

March 31, 2025

GSAI File: 265-029

Planning and Development
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON, L8P 4Y5

Attention: Mr. John McMulkin, MCIP, RPP
Senior Planner

**Re: Applications for Zoning By-law Amendment and Draft Plan of Subdivision
Russell Pines Property Corp. c/o Fieldgate Developments
PT. LOTS 11 & 12 CONCESSION 11 ESQ; PART 1, 20R21398 TOWN OF
HALTON HILLS,
Town File Number: D00ENQ23.035
Town of Halton Hills**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for Russell Pines Property Corp. (Fieldgate Developments), the registered owner of the above noted property, which municipally addressed as 16469 10 Side Road, Halton Hills and is bordered by 10 Side Road to the south, 10th Line to the west (the "Subject Lands"). We are pleased to submit the enclosed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the development of 274 single detached dwellings, 470 townhouse dwellings, a mixed-use block, and multiple parks (the "Proposed Development"). A formal Pre-Consultation meeting was held with Town staff on November 23, 2023, which outlined the submission requirements to facilitate the Proposed Development.

The Subject Lands are located in the southeast area of Georgetown and are approximately 53.43 hectares (132 acres) in size with a frontage of approximately 1 kilometer (0.62 miles) on 10th Line and 627.28 meters (2060.30 feet) along 10 Side Road. The Subject Lands are designated 'Urban Area' in the Halton Region Official Plan (Map 1 – Regional Structure) and designated 'Urban Area' and "Future Residential/Mixed Use Area" in the Town of Halton Hills Official Plan. A portion of the Subject Lands are within the 'Boundary of Greenbelt Plan Area' (Schedule A3 – Georgetown Urban Area Land Use Plan). Further, the Subject Lands are zoned 'Agricultural (A)' (Schedule A1 – Rural Lands) and 'Protected Countryside NHS2, PC-NHS2' (Schedule A2 – Greenbelt Plan Area) as per the Town of Halton Hills Zoning By-Law 2010-0050. The Subject Lands consist primarily of vacant lands that have historically been used for agricultural purposes and include a farmhouse and a woodlot located along the northern limits.

The Subject Lands are within the Southeast Georgetown Secondary Plan Area that was adopted by Council as Official Plan Amendment No. 59 by the passing of By-Law 2025-0024 on March 24, 2025.

The Subject Lands are zoned "Agricultural" (A), in the Town of Halton Hills Zoning By law (2010-0050). In order to permit the proposed development, a Zoning By-law Amendment is proposed to re-zone the

Subject Lands to Low Density Residential 1 – Exception AA (LDR1-AA), Low Density Residential 1 – Exception BB (LDR1-BB), Low Density Residential 1 – Exception CC (LDR1-CC), Medium Density Residential 1 – Exception DD (MDR1-DD), Mixed Use 1 – Exception EE (MU1-EE), Open Space 2 Zone – Exception FF (OS2-FF), and Open Space 3 Zone – Exception GG (OS3 – GG). The enclosed Draft Plan of Subdivision has been filed concurrently with the Zoning By-Amendment in order to establish blocks for the proposed residential uses.

As requested by Town Staff, one (1) copy of the complete submission package is being couriered to the Town of Halton Hills Municipal Office. The following cheques for payment of the required application review fees will follow:

- One (1) cheque payable to the Town of Halton Hills, in the amount of \$410,118.49
- One (1) certified cheque payable to the Regional Municipality of Halton, in the amount of \$13,095.36 (ZBA review fee \$1,157.36 and DPS review fee \$11,938.68)
- A separate cheque has been mailed to the CVC for their review fees

Submission Materials

In support of the application, please find enclosed the following. A Pre-Consultation Public Meeting has not been conducted as Bill 185 eliminates this requirement.

No.	Submission Material
1.	Pre-Consultation Meeting Notes
2.	Zoning By-law Amendment Application Form
3.	Draft Plan of Subdivision Application Form
4.	Planning Justification Report, prepared by Glen Schnarr & Associates Inc. dated March 2025. <ul style="list-style-type: none"> • Includes Public Consultation Strategy
5.	Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc. dated March 10, 2025 (PDF).
6.	Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc. dated March 10, 2025 (CAD).
7.	Draft Zoning By-law Amendment, prepared by Glen Schnarr & Associates Inc. dated March 2025
8.	Comment Repose Matrix, prepared by Glen Schnarr & Associates Inc. dated March 2025
9.	Urban Design Brief, prepared MBTW, dated March 2025.
10.	Functional Servicing Report, prepared by TYLin, dated March 2025. <ul style="list-style-type: none"> • Includes Grading Plan • Includes Site Servicing Plan • Includes Sediment and Erosion Control Plan
11.	Stormwater Implementation Report, prepared by TYLin, dated March 2025. <ul style="list-style-type: none"> • Includes Water Balance Assessment

12.	Traffic Impact Study, prepared by TYLin dated March 2025.
13.	Environmental Impact Assessment, prepared by GEI, dated March 2025.
14.	Tree Inventory and Tree Preservation Plan (Report), prepared by Kuntz Forestry, dated February 2025.
15.	Tree Inventory and Tree Preservation Plan (Drawing), prepared by Kuntz Forestry, dated February 2025.
16.	Geotechnical Investigation, prepared by Grounded Engineering, dated July 2024.
17.	Hydrogeological Study, prepared by Grounded Engineering, dated August 2024.
18.	Environmental Noise Feasibility Assessment, prepared Jade Acoustics., dated February 2025.
19.	Heritage Impact Assessment, prepared by LHC Heritage Planning & Archaeology, dated March 2025.
20.	Stage 1- 2 Archaeological Assessment Report, prepared by This Land Archaeology Inc, dated July, 2015
21.	Stage 3 Archaeological Assessment Report, prepared by This Land Archaeology Inc, dated May 2016
22.	Ministry Acceptance Letter for Stage 1 & 2 Archaeological Assessment, dated July 2016
23.	Ministry Acceptance Letter for Stage 3 Archaeological Assessment, dated November 2016
24.	Ministry Acceptance Letter for Stage 4 Site 1 Archaeological Assessment, dated December 2021
25.	Ministry Acceptance Letter for Stage 4 Site 2 Archaeological Assessment dated November 2021
26.	Ministry Acceptance Letter for Stage 4 Site 3 Archaeological Assessment, dated November 2021
27.	Ministry Acceptance Letter for Stage 4 Site 6 Archaeological Assessment, dated November 2021
28.	Survey Topo Sheet 1, prepared by J.D Barnes Ltd., dated March 2020
29.	Survey Topo Sheet 2, prepared by J.D Barnes Ltd., dated March 2020
30.	Survey Topo Sheet 3, prepared by J.D Barnes Ltd., dated March 2020
31.	Survey Topo (CAD), prepared by J.D Barnes Ltd., dated March 2020
32.	Survey Topo 3D (CAD), prepared by J.D Barnes Ltd., dated March 2020
33.	Phase I Environmental Site Assessment, prepared by Grounded Engineering, dated June 27, 2024
34.	Phase II Environmental Site Assessment, prepared by Grounded Engineering, dated August 8, 2024
35.	Environmental Site Screening Questionnaire, completed by Russel Pines Property Corp, dated March 2025
36.	DRAFT Concept Building Elevations and Renderings, completed by VA3 Design, dated January 2025
37.	Landscape Master Plan, prepared by NAK Design, dated February 2025

We trust this information is sufficient for the submission of the applications. Please contact the undersigned at 416-648-0455 or at ethanb@gsai.ca, if you have any questions or require additional information.

Respectfully Submitted,

GLEN SCHNARR & ASSOCIATES INC.



Colin Chung, MCIP, RPP
Managing Partner



Ethan Bohnert
Planner