

November 27, 2019

Hand Delivered

Mr. Tony Boutassis, M.Pl., MCIP, RPP
Senior Planner - Development Review
Planning & Sustainability Department
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON
L7G 5G

Dear Mr. Boutassis:

**Re: Revised Submission
Amendment to the Zoning By-law 2010-0050 &
Draft Plan of Subdivision
2147925 Ontario Inc. (Eden Oak/Devins)
McMaster Street and Meagan Drive
Town of Halton Hills (Glen Williams)
Our File: 2019/10
Town of Halton Hills File Nos: D12SUB09.001 and D14ZBA09.006**

We are Planning Consultants for 2147925 Ontario Inc.

In response to your letter dated March 1, 2018 addressed to Mr. David Matthews of Matthews Planning & Management, we are pleased to provide a revised submission for the pending applications to amend Zoning By-law 2010-0050 and for Draft Plan of Subdivision. The submission materials along with my planning comments are outlined below.

Submission Materials

In support of the revised submission, please find enclosed the following:

- One (1) copy of the Response Matrix to the circulation comments dated November 26, 2019;
- Eighteen (18) copies of the Revised Draft Plan of Subdivision prepared by Matthews Planning & Management dated June 22, 2018;
- Five (5) copies of the Planning Justification Report prepared by Wellings Planning Consultants Inc., dated November 2019;
- Twelve (12) copies of the Revised Draft Zoning By-law prepared by Wellings Planning Consultants Inc. (also included in the Planning Justification Report as Schedule 3);

- Five (5) copies of the Traffic Impact Study prepared by Cole Engineering Group Ltd. dated August 2018;
- Five (5) copies of the Environmental Implementation Report prepared by LGL Limited updated November 2019;
- Five (5) copies of the Hydrogeological Assessment prepared by Terraprobe Inc. dated November 7, 2019;
- Four (4) copies of the Phase One Environmental Site Assessment prepared by Terraprobe Inc., dated November 14, 2019;
- Five (5) copies of Reliance Letters addressed to the Town and Region prepared by Terraprobe Inc. dated November 14, 2019;
- Five (5) copies of the Architectural Design Guidelines prepared by WAI dated November 2019;
- Five (5) copies of the Urban Design Guidelines prepared by MBTW/WAI dated November 2019;
- Five (5) copies of the Functional Servicing Report prepared by Condeland Engineering Ltd., Revised November 2019;
- Four (4) copies of the Noise Letter prepared by SS Wilson Associates dated April 30, 2018;
- Three (3) copies of the Ministry of Tourism, Culture and Sport clearance letter dated June 12, 2012;
- Seven (7) copies of the updated Environmental Site Screening Questionnaire completed by Wellings Planning Consultants Inc. dated November 20, 2019; and,
- Three (3) USB's of all submission materials.

Planning Comments

The submission includes a comprehensive matrix responding to the circulation comments received as set out in your March 1, 2018 letter. The various technical studies/reports submitted are also provided in response to your letter.

Below is a summary response to some of the key points from your March 1, 2018 letter:

- 1.1.1 The revised Draft Plan of Subdivision dated June 22, 2018 included in the submission reflects a revised lotting pattern and greater lot frontage and depth variation, and responds to the design comments provided through the circulation.
- 1.1.2 A Revised Draft Zoning By-law has been prepared to coincide with the revised subdivision and in compliance with the policies and guidelines of the Glen Williams Secondary Plan (GWSP) as well as the Hamlet Design and Heritage Protection Guidelines. These matters are addressed more thoroughly in the Architectural Design and Urban Design Guidelines prepared by MBTW/WAI.
- 1.1.3 A Planning Justification Report (PJR) has been prepared which, among other things, specifically addresses conformity of the proposed development with the current policy regime and guidelines.
- 1.1.4 MBTW/WAI have prepared revised Urban Design and Architectural Design Guidelines providing a detailed design framework to ensure that the proposed

- development achieves the goals and objectives of the GWSP Hamlet Design and Heritage Protection Guidelines.
- 1.1.5 The PJR includes a complete assessment of the proposal in the context of the GWSP and concludes that the proposal is in conformity with the GWSP in all respects.
 - 2.1 An updated Functional Servicing Report (FSR) dated November 2019 has been prepared by Condeland Engineering to address the issues/concerns identified in the Town and Region circulation comments with respect to servicing matters. Further, the proposed road cross section now reflects Town standards as identified in the March 2018 letter.
 - 2.3 Correspondence dated April 30, 2018 from the Noise Consultant, SS Wilson Associates concludes that no Noise Impact Study is required. The subject property is not in close proximity to any stationary noise sources. Their letter is included in the submission.
 - 3.0 Parks and Recreation Department matters related to tree preservation have been addressed in the updated Environmental Implementation Report prepared by LGL. A passive recreational gathering space can be accommodated in association with the stormwater management pond block. Further, a potential trail connection can be accommodated along the flankage of Lot 21 if required and deemed appropriate. This matter will require further discussions with Town staff.
 - 4.0 The Traffic Impact Study prepared by Cole Engineering concludes that the surrounding road network is adequate to accommodate traffic generated from the proposed development.
 - 5.0 An updated Hydrogeological Assessment has been prepared by Terraprobe dated November 7, 2019. The report addresses the high groundwater levels and further undertakes a well survey. Also, Appendix D of the Condeland FSR includes a Municipal Water Supply and Distribution Analysis which responds to the concerns of water pressure and provides recommendations.

Please contact me immediately if you require anything further for your review of the revised submission.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

copy: client/consultants/solicitor