



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Keith Hamilton, Senior Planner - Policy

DATE: March 31, 2026

REPORT NO.: PD-2026-040

SUBJECT: Georgetown GO Protected Major Transit Station Area – Special Meeting of Council Report

RECOMMENDATION:

THAT Report No. PD-2026-040 dated March 31, 2026, regarding the Georgetown GO Protected Major Transit Station Area – Special Meeting of Council, be received;

AND FURTHER THAT all agency and public comments be referred to staff to be addressed in a final recommendation report to Council on the disposition of these matters;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton, Credit Valley Conservation, the Ministry of Transportation, and the Ministry of Municipal Affairs and Housing for information.

KEY POINTS:

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

- A Special Meeting of Council under section 26 of the *Planning Act* is being held so that the public may provide feedback on changes that are required to the Town's Official Plan to establish a Protected Major Transit Station Area (PMTSA) within the Georgetown GO Station Area/Mill Street Corridor Secondary Plan area.
- No decisions are being made at this time and the proposed PMTSA boundary and draft policies may be subject to change based on public and agency input received.

- The proposed boundary for the Georgetown GO PMTSA would replace the existing Georgetown GO Major Transit Station Area boundary that was approved through Regional Official Plan Amendment 48 in 2021.
- The proposed PMTSA boundary and associated draft policies (attached as Appendices 1 and 2 to this report) were released for public review on March 13, 2026.
- The land use designations and policies within the proposed PMTSA focus on redevelopment and residential intensification around the Georgetown GO Station.
- A Public Open House and Statutory Public Meeting are being planned to further consult with the public and present the broader Georgetown GO Station/Mill Street Corridor Secondary Plan.
- An Official Plan Amendment needed to establish the Georgetown GO PMTSA will require approval from the Ministry of Municipal Affairs and Housing.
- A final recommendation report and updated Draft Secondary Plan (including policies for the PMTSA) will be brought to Council later this year for approval, which will mark the end of this project.

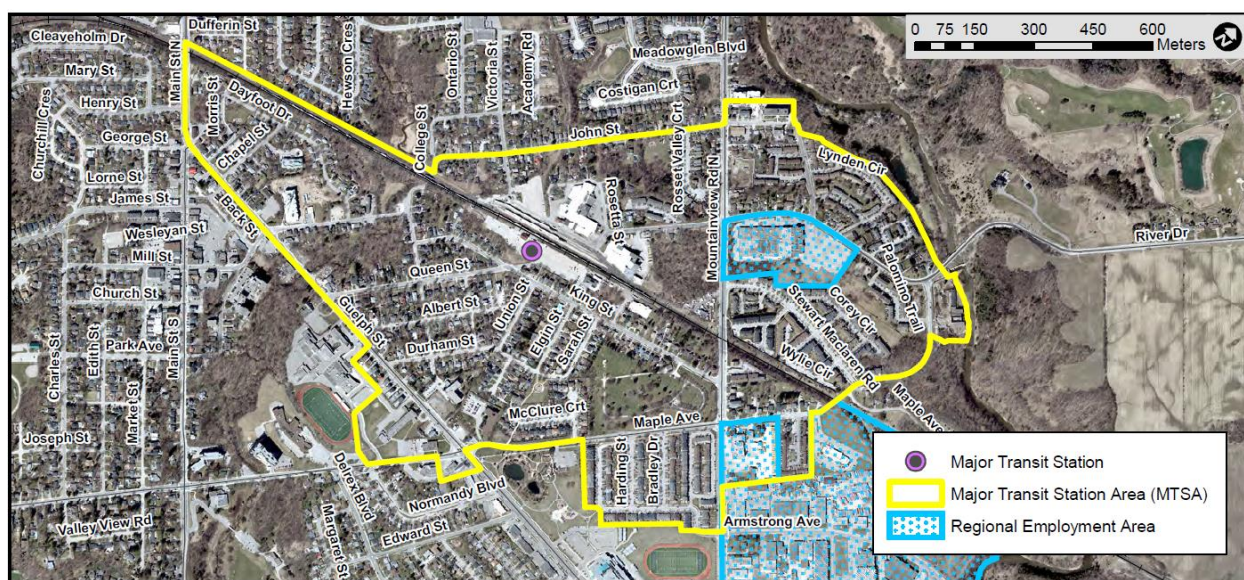
BACKGROUND AND DISCUSSION:

1. Background – Georgetown GO Station Area

Key policy planning projects with a focus on planning for redevelopment and intensification around the Georgetown GO Station are summarized as follows:

- Halton Hills Official Plan Amendment 7: The original Georgetown GO Station Secondary Plan was adopted by Council in 2010. Set around the GO Station (see Appendix 3), the purpose of this plan was to implement policies to address Provincial Growth Plan requirements for areas around Major Transit Stations. Most notably, this plan identified strategic locations for redevelopment and intensification.
- Regional Official Plan Amendment 48 (ROPA 48): The Georgetown GO Major Transit Station Area (MTSA) was established through ROPA 48 in 2021. The area (shown on Map 1) includes the Georgetown GO Station Secondary Plan area, with an additional 52 hectares to the east. ROPA 48 did not assign a density target to this MTSA (as required by the Growth Plan), instead identifying the need for further study to determine an appropriate number. The MTSA boundary shown on Map 1 would become the study area for the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review.

Map 1: Georgetown GO Major Transit Station Area (2021)



- The Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review: This project began in March of 2022, with a focus on updating policies established through OPA 7 and identifying a minimum density target for the MTSA. Between March of 2022 and November of 2024 three project phases were completed, including multiple project milestones achieved. A detailed project summary for these three phases can be found in staff report [PD-2024-088](#), received by Council on November 18, 2024.
- The Georgetown GO Station Protected Major Transit Station Area: In the fourth phase of the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Review, the project team worked with a resident-based advisory committee to explore a revised MTSA boundary within the secondary plan study area. Key information summarizing the work of this committee can be found in staff report [PD-2025-066](#), received by Council on November 17, 2025. The proposed Georgetown GO Station Protected Major Transit Station Area (see Appendix 1) is one of the key deliverables from this committee and is discussed further in this report.

2. Policy Context

The proposed Georgetown GO Protected Major Transit Station Area (PMTSA) is subject to policies under both the Provincial Planning Statement and the *Planning Act*.

Provincial Planning Statement

Under definitions set out in the Provincial Planning Statement (PPS), 2024, the Georgetown GO MTSA is considered a major transit station area on a higher order transit corridor and subject to policies of section 2.4.2 of the PPS. Section 2.4.2.1 requires that boundaries for MTSA be adopted through Official Plan Amendments under section 26 of the *Planning Act*. The PPS also requires, under section 2.4.2c) that

the Town plan for a minimum density target of 150 people and jobs per hectare for this MTSA.

Planning Act

Under section 16(15) of the *Planning Act*, a municipality may identify an area around a higher order transit station as a PMTSA. The PMTSA must contain policies that:

- Identify a minimum density (people and jobs per hectare) for the PMTSA as a whole;
- Identify permitted uses for land and buildings or structures within; and,
- Identify minimum densities for individual land use designations.

Under section 16(18) of the *Planning Act*, an Official Plan Amendment to establish a PMTSA is not exempt from Provincial approval and therefore requires submission to the Ministry of Municipal Affairs and Housing (MMAH) after receiving Council adoption.

Section 17(36.1.4) of the *Planning Act* restricts appeals to policies that identify a PMTSA (including permitted land uses, heights and densities) to the Minister of Municipal Affairs and Housing.

3. Special Meeting of Council

Under section 26 of the *Planning Act*, a Special Meeting of Council is required if revisions to the Official Plan are necessary to ensure it conforms with provincial plans and is consistent with provincial policy statements. This section further directs the meeting be open to the public to discuss the revisions required.

An Amendment to the Town's Official Plan (OPA) to establish the Georgetown GO Protected Major Transit Station Area (PMTSA) requires conformity with the *Planning Act* section 16(15) and consistency with the PPS section 2.4.2. Therefore, the Town is required to hold a Special Meeting of Council to establish the Georgetown GO PMTSA.

4. Proposed Changes

Town staff are proposing to establish a PMTSA boundary that would replace what was approved through ROPA 48 (the current Georgetown GO MTSA). As shown in Appendix 1, the current MTSA boundary would remain as the Georgetown GO Station Area/Mill Street Corridor Secondary Plan Area, with the proposed PMTSA contained within. The PMTSA will be planned to meet the minimum target of 150 people and jobs per hectare as required by the PPS.

5. PMTSA Policy Direction

In accordance with section 16(15) of the *Planning Act*, the land use designations within the proposed PMTSA will identify minimum densities and permitted uses. Key land use designations within the proposed PMTSA include:

- High Density Residential/Mixed Use Area 1: The main permitted use under this designation will be high density residential units (apartments) with flexibility for

complementary commercial and office uses. The permitted density range is a Floor Space Index (FSI) of 2.5 to 4.0, and maximum height of 16 storeys.

- High Density Residential/Mixed Use Area 2: The main permitted use under this designation will be high density residential units (apartments) with flexibility for complementary commercial and office uses. The permitted density range is a Floor Space Index (FSI) of 2.0 to 3.5, and maximum height of 12 storeys.
- Medium Density Residential/Office Area: The main permitted use under this designation will be ground-oriented residential unit types with flexibility for small-scale commercial uses. The permitted density range is 35-75 units per net residential hectare, with a maximum height of four storeys.
- Medium/High Density Residential Area: This designation will permit a broader range of residential forms including both apartment units and ground-oriented units, with flexibility for small-scale commercial uses. The permitted density range is a Floor Space Index (FSI) of 1.0 to 1.8, and maximum height of 8 storeys.

The proposed PMTSA land use plan includes four Residential Special Policy Areas. Permissions for these areas were established through previously approved planning applications and will not be subject to change through this Official Plan Amendment.

6. Next Steps

Section 26(3) of the *Planning Act* also requires the Town to consult with the approval authority, the Ministry of Municipal Affairs and Housing (MMAH) prior to seeking Provincial approval of the proposed PMTSA. Town staff submitted draft PMTSA materials to MMAH on January 14, 2026, for a 90-day review. Any comments from the Ministry will be addressed in a revised draft of the PMTSA policies.

Following this Special Meeting of Council, staff will gather all comments received from the public, Town departments and agency staff and address them where appropriate in a revised draft of the PMTSA policies.

Town staff are planning to hold a Public Open House to further consult with the public on the proposed Georgetown GO PMTSA in the context of the broader Georgetown GO Station Area/Mill Street Corridor Secondary Plan area. Following this, a Statutory Public Meeting will be held before Council to present the draft policies relating to the OPAs required to implement the Georgetown GO PMTSA and revised Georgetown GO Station Area/Mill Street Corridor Secondary Plan.

Town staff will once again consider all public and agency feedback received before reporting back to Council for adoption and approval of the Georgetown GO PMTSA and revised Georgetown GO Station Area/Mill Street Corridor Secondary Plan.

STRATEGIC PLAN ALIGNMENT:

This report identifies a safe and welcoming community as one of the Town's Strategic priorities.

The proposed Georgetown GO PMTSA boundary and draft policies focus on well-planned growth to ensure balanced, sustainable, well planned community infrastructure and services that meet the needs of residents and businesses.

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:

- A virtual Public Information Session was held on June 20, 2022.
- A virtual Public Open House was held on February 27, 2023.
- Drop-in consultation sessions were held on March 3 and March 7, 2023.
- An in-person Public Open House was held on October 18, 2023.
- An in-person Public Open House was held on November 27, 2024.

INTERNAL CONSULTATION:

Town staff will continue to consult with staff from various departments including Development Review, Transportation, Development Engineering, and Recreation and Parks, as well as staff from the Province, Region of Halton, Credit Valley Conservation and School Boards as part of the Technical Advisory Committee.

FINANCIAL IMPLICATIONS:

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

Reviewed and approved by,

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer