



December 12, 2024

Greg Macdonald, MCIP, RPP  
Senior Planner, Development Review

Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, ON L7G 5G2

Dear Mr. Macdonald:

**RE: Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision**  
**130 Mountainview Road North, Georgetown**  
**Related File: D00ENQ24.001**  
**Our File: 23177A**

On behalf of our client Gilbach (Georgetown) Inc., we are pleased to submit the enclosed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for the property municipally addressed as 130 Mountainview Road North, Georgetown (the Subject Lands).

In support of the applications, we have enclosed the following items:

- Architectural Set, including Site Plan Drawing, Building Elevations and Renderings, prepared by Arcadis;
- Urban Design Brief, including Massing/View Impact Assessment, prepared by Arcadis;
- Shadow Impact Study, prepared by Arcadis;
- Planning Justification Report, including Public Consultation Strategy, prepared by MHBC Planning;
- Draft Official Plan Amendment, prepared by MHBC Planning;
- Draft Zoning By-law Amendment, prepared by MHBC Planning;
- Draft Plan of Subdivision, prepared by MHBC Planning;
- Heritage Impact Assessment, prepared by LHC Heritage Planning & Archaeology Inc.;
- Functional Servicing Report and Stormwater Management Study, prepared by Urbantech Consulting;
- Water Usage and Sanitary Discharge Report, prepared by Urbantech Consulting;
- Environmental Noise and Vibration Assessment, prepared by SLR Consulting (Canada) Ltd.;
- Traffic Impact and Parking Study, prepared by GHD Limited;
- Landscape Concept Plan, prepared by Adesso Design Inc.;
- Arborist Report, prepared by Jackson Arboriculture Inc.;
- Scoped Environmental Impact Study, prepared by GEI Consultants Ltd.;
- Phase 1 Environmental Site Assessment, prepared by BlueFrog Environmental Consulting Inc.;
- Phase 2 Environmental Site Assessment, prepared by BlueFrog Environmental Consulting Inc.;
- Well Survey and Monitoring Report, prepared by BlueFrog Environmental Consulting Inc.;
- Stage 1 Archaeological Assessment, prepared by Archaeological Services Inc.;
- Legal Survey, prepared by Cunningham McConnell Ltd.;
- Green Development Standards Checklist; and,
- Pre-Consultation Meeting Notes.

Town fees in the amount of **\$192,037** have been sent to the Town, and Regional fees in the amount of **\$22,240.65** have been sent directly to the Region.

**OVERVIEW:**

The Subject Lands are approximately 2.85 hectares in area and are located at the southwest corner of Mountainview Road North and River Drive in the community of Georgetown. The Subject Lands are primarily vacant but contain a small warehouse building and a cleared gravel area, an access road connecting the building to the adjacent property to the west, and a wooded area over the remainder. The area surrounding the Subject Lands consists of low- and medium-density residential uses and light industrial uses slated for redevelopment. The CN Rail line is located immediately south of the Subject Lands, and the Georgetown GO Station is located to the west of the Subject Lands. The Subject Lands are within the Georgetown GO Major Transit Station Area (MTSA), which is planned for significant population and employment growth to 2051 to achieve a minimum density of 150 people and jobs per hectare in accordance with the *Provincial Planning Statement, 2024*.

The proposed Draft Plan of Subdivision consists of three development blocks and a new public road connecting River Drive and Mountainview Road North. The proposed development includes mixed-use and residential buildings with towers ranging in height from 17 to 22 storeys and podium heights of 4 storeys with a mezzanine, plus two additional transition storeys. A total of 1,481 residential units are proposed, with unit types ranging from studio to three-bedroom units. Retail space, totalling 525 square metres, is proposed at the corner of River Drive and Mountainview Road North. A 2,721 square-metre privately-owned, publicly accessible space (POPS) is also proposed.

**REQUESTED OFFICIAL PLAN AMENDMENT:**

The Subject Lands are designated *High Density Residential / Mixed Use Area I* in the Georgetown GO Station Area Secondary Plan. The proposed Official Plan Amendment seeks to add a Special Policy Area to the Subject Lands to add a site-specific exception to permit to permit a maximum FSI of 4.56 for the whole site, and maximum height of 22 storeys.

**REQUESTED ZONING BY-LAW AMENDMENT:**

The Subject Lands are currently zoned *Development (D)* in accordance with Zoning By-law 2010-0050. The proposed Zoning By-law Amendment seeks to re-zone the Subject Lands to a site-specific *Mixed-Use One-xx (MU1-xx)* Zone to implement the Official Plan designation and to permit the proposed building heights, location of uses, parking rates, and front, rear and side yards.

We respectfully request confirmation of receipt of the applications and the issuance of a notification of complete application. Should you require any additional information, please do not hesitate to contact the undersigned. We look forward to continuing to work with the Town of Halton Hills on this project.

Yours truly,

**MHBC**



Dana Anderson, MA, FCIP, RPP  
Partner



Kaitlin Webber, MA  
Intermediate Planner

cc. *Annette Gilgan & Arik Auerbach, Gilbach Real Estate Development*