

Section 26 Special Meeting of Council - Proposed Georgetown GO Protected Major Transit Station Area



**Public Presentation – Halton Hills Council Chambers
April 20, 2026**

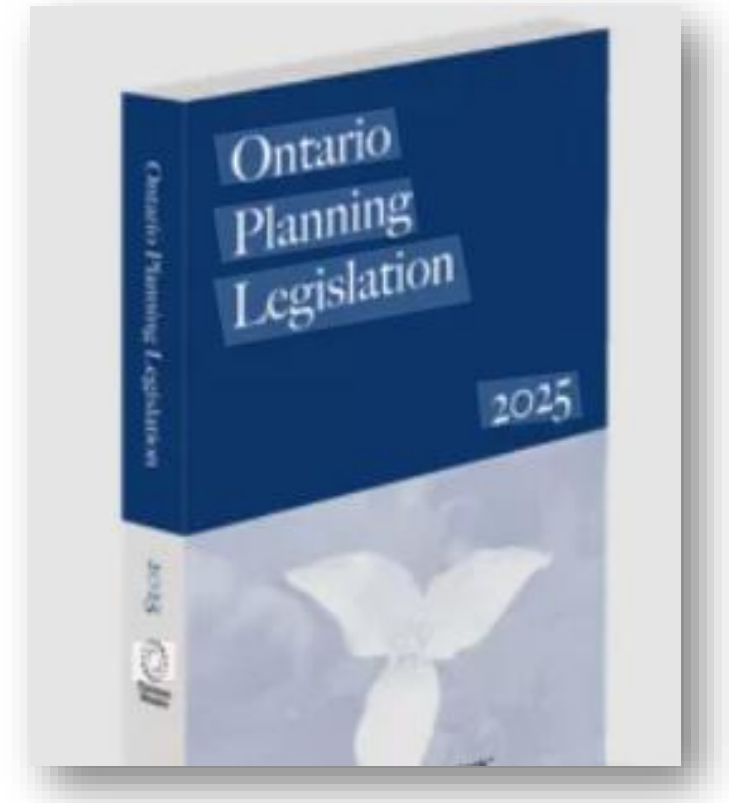
Agenda

- Special Meeting of Council – Purpose
- Georgetown GO Protected Major Transit Station Area
- Secondary Plan Review
- How we got here
- MTSA Reimagined
- Next steps



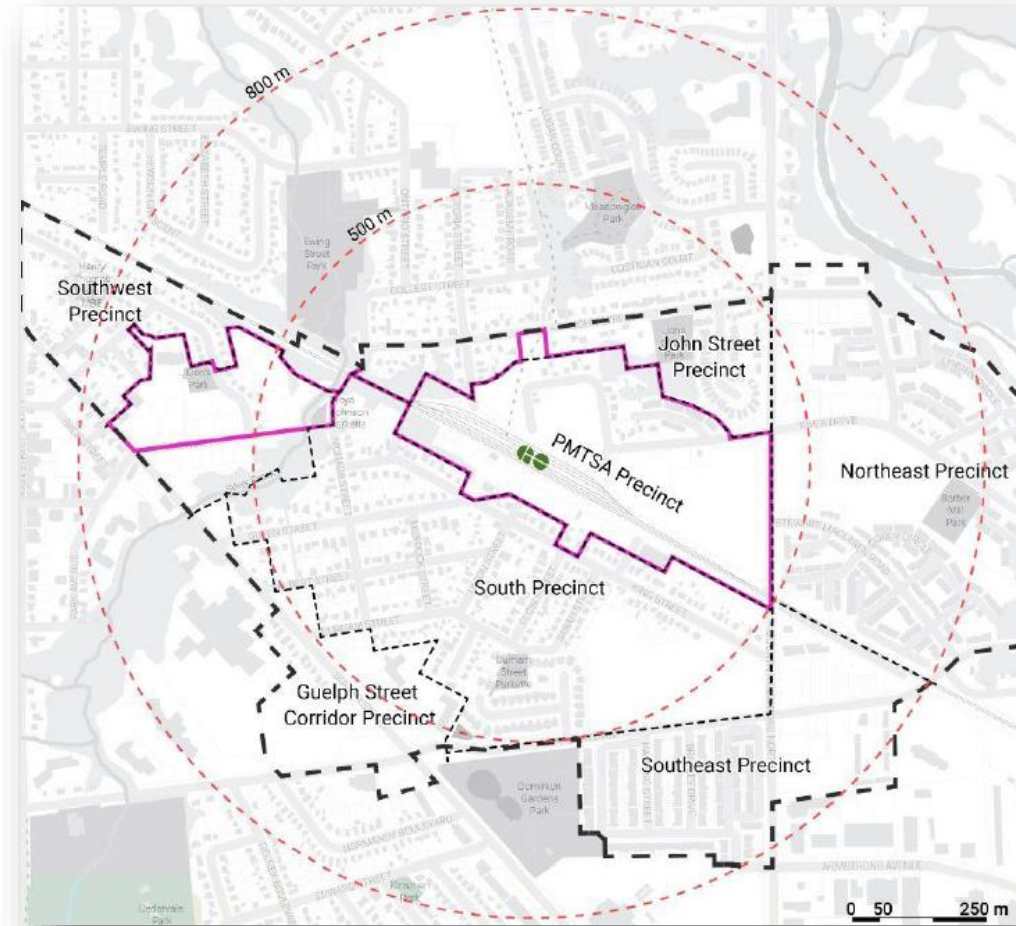
Special Meeting of Council

- Procedure – the establishment of a PMTSA requires provincial approval
- Planning Act Section 26
 - Consult with approval authority (MMAH)
 - Hold Special Meeting of Council
- Very similar to a Statutory Public Meeting
- Identify changes to the current MTSA boundary in the context of the Georgetown GO Station Area/Mill Street Corridor Secondary Plan



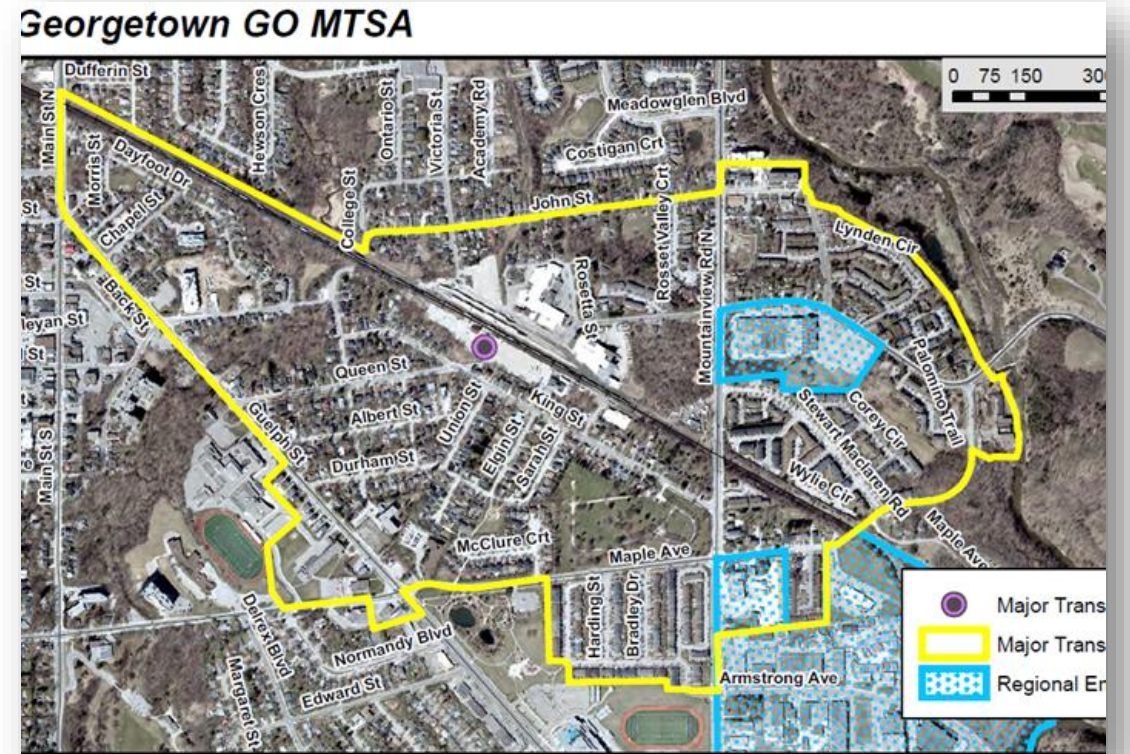
The Proposed Protected Major Transit Station Area

- Identified in the Planning Act
 - Section 16(15)
 - Identify minimum density target
 - Identify land uses and permissions
 - Identify densities by land use
 - Setting maximum heights and densities
- Provincial Planning Statement
 - Section 2.4.2
 - Density target of 150 people/jobs per hectare
 - Within 500m-800m of the GO Station



Georgetown GO Major Transit Station Area (2021)

- Established through Regional Official Plan Amendment 48
- Density target 'to be determined' subject to further study
- Secondary Plans to be used to establish context appropriate densities
- 132 hectare MTSA
- Growth Plan requirement for minimum density of 150 people and jobs per hectare



Secondary Plan Review - Key Issues



- Increasing height and density
- Development applications ahead of project completion
- Over one third of the ROPA 48 MTSA is low density residential
- 126 properties with identified cultural heritage value
- Silver Creek and surrounding natural features
- Existing road network accommodating future growth
- Is a density target of 150 people/jobs per hectare realistic?

The Secondary Plan Review

- Three phases completed from 2022-2024
 - Phase 1: Background Review
 - Phase 2: Land Use Alternatives
 - Phase 3: Detailed Planning Study
- Public Consultation & Engagement
 - Virtual Public Information Sessions
 - Drop-in community consultation
 - Public Open Houses
- Stakeholder Group - Neighbourhood Group representatives



How We Got Here

- Preferred Land Use Plan
 - Endorsed by Council Nov. 18, 2024
 - Staff Report PD-2024-088
- Public Open House
 - Nov. 27, 2024
 - Call for further engagement
- Formal Resident Advisory Committee
 - Replacing the Stakeholder Group



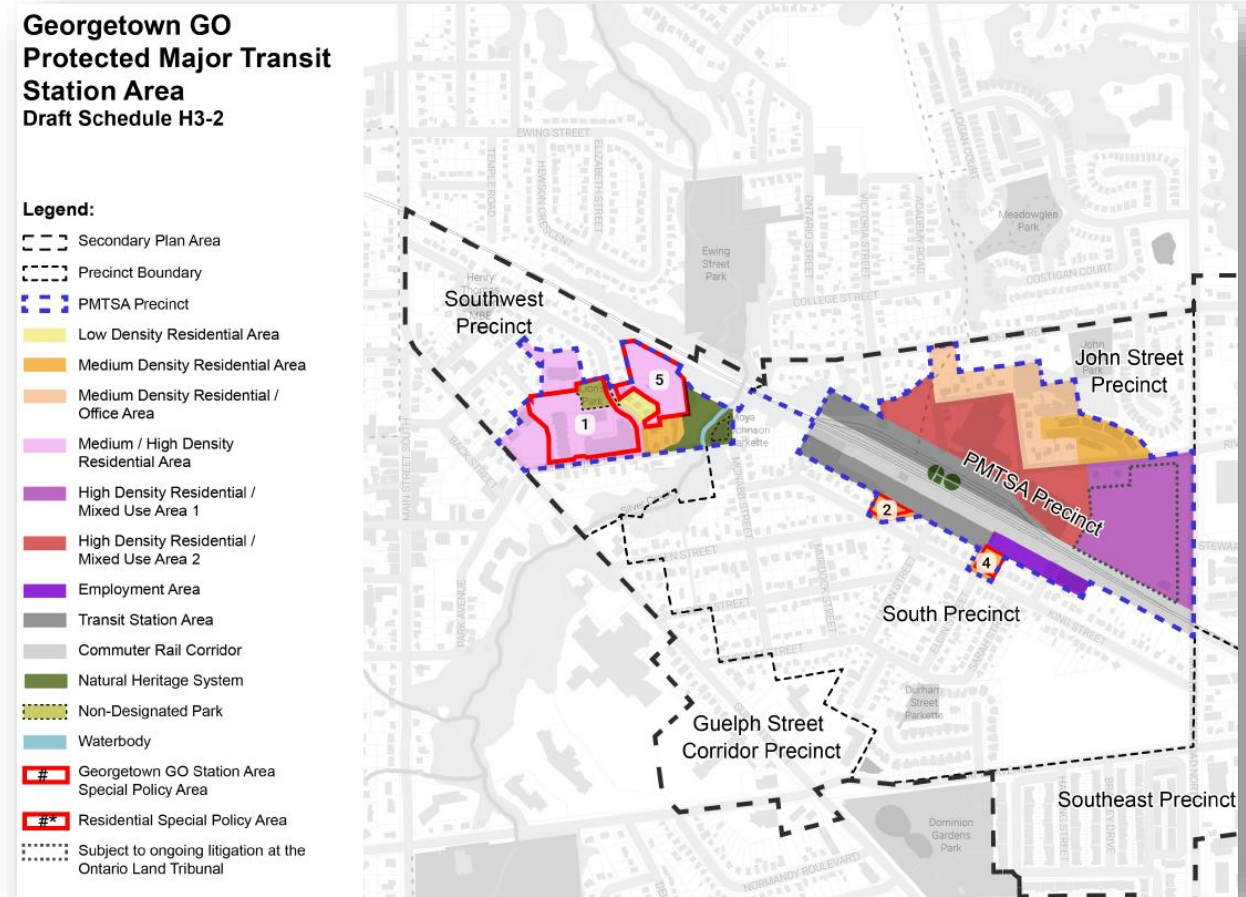
How We Got Here

- Georgetown GO Station Area Secondary Plan Advisory Committee
 - Mayor and Ward 3 Councillors
 - Five resident members
 - Staff and consulting team leading presentations
- 4 meetings set with 2 key deliverables
 - Revised MTSA boundary
 - Full review of Secondary Plan policy directions
 - Staff Report PD-2025-066 (Nov. 17, 2025)



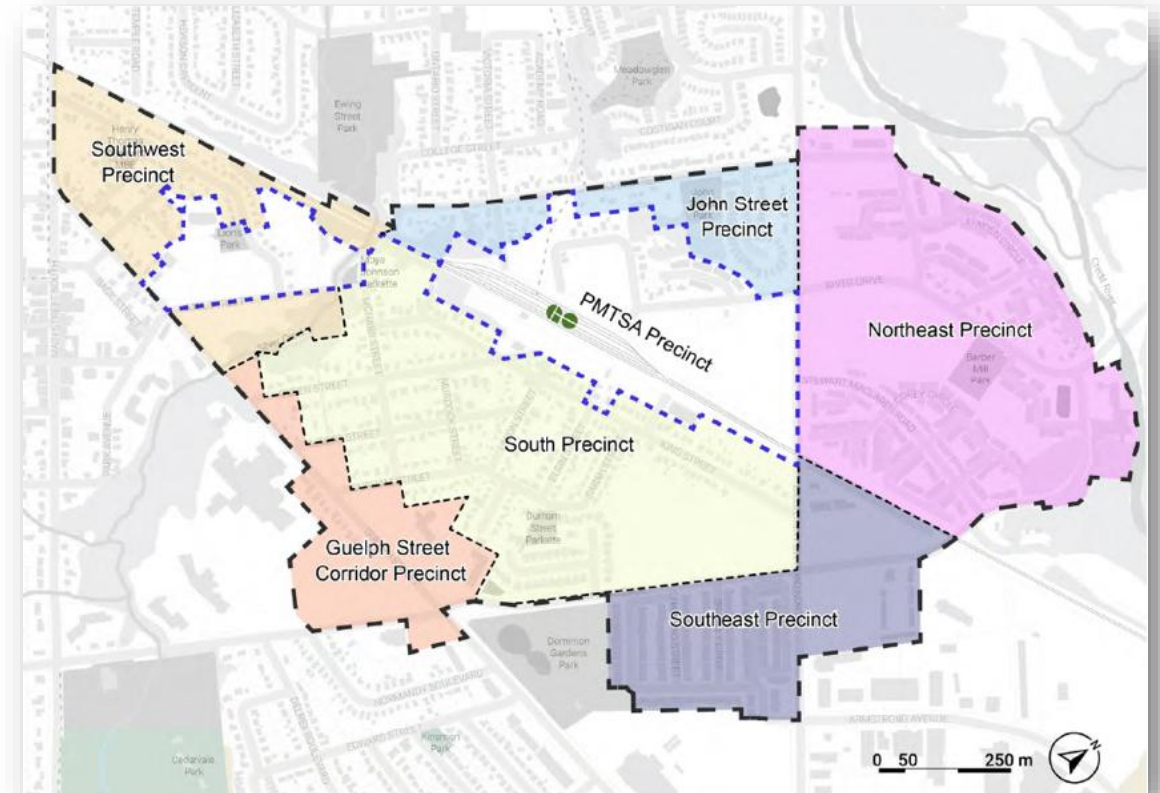
Major Transit Station Area Reimagined

- Focuses on areas where intensification is planned
- PPS density target achievable
- Focus for areas outside of the MTSA shifts to stable residential uses and flexibility for mixed uses
- Within the MTSA: long term investment in transit-oriented intensification
- Protected status puts limits on appeals



Next Steps

- Awaiting conformity letter from the Province
- Public Open House – May 7, 2026
- Remaining Secondary Plan Area
 - Land uses, permissions & policies
- Two Official Plan Amendments (OPA)
 - OPA for PMTSA – Provincial approval
 - OPA for rest of Secondary Plan – Council approval
- Statutory Public Meeting
- Final Recommendation



Thank You

- Reminder all key notices, reports, studies, & documents available at:
 - Public notices
 - Draft OPAs, policies & mapping
 - Project technical studies
 - All Staff Reports
 - Presentations
 - Public Open Houses
 - Council Presentations



Sign-up for updates!



**The Georgetown GO
Station Area/Mill Street
Corridor Secondary
Plan ...**

Join