

21-130

November 5, 2021

VIA EMAIL

Mr. Glenn J. Wellings
Wellings Planning Consultants Inc.
513 Locust Street, Unit B
Burlington, ON L7S 1V3

Mr. Wellings:

**Re: Deficiencies in Draft Plan of Subdivision & Zoning By-law Amendment
Applications – 2nd Submission (Post OMB Appeal)
File Nos.: D12SUB09.001 & D14ZBA09.006
Project: Eden Oak – McMaster Street & Meagan Drive – 24T-09001/H**

Staff has reviewed the 2nd submission (post OMB appeal) of the above noted Draft Plan of Subdivision and Zoning By-law Amendment applications and has noted the deficiencies, which are described below.

Please note that due to the deficiencies identified with the application package and the interconnected nature of the submissions these comments are to be referenced in their entirety by each of the consulting disciplines working on the project.

PLANNING:

General

- See comments from Development Engineering, Recreation & Parks and Transportation regarding the location and requirements for the sidewalk.
- See comments from Recreation & Parks regarding the need for a future trail block and hamlet buffer block to be dedicated to the Town in public ownership.
- See Halton Region's Comments Letter dated October 15, 2021, for further details regarding Source Water Protection.
- Remove all references to a proposed or "approved" 4.5m wide hamlet buffer within all submitted documentation.
 - Given the Hamlet Boundaries and Buffers policies set out in the approved Secondary Plan as well as the significant increase in the number of lots for the subdivision, a 4.5m wide hamlet buffer is no longer sufficient. The Glen Williams Secondary Plan recommends a 20 m Hamlet Buffer; an update to the Secondary Plan that recommends a buffer of at least 5 to 10 metres to be held in public

ownership was approved by Town Council but has not yet been approved by Halton Region. Refer to Recreation & Parks comments for additional comments regarding the buffer.

- Please contact Kevin Okimi and me to further discuss any proposed reduction of the hamlet buffer. Any reduction will be subject to enhanced landscaping and other requirements, to the satisfaction of Recreation & Parks.
- See the 1st Submission (Post OMB Appeal) Comments Letter dated April 29, 2020, for comments regarding the proposed Draft Zoning By-law, which remaining outstanding. Please contact me to discuss further.

Urban Design Guidelines

- Remove all references to a proposed or “approved” 4.5m wide hamlet buffer. Specifically, Section 4.4 – Hamlet Buffer includes the “Schematic of Buffer” provided by Mr. Warren Harris, Town of Halton Hills on September 13, 2005, which was prepared in consideration of the previous 12-lot draft plan of subdivision being proposed at the time. The 4.5 metre buffer is no longer applicable as it was proposed for a subdivision that predated the approval of the current Glen Williams Secondary Plan and had larger lots.

SUSTAINABILITY:

- No objection. This application exceeds the minimum point requirement for the Green Development Standards.

TRANSPORTATION:

- The Town will require further discussion as it relates to the detailed design (location, width, etc.) of the proposed sidewalk on the west side of Oak Ridge Drive from Wildwood Road to McMaster Street.
- Transportation requests the sidewalk for the subdivision to be on the outside of the street to provide connectivity to the SWM block and future trail connection, as well as the elimination of midblock crossing to these high-pedestrian hot spots. Please revise the drawings to show the new sidewalk connection within the subdivision on the outside bend of the new street.

ZONING:

- No objection.

In addition to the deficiencies and conditions outlined above, please review all detailed comments outlined in the departmental and agency memos and emails, as noted:

Halton Region with Hydrogeological Peer Review	October 15, 2021
Credit Valley Conservation	September 30, 2021
Development Engineering	September 28, 2021
- Stormwater Management Peer Review	- September 27, 2021
Recreation & Parks	June 30, 2021
Fire Department	May 28, 2021

Should you have any questions please do not hesitate to contact me.

Sincerely,



John McMulkin, MCIP, RPP
Planner – Development Review
365-355-5367
jmcmulkin@haltonhills.ca

cc.	Jeff Wilker	Town Counsel
	Jeff Markowiak	Director of Development Review
	John Linhardt	Commissioner of Planning & Development
	Jeff Jelsma	Director of Development Engineering
	Kevin Okimi	Director of Recreation & Parks
	Maureen Van Ravens	Director of Transportation
	Shelley Partridge	Halton Region
	Annie Li	Credit Valley Conservation
	Gord Feniak	R.J. Burnside & Associates