

PM-2025-003

June 16, 2025

D14ZBA25.003 & D12SUB25.001 –
16469 10 Side Road (Georgetown)

Minutes of the Public Meeting held on Monday, June 16, 2025, at 6:05 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor A. Lawlor chaired the meeting.

Mayor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and provide members of the public with the opportunity to ask questions and express views regarding the development proposal.

Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that any person or public body that does not make oral submissions at a Public Meeting, or make written submissions to the Town of Halton Hills before Council makes a decision regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision, may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please contact Planning staff for further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for the development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of the applications;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information.

Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves applications by: Glen Schnarr & Associates Inc. on behalf of Russell Pines Property Corp (Fieldgate Developments).

To amend the Town of Halton Hills Comprehensive Zoning By-law 2010-0050, as amended, and obtain approval for a Draft Plan of Subdivision.

To permit the development of 744 residential dwelling units and a mixed use/commercial block at 16469 10 Side Road (Georgetown).

TOWN'S OPPORTUNITY

J. Salisbury presented regarding the proposed development at 16469 10 Side Road (Georgetown).

(Presentation available on the [Town's Municipal Calendar](#) page.)

APPLICANT'S OPPORTUNITY

Glen Schnarr & Associates Inc on behalf Russell Pines Property Corp (Fieldgate Developments) presented regarding the proposed development at 16469 10 Side Road (Georgetown).

(Presentation available on the [Town's Municipal Calendar](#) page.)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online or in person that have questions, require further clarification or information or wish to present their views on the proposal.

The following members of the public came forward:

Cammie Peirce, 63 Gollop Crescent

C. Peirce brought forward concerns and questions regarding the following:

- Lot size difference with the proposal versus current properties
- Depth of proposed lots
- Number of stories and square footage of the proposed development
- Location of garages for each unit
- Designs for double lot units
- Location of units – are townhouses in groupings?
- Possible zoning changes – what is the process if the developer wants to change the proposal?

Ardis Snow, 63 Gollop Crescent

A. Snow raised concerns regarding:

- Accommodating increase in population with current infrastructure

- The possibility of a road continuing through the green space behind Gollop Crescent
- What will the community hub be defined as?
- Greenbelt lands – is the development taking away or impeding on the Greenbelt
- Employment levels within the community to support increase in population

A. Snow also raised issue with building the subdivision before building the by-pass and requested a detailed list of what special provisions that proposal is asking for.

Ken Coome, 16 Pomeroy Court

K. Coome raised concern with infrastructure and current traffic volume on roads during rush hour, stating that this area does not have the road network for this proposal. Are traffic counts being done for the capacity of road networks? Greenspace also needs to be protected. K. Coome also asked for clarification on development not having more than two stories.

Nancy Petryschuk, 44 Gollop Crescent

N. Petryschuk raised concern that the number of dwellings is at 744, as they had been told a different amount previously. There are no schools included in the proposal and schools in Georgetown South are currently full. Concern related to traffic issues and safety concerns on Tenth Line was also brought up.

Susan Forster, 67 Gollop Crescent

S. Forster raised concerns regarding the following:

- Seeing the greenspace disappear
- Need for more infrastructure
- Traffic issues and congestion
- Flooding concerns
- No room at current schools or recreation centre in the area
- Why isn't more greenspace incorporated to the farmhouse as a heritage property?

S. Forster also inquired about what is planned within this proposal for the park? There also has been no recent updates on the by-pass and environmental assessment.

D. Aria, 500 Guelph Street

D. Aria raised concern related to flooding and wondering if studies are being done to determine how to direct water away from the development.

Steve Wilson, 10248 Tenth Line

S. Wilson inquired about the sewers for the development and if they would be going up Tenth Line as there are currently about ten houses that are not currently getting sewer services. S. Wilson also inquired about the start date for construction and where the town houses will be facing.

Elena Daly, 10226 Tenth Line

E. Daly asked for confirmation of where the townhouses will be facing and raised concern regarding traffic and congestion in the area and protecting the large maple trees. E. Daly inquired

about size of properties and density of the proposal.

Ivan Bosnjak, 47 Milfoil

I. Bosnjak inquired about timeline and price point. I. Bosnjak also asked if there will be separate entrances for tenants as this could increase population in the area.

Kathy Gastle, Norval

K. Gastle raised concerns related to flooding issues, infrastructure, ensuring integration with the farmhouse and green space and issues related to traffic congestion.

Brad Langfield, 38 Gooderham

B. Langfield raised concern with the population growing without the infrastructure brought up the Canadian National Occupant Standards Act.

Mike, 33 Watson Road

Mike shares concern with the by-pass through the subdivision, can infrastructure and the road be in place first? Will the environmental assessments be completed and make sure that this impact isn't going to affect homes in Norval.

Cammie Peirce, 63 Gollop Crescent (2nd time speaker)

C. Peirce wanted to add concern with an increase in crime in a highly dense area and asked for a copy of the presentations from the meeting.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

J. Salisbury noted that concerns brought forward have been noted and will be addressed by the Town or the developer.

J. Salisbury touched on a few concerns:

- If proposal is passed and the developer wanted to make changes later, they would need to go through the same process for a zoning by-law amendment
- Community Hub component with regards to mixed used and retail space – The idea would be that there would be some retail space there to service the proposed future community
- Special Provisions for Proposed Zoning By-law amendment is online and can be sent out
- Schools – There are some lands located just west of Danby and Roswell Crescent that is owned by the Halton Catholic District School Board that will be looked at as things go forward in the future
- Proposed mixed used trail that goes north/south on Tenth Line – included in Secondary Plan

The proponent provided closing remarks and noted that the plan will get answers from the Region

related to the by-pass. Comments, concerns and questions will be responded to. In relation to timing, houses won't be constructed until 2028 in best case scenario. The heritage house will be preserved. The proponent noted that this plan will facilitate the multi use path.

CONCLUSION OF MEETING

I declare this Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further information regarding this proposal, please contact the Senior Planner, Josh Salisbury, following the meeting.

The meeting adjourned at 7:42 p.m.

_____MAYOR
Ann Lawlor

_____TOWN CLERK
Valerie Petryniak