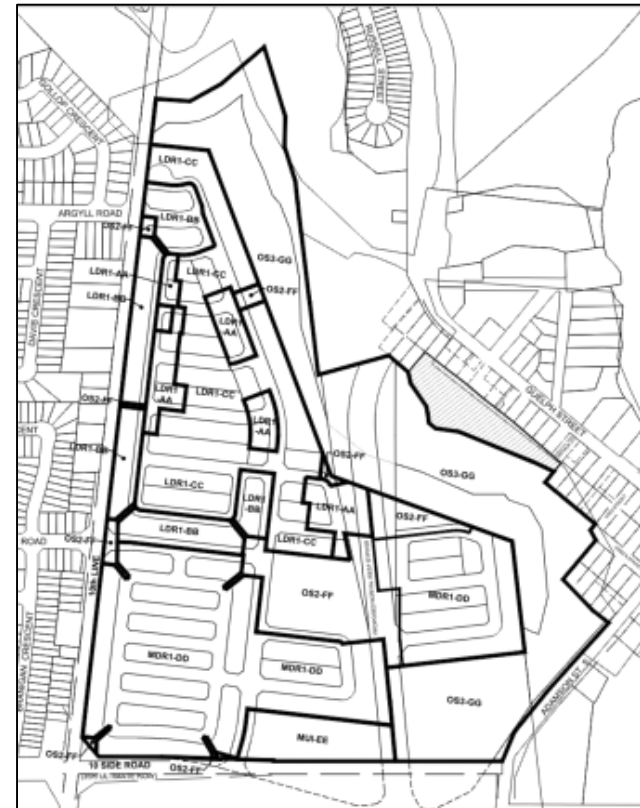
Requested Approvals

Proposed Zoning

Land Use Plan



Proposed Zones



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Requested Approvals

Proposed Zoning

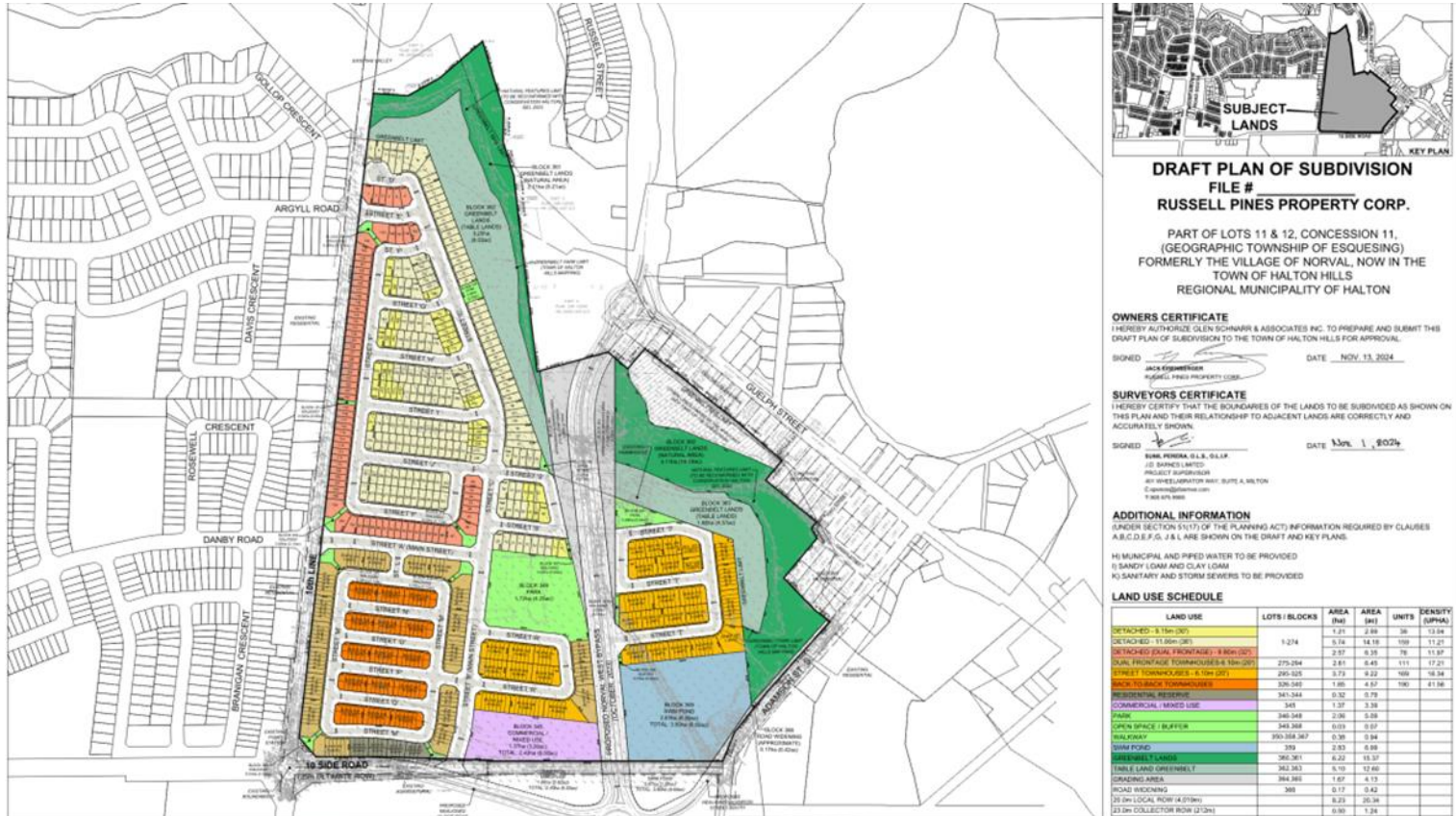


Proposed Zones	Proposed Uses
<ul style="list-style-type: none"> Low Density Residential 1 – Exception AA (LDR1-AA) Low Density Residential 1 – Exception BB (LDR1-BB) Low Density Residential 1 – Exception CC (LDR1-CC) 	<ul style="list-style-type: none"> Single detached dwellings
<ul style="list-style-type: 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



Requested Approvals

Proposed Draft Plan of Subdivision



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Comments

Agency/Department Comments

Planning

- Some proposed zoning permissions are not contemplated in the Secondary Plan
- Staff require more information as to how the Commercial/Mixed Use block may be developed

Transportation

- More information regarding intersection spacing, onstreet parking, sight distances and turning maneuvers is required
- Request a Multi-Use path

Comments

Agency/Department Comments



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Comments

Agency/Department Comments

Credit Valley Conservation (CVC)

- 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 and 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.



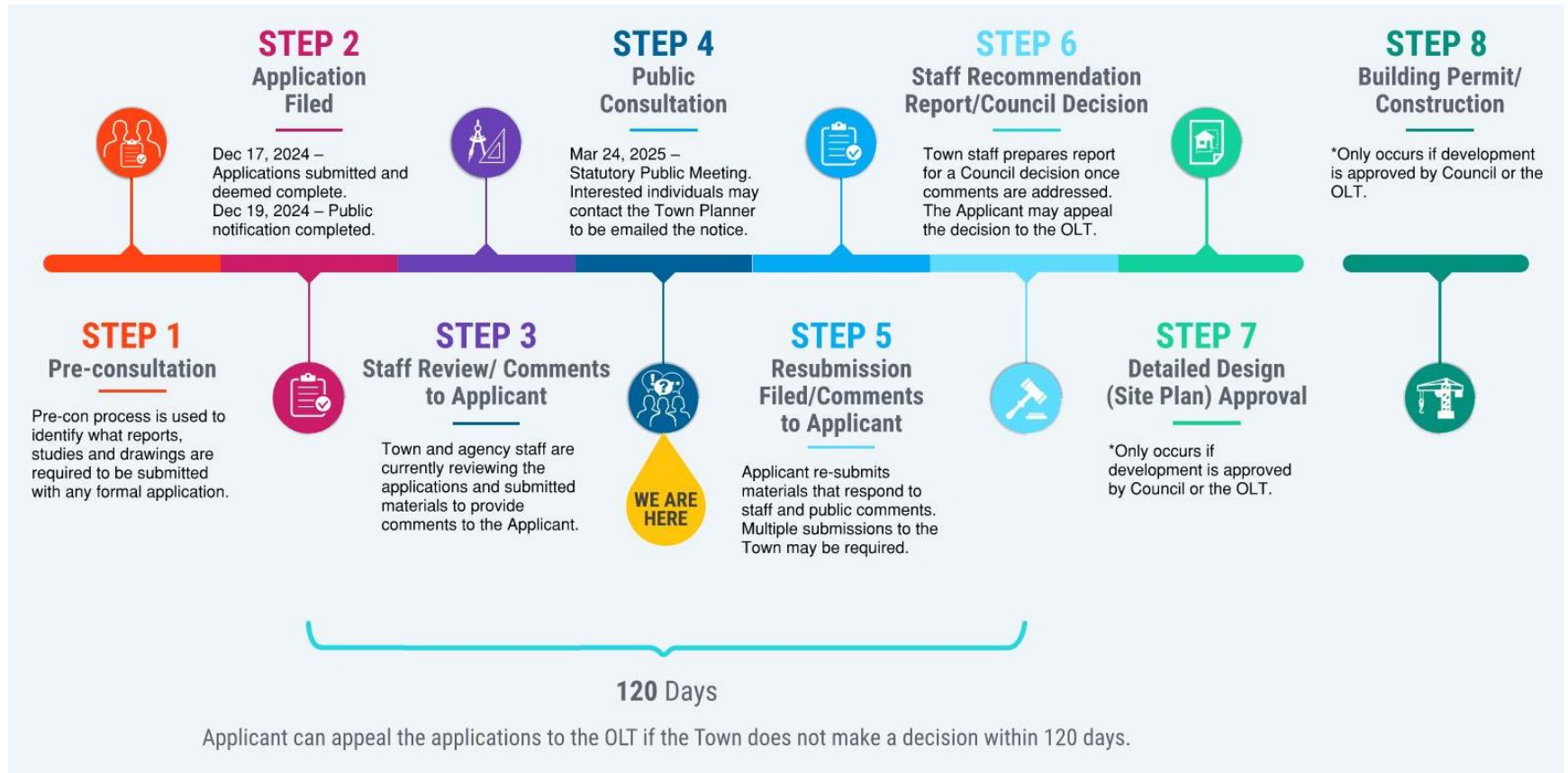
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Comments

Public Comments

- As of the date of this meeting, 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 for these development applications have been raised to date.

Next Steps



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Next Steps

Project Webpage / Email Notification List

- Project webpage has been created on the Town's website to provide periodic project updates
- The 1st submission materials and the New Application Received and Public Meeting notices have also been posted for public viewing
- URL: <https://www.haltonhills.ca/en/business/16469-10-side-road-development-proposal.aspx>

To request to be added to the email notification list, please email Josh Salisbury at jsalisbury@haltonhills.ca



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THANK YOU



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