



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Josh Salisbury, Planner – Development Review

DATE: April 7, 2026

REPORT NO.: PD-2026-030

SUBJECT: Recommendation Report for applications for Draft Plan of Common Element Condominium and Part Lot Control Exemption for 15651 10 Side Road (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2026-030, dated April 7, 2026, regarding a “Recommendation Report for applications for Draft Plan of Common Element Condominium and Part Lot Control Exemption for 15651 10 Side Road (Georgetown)”, be received;

AND FURTHER THAT the Commissioner of Planning and Development be authorized to grant Draft Approval and Final Approval to the Common Element Condominium, File D07CDM24.002, as generally shown on SCHEDULE 3, subject to the conditions generally set out in SCHEDULE 4 of this report;

AND FURTHER THAT the request to enact a Part Lot Control Exemption By-law for the lands legally described as Block 290, Plan 20M1208, municipally known as 15651 10 Side Road, as generally set out in SCHEDULE 5 of this report, be approved, subject to the conditions generally set out in SCHEDULE 6 of this report;

AND FURTHER THAT Council enact the necessary By-law(s) to exempt Block 290, Plan 20M1208, Town of Halton Hills, Regional Municipality of Halton, from Section 50 of the Planning Act, R.S.O. 1990, c. P.13, as amended, for the purpose of legally creating and transferring 88 separate dwelling units, together with the required easements and interests in the Common Element Condominium Plan, once the conditions generally set out in SCHEDULE 6 of this report have been satisfied.

KEY POINTS:

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

- Remington Georgetown Inc. (the Applicant) has submitted Draft Plan of Common Element Condominium and Part Lot Control Exemption applications to facilitate the completion of the previously approved 88-unit residential development at 15651 10 Side Road.
- The Common Element Condominium is intended to define the lands to be owned and maintained by the proposed Condominium Corporation; the Part Lot Control Exemption seeks to legally create and transfer the 88 units.
- The applications were circulated to Town and external agency staff and no concerns were identified.
- This report recommends approval of the Draft Plan of Common Element Condominium and Part Lot Control Exemption applications, subject to the conditions set out in SCHEDULES 4 and 6.

BACKGROUND AND DISCUSSION:

The purpose of this report is to advise Council and the public that the Town has received Draft Common Element Condominium and Part Lot Control Exemption applications seeking to facilitate the completion of the previously approved 88-unit residential development (46 single detached and 42 townhouse dwelling units) at 15651 10 Side Road (Georgetown).

1.0 Location & Site Characteristics

The subject lands, municipally known as 15651 10 Side Road, are located at the north-east corner of 10 Side Road and Hartwell Road, west of Tenth Line; see SCHEDULE 1 – LOCATION MAP. The parcel has an area of approximately 3.54 hectares (8.75 acres) with frontage of approximately 258.8 metres (849.08 ft.) on 10 Side Road and 63.3 metres (207.68 ft.) flanking Hartwell Road.

The property forms part of Phase 6 of the Halton Hills Village Homes Inc. (HHVHI) plan of subdivision, which was registered on August 17, 2018. The lands are currently undergoing pre-servicing works and construction of some of the approved residential units has begun.

2.0 Application History

On May 8, 2023, Council approved site-specific Official Plan and Zoning By-law Amendments (File No(s). D09OPA21.002 & D14ZBA21.014) to permit 46 single detached dwellings, 21 bungalow townhouse and 21 rear lane townhouse dwelling units on the subject lands. Site Plan Approval was subsequently issued on May 6, 2024; see SCHEDULE 2 – SITE PLAN. Building permits have been issued for the 46 single detached units as well as 21 of the townhouse units; construction of some of the units has already begun.

3.0 Development Proposal

The Applicant intends for the development to be established through a common element condominium with each of the single detached and townhouse units being held in freehold ownership. As such, the Town received the following applications from Remington Georgetown Inc. to facilitate the completion of the development and allow for transfer of ownership of the single detached and townhouse dwelling units to the purchasers:

Draft Plan of Common Element Condominium

The purpose of the Common Element Condominium application is to legally create and define the lands that comprise the private streets and common elements that will support the development and are to be owned and maintained by the proposed Condominium Corporation. This would include the private streets (Ruby Lane, Sunbird Way and Maya Grove), visitor parking, snow storage areas, a servicing block and amenity space; see SCHEDULE 3 – DRAFT PLAN OF COMMON ELEMENT CONDOMINIUM.

The owners of all 88 dwellings will be subject to rules and regulations of the Common Element Condominium Corporation and will be required to pay maintenance fees.

Part Lot Control Exemption

The Applicant is also requesting Part Lot Control Exemption under Section 50 of the *Planning Act* for the subject lands to legally create and transfer 46 separate single detached and 42 townhouse dwelling units to the respective purchasers, along with the associated easements. All the dwelling units will also have interests in the Common Element Condominium Plan; see SCHEDULE 5 – PLAN 20M1208 and DRAFT REFERENCE PLAN.

4.0 Department and Agency Comments:

The Draft Plan of Common Element Condominium and Part Lot Control Exemption applications were circulated to Town departments and external agencies for review. No concerns or objections were raised.

Staff notes that the Common Element Condominium and Part Lot Control Exemption applications are generally administrative in nature as the decisions on the appropriateness of the land use have already been made through previous Official Plan Amendment, Zoning By-law Amendment and Site Plan applications.

Staff have prepared conditions of draft approval for the proposed Plan of Common Element Condominium (SCHEDULE 4 – CONDITIONS OF DRAFT PLAN OF CONDOMINIUM) and final approval conditions for the Part Lot Control Exemption application, attached as (SCHEDULE 6 – CONDITIONS OF PART LOT CONTROL EXEMPTION).

Subject to the conditions, Staff is satisfied that both the Common Element Condominium Plan and Draft Reference Plan defining the proposed dwelling units are sufficient to provide for the detailed requirements contained within the approved Site Plan application.

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 was not needed as this report is administrative in nature.

Public Engagement was previously conducted through the Official Plan Amendment and Zoning By-law Amendment application, included a public meeting held on October 25, 2021. There was also a Public Information Meeting that was held on May 9, 2022.

INTERNAL CONSULTATION:

Planning staff consulted with the appropriate Town departments and external agencies including the Region of Halton in the preparation of this report.

FINANCIAL IMPLICATIONS:

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

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer