

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Adam Farr, Manager of Development Review

DATE: January 18, 2017

REPORT NO.: PI-2017-0012

RE: **Council Recommendation Report:
Zoning By-law Amendment and Draft Plan of Subdivision
Conditions to Permit a single detached development in
the Hamlet of Glen Williams**

File No: D14ZBA08.004 & D12SUB08.001
OMB File PL150128

Applicant: Eden Oak Creditview Heights Inc.

Location: Part of Park Lot 3 and Ann Street Cavanagh's
Unregistered Plan and Part of the East Half of Lot 20
Concession 9 shown as Parts 1 to 7, 20R18596 (formerly
Village of Glen Williams), Town of Halton Hills, Regional
Municipality of Halton

RECOMMENDATION:

THAT Report PI-2017-0012, dated January 16, 2017, with respect to the "Council Recommendation Report: "Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a 31 unit single detached development in the Hamlet of Glen Williams," File Nos. D14ZBA08.004 and D12SUB08.001 submitted by Eden Oak Creditview Heights Inc. for the lands legally described as Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596 Town of Halton Hills, Hamlet of Glen Williams", be received;

AND FURTHER THAT Application File Nos. D14ZBA08.004 and D12SUB08.001 submitted by Eden Oak Creditview Heights Inc. for the lands legally described as Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596 Town of Halton Hills, Hamlet of Glen Williams, which include the recommended:

- Zoning By-law Amendment as shown in **SCHEDULE 8 – DRAFT REVISED ZONING BY-LAW AMENDMENT** of this report, to amend Zoning By-law 2010-0050, as amended, from the current “Development (D)” zoning category to site-specific “Hamlet Residential (HR1),” “Environmental Protection 1 (EP1),” “Open Space 3 (OS3)” Zones and from “Hamlet Residential 2 (HR2)” to “Open Space 1 (OS1)” Zone;
- incorporation within the amending By-law of a Holding (H) Provision in accordance with Section 36 of the Planning Act that is not to be lifted until:
 - The Owner enters into Subdivision Agreement with the Town of Halton Hills and the Region of Halton; and
 - The Owner obtains a water allocation from the Town by Council resolution; and
- Draft Plan of Subdivision 24T-08001/H as generally shown on **SCHEDULE 6 - PROPOSED DRAFT PLAN OF SUBDIVISION** for a single detached residential subdivision in the Hamlet of Glen Williams, including the recommended Conditions of Draft Approval as set out in **SCHEDULE 7 – PROPOSED CONDITIONS OF DRAFT PLAN APPROVAL**,

be endorsed in principle, subject to resolution of any outstanding matters as may be required, to the satisfaction of the Town Solicitor and the Executive Director of Planning and Chief Planning Official in accordance with the intent and content of this report;

AND FURTHER THAT Town Administration be authorized to allocate water allocation to the development upon approval of the subject applications D14ZBA08.004 & D12SUB08.001 by the Ontario Municipal Board in accordance with the discussion on water allocation within this report PI-2017-0012;

AND FURTHER THAT the water allocation be subject to Eden Oak satisfying the Town’s Green Development Standards to the satisfaction of the Town Administration and be for a three year period after which Council may, at its discretion, withdraw the allocation and return it to the respective water allocation pool;

AND FURTHER THAT the Town Solicitor, together with Town staff and peer review consultants, be authorized to appear before the Ontario Municipal Board to advise the Board of Town Council’s decision and to take such steps as may be necessary to support the Town’s position.

SUMMARY/PURPOSE OF REPORT:

This report deals with proposed Zoning By-law Amendment and Draft Plan of Subdivision applications originally filed by Eden Oak (Creditview Heights Inc) in March 2008 to permit a 33 lot (now proposed to be 31 lots) single detached residential subdivision in the Hamlet of Glen Williams.

These applications were filed before the complete application policies of the current Official Plan came into effect. As such, the submission of documentation necessary to complete a coordinated review of the applications has occurred incrementally and in

partial submissions over the course of the review of the application through to the present including through the Ontario Municipal Board appeal process.

When these new applications were submitted, the applicant withdrew previous applications that had been filed on this property in 1991 (24T-91005/H – Desol Developments) and contemplated a 72 unit residential subdivision. This withdrawal was in accordance with previous considerations described in the Context: File History section below. As a result, the policies of the Glen Williams Secondary Plan (GWSP) are in effect and applicable to the review of the current proposal.

A public meeting was held on October 5, 2009 (**SCHEDULE 12 – PUBLIC MEETING MINUTES**). Interested and neighbouring residents have provided comments to the Town and the Applicant throughout the review and Ontario Municipal Board appeal process. The Town has held various additional meetings with residents and provided information in an effort to help residents monitor the process and to address issues.

The Applicant appealed these applications to the Ontario Municipal Board in February 2015. To date, since the original submission in 2008, Town staff have provided 5 reviews of material submitted by the applicant, three of which have occurred since the appeals were filed in 2015. The Town has also retained a consulting engineer, ecologist and urban design peer reviewer to assist in the review. Throughout the application review and appeal period Town staff have continued to work with the applicant and other parties to the hearing to seek resolution of outstanding matters.

The recommendations and content within this report reflect revisions flowing from that work which can generally be described as:

- reduction in the number of proposed lots in these applications from 33 to 31;
- revision to the grading plan to reduce the amount of fill imported onto the site and the amount of topographic alteration and vegetation removal that was originally contemplated;
- conveyance of various additional lands into public ownership for environmental protection including a near continuous belt of undisturbed vegetated and/or sloped lands located along the north, east and southern perimeter of the property;
- various changes that have been proposed to the associated plans, studies, reports and documents reflecting greater conformity with the Glen Williams Secondary Plan (GWSP) including:
 - introduction of Architectural Control Guidelines and crafting of a revised, more detailed, Zoning Bylaw that together respond to and implement direction regarding a variety of GWSP policies dealing with built form and lot configuration;
 - revision to Urban Design Guidelines that respond to various comments and concerns and address matters in the public domain such as the overall vision, landscaping and street design;
 - tree compensation fixed, at a minimum to 1374 trees, the higher compensation rate associated with earlier versions of the Draft Plan prior to the proposed conveyance of sensitive vegetated and slope lands into public ownership;

- revisions to the stormwater management facility to address various issues such that it now employs a two cell design capable of handling more significant weather events, has a conceptual design that looks more natural, and has lower berms;
- introduction of a viable stormwater facility discharge solution over lands to be acquired by the Owner for the purposes of conveying water into the piped system on Credit Street; and
- conveyance of all stormwater at a controlled rate through an underground system along Credit Street.

An OMB hearing has been scheduled to commence on February 27, 2017 for which 2 weeks have been set aside. In the interim, the Town is required to declare its position on the file both with respect to the hearing itself and relative to a series of procedural deadlines previously scheduled by the OMB to deal with various preparatory matters in advance of the hearing. A number of residents and the Glen Williams Community Association (GWCA) have status to be involved in the appeal proceedings.

This Report advises Council on the outcome of the technical circulation and public input received, reviews and discusses the applicable planning policies and provides Council with recommendations with respect to the Town's position at the OMB. If the report is approved then the Town Solicitor will advise the OMB of Town Council's decision and take such steps as may be necessary to support the Town's position until the Board (OMB) renders its decision on the applications.

BACKGROUND:

The background section of the Report includes the following five subsections:

- 1.0 Location and Site Characteristics:
- 2.0 Context: File History
- 3.0 Proposal;
- 4.0 Ontario Municipal Board Appeal; and
- 5.0 Application Review.

1.0 Location and Site Characteristics:

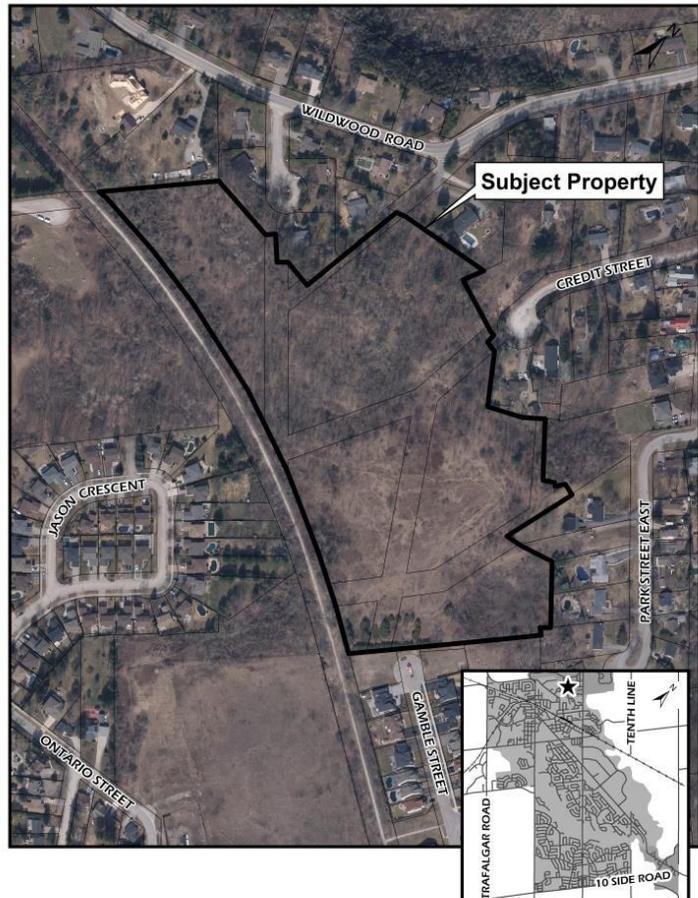
The subject property is generally located in the western portion of the existing Hamlet of Glen Williams on lands adjacent to the former CN Railway right of way (now a Town pedestrian trail known as the Wildwood Trail). The site is surrounded by existing residential development and generally lies south of Wildwood Road and Credit Street, south and west of Erin and Park Streets and north and west of the current terminus of Gamble Street (**SCHEDULE 2 - LOCATION MAP**).

The 8.073 ha (19.94 acre) irregularly shaped parcel sits on table lands that overlook the expanse of the Credit River valley that lies to the north, east and south of the property.

The site is vacant, includes portions of slope and topography that are part of the valley lands and sits in varying degrees of natural regeneration including regenerating fields and tree cover spread across the site at different densities and states of maturity.

Surrounding land uses include:

- To the North - existing single detached residential within the Hamlet of Glen Williams;
- To the East - existing single detached residential in a residential subdivision, the bulk of which lies, outside of the Hamlet of Glen Williams in the Georgetown Urban Area, and additionally, residential lands and vacant lands carrying environmental protection designations in the Hamlet of Glen Williams; and
- To the South - the Wildwood pedestrian trail, and beyond the southern trail boundary, which defines the physical extent of the Hamlet, existing single detached residential and vacant lands within the Georgetown Urban Area that carry low density residential development Official Plan designations.
- To the West – alternately existing single detached residential within the Hamlet of Glen Williams and existing or designated residential development within the Georgetown Urban Area.



See **SCHEDULE 3 – AERIAL PHOTO.**

2.0 Context: File History

2.1 Sales Agreement re: Unopened Road Allowances

The processing of these applications under the terms of the Glen Williams Secondary Plan is consistent with the terms of the agreement for the sale of unopened road allowances from the Town to Desol Developments in 2005 (**SCHEDULE 1 – CLOSED ROAD ALLOWANCES MAP**). The agreement was later assigned to the new owner,

Eden Oak, in 2007. Through that agreement, Desol Developments agreed that their application, D12/Desol, that had been filed in 1991 and contemplated up to 72 residential lots, would be processed under the terms of the GWSP and be revised to a development in the range of 30 lots. Note that, although approved by the Town in 2003 and the Region in 2005, the GWSP did not come into full force and effect until OMB approval in 2007.

The sale also contemplated the provision of a trail to be owned by the Town from the terminus of Credit Street west to the top of the tablelands that would create a linkage to the Wildwood Trail in accordance with the trail concept set out in the Glen Williams Secondary Plan (**SCHEDULE 4 – GLEN WILLIAMS SECONDARY PLAN**).

2.2 Staked Top of Bank

Credit Valley Conservation staked the top of bank throughout the subject lands in 1999 and confirmed those development limits in 2007. The subject lands in the area of proposed lots 18 and 19 were added to the development lands more recently and staked throughout the review of the current application.

3.0 Proposal

This development proposal includes applications for a Draft Plan of Subdivision (D12SUB08.001) and a related Zoning By-law Amendment (D14ZBA08.004). The entirety of the roughly 8.1 HA property is designated Hamlet Residential in the Glen Williams Secondary Plan except for a 0.66 HA portion on the eastern perimeter of the property that is designated Supportive Greenlands.

3.1 Draft Plan of Subdivision

The Applicant (Eden Oak), through subdivision application D12SUB08.001, is proposing the creation of a thirty-one (31) lot residential subdivision to be serviced by Regional water and wastewater systems via a connection to existing infrastructure at Gamble St. A stormwater management facility has been proposed that discharges into infrastructure at Credit Street where it is then conveyed to an outfall at the Credit River.

The proposed subdivision is comprised of the following areas:

Land Use	Lots/Blocks	Area (HA)
Single detached residential (maximum 5 units/NRH) ¹	Lots 1-31	4.981
Stormwater Management Facility	Block 32	1.111
Open Space	Blocks 33 & 34	0.696
Walkway (access to supportive greenlands) & Walkway (mid block crossing)	Blocks 35 & 36	
Roads (20m W x 586m L)		1.232
TOTAL AREA		8.073

¹ 5 units/Net Residential Hectare (NRH) is the maximum density permitted for new subdivisions in Glen Williams. NRH includes the land for the lots and roads only.

3.1.1 Road Network

The proposed road network includes a continuation of Gamble Street from its existing terminus along Street A to Ann Street where the road terminates at a cul de sac that features a restricted emergency vehicle access. An additional, shorter, Street B extends north from Street A and terminates in a cul-de-sac near the eastern extent of the subject lands.

3.1.2 Single Detached Residential

The draft plan of subdivision proposes 31 residential lots. The site is generally split by Street A with lots 1-19 located to the north and lots 20-31 to the south.

Proposed lots 1-19 are generally situated on and/or adjacent to the slope that defines the northern extent of the site and lots 11 – 16 are clustered around Street B. These lots are generally more irregularly shaped. Lots 1-9 and lots 14-16 include noteworthy vegetated areas and topography that have been identified as important site characteristics. The proposed Conditions of Draft Plan Approval address the transfer of these sensitive lands into public ownership. This will be further discussed in the Comments section below.

Proposed lots 20-31 are located south of Street A. The lot frontages of these proposed lots vary while the lot depths, dictated by the constraints on location of Street A, are generally more uniform.

Note that the Glen Williams Secondary Plan (GWSP) establishes a maximum net residential density of 5 units/net residential hectare and requires a minimum lot size of 0.1 HA for lots on municipal services. Generally, net residential density per hectare (NRH) is calculated based on the area of the private lots and roads. Based on the combined area of private lots and roads and the minimum permitted lot size of 0.1 HA the site yields 31 residential lots and net residential density/hectare falls within the maximum limit at 4.98 units/NRH.

3.1.3 Stormwater Management Facility

A two cell stormwater management pond is proposed in Block 32 at a location along the central portion of the site where the current topography naturally drains the site. The proposed two cell pond design is intended to manage significant storm events and reduce visual impact together with the potential risk that would otherwise be associated with a single cell design. The stormwater facility will manage both quantity and quality of stormwater entering the pond before controlled discharge.

The applicant is in negotiations to acquire privately held lands near the Credit Street cul de sac that will allow the proposed pond to drain into the Credit Street stormwater system to be conveyed into the Credit River by way of an existing outfall. This requirement is incorporated into the conditions of draft plan approval (**SCHEDULE 7 – PROPOSED CONDITIONS OF DRAFT PLAN APPROVAL**).

A trail connecting Street A to the Credit Street cul de sac is intended to run inside the stormwater pond block.

3.1.4 Open Space

Block 34, a 0.462 HA portion of land is proposed to be held as open space in public ownership and connect to adjacent, already protected, environmental lands. Public access to this block is not intended. This area is designated in the Glen Williams Secondary Plan as Supportive Greenlands.

3.1.5 Walkways

Two walkway blocks are proposed:

- Block 35 is adjacent to and supplements an existing access to Supportive Greenlands that will be expanded by Open Space Block 34; and
- Block 36 is a walkway designed to both allow pedestrian access from Street A to the Wildwood Trail and also to create a visual break in the residential lots that sits to the west of Street A on the western edge of the site. This walkway block also aligns with the proposed trail that extends down to Credit Street within the storm water management Block 32.

3.2 Zoning By-law Amendment

The subject lands are zoned Development (D) Zone under the Town of Halton Hills Zoning Bylaw 2010-0050, as amended. The Development (D) Zone applies to lands that are identified in the Town's Official Plan as being suitable in principle for development. The Development Zone only permits buildings and structures that existed on the property on the effective date of the Zoning Bylaw, meaning that any new development requires the owner to file an application to amend the Town's Zoning Bylaw.

The Applicant's proposed Zoning Bylaw Amendment was not sufficiently detailed or accurate to demonstrate compliance with the Glen Williams Secondary Plan. The following is a summary of the Applicant's originally submitted proposed re-zoning from the current Development (D) Zone followed by the details of the revised proposed Zoning Bylaw recommended by Town staff.

- A site specific Hamlet Residential (HR2) zone was proposed but the standard regulations associated with Hamlet Residential 2 designation are more suited to larger lot sizes (i.e. 0.4 HA). In addition, the site specific provisions proposed by the Applicant, for lot size, frontage, number of units and coverage were inadequate for demonstrating conformity with the policies of the GWSP.
- An Open Space 3 (OS3) zone was proposed for the stormwater management facility and staff are in agreement with this.
- An Open Space 1 (OS1) zone was proposed for the designated Supportive Greenlands Block 34 that is intended for environmental protection. The OS1 zone permits a range of uses and these are not intended within a zone in which the subject environmentally sensitive lands are to be held. Staff are not in agreement with this zone being used.
- An Open Space 2 (OS2) zone was proposed for the lands identified in and around sensitive slopes and ecological areas. The OS2 zone permits uses not intended within a zone in which the subject environmentally sensitive lands are to be held. Staff are not in agreement with this zone being used.

Town staff, in consultation with the Applicant, have revised the Zoning Bylaw Amendment. The current version for which staff are recommending Council support proposes to re-zone the property from Hamlet Residential 2 (HR2), which applies to a small piece of the subject property located in the western corner, to Open Space 1 (OS1) Zone and from Development (D) Zone, which applies to the remainder of the property, to the following zones as further detailed in **(SCHEDULE 8 – DRAFT REVISED ZONING BYLAW AMENDMENT)**:

- A site specific Hamlet Residential (HR1XX)(HX) zone with an associated Holding provision is proposed that allows the various permitted uses including single detached residential, home occupations etc., provides lot specifications such as minimum lot size, frontage, front, rear and side yard setbacks and height, and also addresses lot specific characteristics and constraints. The zone is required to be in compliance with the policies of the Glen Williams Secondary Plan.
- An Open Space 3 (OS 3) zone is proposed to accommodate the stormwater management facility.
- Block 34, the environmentally sensitive Supportive Greenlands that are identified in the GWSP, is to be held in public ownership and zoned Environmental Protection 1 (EP1).
- The proposed Zoning By-law designates portions of Lots 1-16 as Environmental Protection 1 (EP1) in recognition of their sensitive ecological and geotechnical conditions. The vegetation and unique topography in these areas is also recognized as a unique characteristic of the Hamlet of Glen Williams in the GWSP.

When reviewing the proposed Zoning By-law, it appears that portions of Lots 1-16 are being zoned Environmental Protection (EP1) but being held in private ownership. When zoning designations cross properties like this the lots are said to be split-zoned. In the opinion of Town staff, split zoning of private lots to fulfil environmental protection objectives is not an effective tool as the long term protection of such areas under private ownership may be difficult to maintain. As such, Town staff are recommending that these lands be conveyed to the Town prior to the registration of the subdivision in accordance with the related Conditions of Draft Plan Approval(**SCHEDULE 7 – PROPOSED CONDITIONS OF DRAFT PLAN APPROVAL**). Details of this process will be described in greater detail in the Comments section.

A Holding provision is proposed that, before the Holding can be lifted, requires the Owner to both enter into subdivision agreements with the Town and Halton Region and also to secure the necessary servicing allocation from the Town.

4.0 Ontario Municipal Board Appeal

The Applicant appealed the applications to the Ontario Municipal Board (OMB) on February 4, 2015. Under the Ontario Planning Act, where a municipality fails to make a decision on an application to amend the Zoning By-law within 120 days of being deemed complete or an application for draft plan of subdivision approval within 180

days of being deemed complete, the applications may be appealed to the Ontario Municipal Board (OMB).

Since then, the Town has been represented in the OMB proceedings by its solicitor, Mr. Jeff Wilker of Thomson Rogers. A number of procedural prehearings have occurred and the original hearing that had been scheduled for July 18, 2016 was adjourned to begin Monday February 27, 2017 at 10 AM in the Town Council Chambers. The adjournment was provided to recognize the various resident issues and also to allow for further submissions from the applicant and review by the respective parties prior to the hearing.

The following is a brief summary of the Board process to date:

Prehearing	July 14, 2015	Decision and Order Issued
Prehearing	November 10, 2015	Decision and Order Issued
Prehearing	May 2, 2016	Decision and Order Issued
Hearing	July 18, 2016	Adjourned
Prehearing	September 7, 2016	Decision and Order Issued
Hearing	February 27, 2017	

The details of each order which describe the outcome of each meeting and the Board members' decisions on the related matters can be consulted by way of the related page on the OMB web site: <https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL150128>.

The OMB issued a procedural order (**SCHEDULE 9 – OCTOBER 19, 2016 OMB PROCEDURAL ORDER**) on October 19, 2016 confirming:

- the date of the February 2017 hearing,
- participants and parties (note that status of party or participant are OMB terms that deals with the scope of involvement in the hearing)
- deadlines for exchange of information and preparatory matters; and
- the associated issues list to be dealt with at the hearing.

At the pre-hearings that occurred in July and November 2015 and May 2016 the following parties and participants to the hearing were identified:

Parties

- the Applicant, Eden Oak (Creditview Heights Inc.) represented by John Alati of the law firm Davies Howe Partners LLP;
- the Town of Halton Hills and Halton Region, represented by Jeff Wilker of the law firm Thomson Rogers;
- Credit Valley Conservation;
- Joan Griffin, Robert and Donna Irvine represented by Hal Watson of the law firm O'Connor MacLeod Hanna LLP;
- the Hamlet of Glen Williams Community Association (also referred to in this report as GWCA);
- Wayne Scott; and
- Yvonne Devins.

Participants

- Jonathan Kolenda; and
- James Waldbusser.

Town staff have continued to work with the Applicant throughout the post appeal period receiving a number of submissions and working to resolve and/or narrow issues. The contents of this report and associated recommendations establish Council's position relative to the various preparatory matters scheduled in advance of the hearing and for the hearing itself.

5.0 Application Review

Generally, the applicant has provided submissions resulting in 5 major reviews by Town staff. The fifth submission has resulted in the recommendations contained within this report. A project website has been set up to share related project related information with the public:

<http://www.haltonhills.ca/omb/edenoak.php>

This website provides details of all major submissions since 2008 and the related reviews of the last 2 of the last 3 submissions completed by the Town owing to the without prejudice nature of settlement discussions. These reviews include comments of Town staff, retained consultants and peer reviewers, and the staff of Halton Region and Credit Valley Conservation. The website has not been updated with the details of the most recent submissions by the Applicant and Town and agency comments which had been part of settlement discussions between the Town and the Applicant.

Staff have completed our review of the Draft Plan of Subdivision and Zoning By-law Amendment applications, including:

- Reviewing and analyzing the concerns expressed through the public process in detail;
- Retaining Gord Feniak of Burnside to review engineering matters, Dirk Janas of Palmer Environmental Services to review ecological matters and the firm of Bogdan Newman and Associates to peer review urban design matters;
- Preparing a detailed set of Draft Plan of Subdivision Conditions (**SCHEDULE 7 – PROPOSED CONDITIONS OF DRAFT PLAN APPROVAL**) and a Draft Zoning Bylaw Amendment (**SCHEDULE 8 – REVISED ZONING BYLAW AMENDMENT**) that reflect the detailed review of Town and Conservation Authority staff; and
- Completing a detailed review of the application for conformity with the policies of the Glen Williams Secondary Plan (GWSP).

5.1 Additional Material Submitted By Applicant

In response to comments raised by Town staff, the applicant has provided the following plans and studies:

- Revised Draft Plan of Subdivision dated November 18, 2016 (see **SCHEDULE 6 – REVISED DRAFT PLAN OF SUBDIVISION**)
- Revised Urban Design Guidelines, MBTW and W Architect Inc., Dec. 21, 2016
- Draft Architectural Control Guidelines, MBTW and W Architect Inc., Dec. 7, 2016
- Functional Servicing Report, Condeland Engineering Ltd. Dec 22, 2016 and accompanying figures as follows:
 - o Grading Plan
 - o Regional Flow Conveyance
 - o Grading Cross Sections Plan
 - o Pre-Development Storm Drainage
 - o Post Development Storm Drainage
 - o Storm Water Management
 - o Sanitary Tributary Plan
 - o Plan and Profile Street A/Gamble Street
 - o Backyard Flat Area Plan
 - o Backyard Area Plan

Additional details are to be provided prior to the OMB hearing on the landscape buffer concept demonstrating how plantings on public lands between the private lots and Town owned trail can help provide screening and maintain the quality of the trail user's nature experience where the trail passes the proposed development lands.

Town staff have crafted revisions to the applicant's Zoning Bylaw Amendment that demonstrate conformity with the policies of the Glen Williams Secondary Plan (see **SCHEDULE 8 – REVISED ZONING BYLAW AMENDMENT**). The general details of the draft zoning by-law are described in the previous Proposal section and more specific details are set out in the Comments section below.

COMMENTS:

Summary:

This Section of the Report will identify, analyze and respond to the key issues associated with the Zoning By-law Amendment and Draft Plan of Subdivision applications. The section is broken down into the following four subsections:

- 1.0 – Planning context and policy framework;
- 2.0 – Town departments and external government agency comments;
- 3.0 – Public comments; and
- 4.0 - Water Allocation.

1.1 Provincial Policy Statement 2014 (PPS):

The 2014 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that make efficient use of infrastructure and public services facilities, thus supporting the development of healthy communities. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

Planning staff are of the opinion that the proposed amendments and draft plan of subdivision are consistent with the policies of the 2014 PPS including, but not limited to, the following noteworthy sections:

1.1.1 Healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:*
 - 1. efficiently use land and resources;*
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetative and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

- g) maximize vegetation within settlement areas, where feasible.*

1.2 Growth Plan for Greater Golden Horseshoe

The subject lands fall within the Hamlet of Glen Williams, a designated Hamlet within the rural area of Halton Hills on a property that, on its western and southern property lines, lies adjacent to the urban boundary. A Secondary Plan for the Hamlet of Glen Williams was approved by Town Council in 2003 which, among other things, sets out a vision for the community, land uses, development densities, and the acceptable servicing approach.

The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for residential intensification. Section 2.2.3 of the Growth Plan states that by the year 2015 and for each year after, a minimum of 40% of all residential development, occurring annually will be within the built-up area. As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

The units in this development contribute to the Town's intensification and infill targets which include intensification targets within the Hamlets as set out in Official Plan Amendment 9.

Staff are of the opinion that the proposed applications are in conformity with the Growth Plan for Greater Golden Horseshoe.

1.3 Region of Halton Official Plan:

These applications were filed prior to the current Regional Official Plan 38 and are being processed under the terms of Regional Official Plan 25 (ROPA 25).

The Hamlet of Glen Williams is designated a Hamlet within the Regional Official Plan. As set out in ROPA 25 the site is not located in the Regional Greenlands System.

Regional staff are currently reviewing various aspects of the subject applications to assess their overall conformity with the Regional Official Plan.

1.4 Town of Halton Hills Official Plan:

The subject lands are located within the Hamlet of Glen Williams and are designated Hamlet Residential in the Glen Williams Secondary Plan (GWSP). The Glen Williams Secondary Plan sets out a vision, goals, objectives, and policies for various Hamlet land uses and planning matters. The GWSP also includes as an appendix Hamlet Design and Heritage Protection Guidelines.

GWSP conformity is demonstrated through the totality of the applicant's submissions associated with the Draft Plan of Subdivision and Zoning Bylaw Amendment applications.

The following summary demonstrates how the proposal fulfills the relevant policies of the GWSP. Where a policy is not referenced, it is either not applicable to the subject proposal or the project proposal is deemed to comply.

GWSP Goal and objectives

The overall goal of the GWSP is:

to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the compact character of the Hamlet, in an environmentally protective and cost effective manner.

The Plan objectives a-k generally discuss various factors relates to the Hamlet character including:

- preserving the heritage character;
- balancing “*development with environmental features and functions such as landforms, vegetation, water and associated features and groundwater recharge*”;
- ensuring visual and physical access to open space including valleylands, trails and parks;
- providing linkages to the hamlet core;
- maintaining, enhancing and restoring health of the natural environment;
- designing subdivisions with a wide variety of lot sizes and according to the method of water and wastewater servicing;
- encouraging architectural styles consistent with the Hamlet character;
- providing an environmental framework linking existing open spaces, natural features and parks and developed areas of the Hamlet.

Proposal Conformity:

The Applications and associated documentation fulfill the goals and objectives of the GWSP.

Policy 3.2 Protection and Restoration of Valleylands

The Plan acknowledges that, fundamentally, the Hamlet exists within the valley lands and, that, as such, a balance needs to be sought between protecting the valley lands and allowing limited development consistent with the Hamlet character. This policy also references, among other things, the Supportive Greenlands identified as Schedule A to the GWSP (**SCHEDULE 4 – GLEN WILLIAMS SECONDARY PLAN**).

Proposal Conformity

In its applications the Owner proposes the protection and enhancement of various lands. These include the proposed Block 34 that has been identified and designated in the GWSP as Supportive Greenlands. The Environmental Implementation Report submitted by the applicant proposes compensation plantings within this Block to support the natural function of the area.

In addition, in response to the review undertaken by the Town's consulting ecologist and engineer, the applicant has agreed that lands located within Lots 1-9, within portions of the storm water facility and within lots 14, 15 and 16 will be left undisturbed (**SCHEDULE 5 – UNDISTURBED AREAS MAP**). Note that these lands were designated Hamlet Residential in the GWSP and not identified as lands targeted for environmental protection. Revision to the engineering submissions to reduce the amount of disturbed area wherever possible, in particular in those areas of greater slope and where natural regeneration in the 9 years since the application was filed yielded more mature forest communities, and the recommendations of the Applicant's geotechnical study provided these changes.

All of these lands, with the exception of those in the storm water management block that are proposed to be zoned Open Space 3, are to be zoned Environmental Protection (EP1). All of the lands will be held in public ownership thus ensuring their long term protection. Block 34 is identified as an open space block in the draft plan of subdivision and will be conveyed at registration. The other lands are to be shown as part of the private lots for the purposes of enabling the applicant to meet the proposed 31 lot yield while falling within the GWSP mandated maximum 5 unit/net residential hectare density. Prior to the transfer of lots the identified lands will be conveyed to the Town in accordance with Condition of Draft Plan Approval no. 7. This will result in an adjustment of the property lines on the final privately owned lots. Staff understand that Eden Oak is not prepared to convey these lands gratuitously to the Town to be held in public ownership if they are unable to meet the proposed lot yield. However, they are prepared to convey these lands prior to registration in the manner described. Town staff are of the opinion that this proposal serves the public interest and that the preservation of these sensitive lands represents a substantial benefit.

The protection of the sensitive lands identified above is consistent with the policy intent to balance development and environmental protection priorities while other aspects of the application further address matters related to Hamlet character.

Policy 3.3 Trail Systems

The Plan includes within its Schedule A conceptual alignments for potential trails while also indicating that the need and implementation of any trail system is to be assessed through the development approval process and associated public consultations and that trails are to be built to municipal standards.

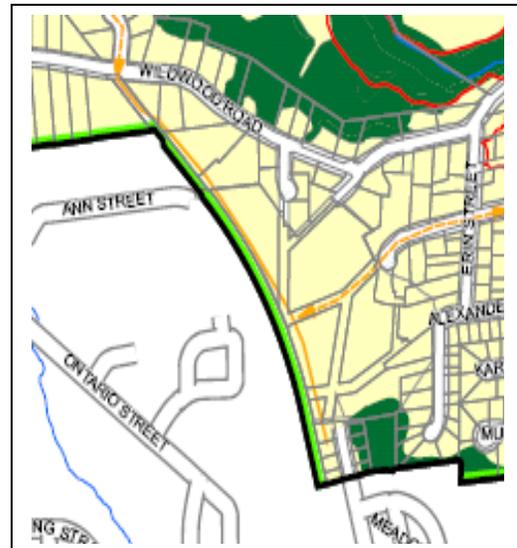
Proposal Conformity

There are various elements of a trail system that are implemented in accordance with the GWSP policies.

The GWSP identifies a trail linkage through the site as shown on the excerpt from Schedule A running from the right to left side of the sketch.

SCHEDULE 4 – GLEN WILLIAMS

SECONDARY PLAN provides greater detail and the legend denoting all of the plan information. The gold coloured arrows denote conceptual trail locations. This east-west trail route is proposed from the Credit Street terminus along the southern extent of the proposed storm water management (SWM) facility Block 34 up to Street A and is shown in further detail in the SWM facility drawings. The trail route follows the path of an easement for trail purposes that was negotiated as part of the sales agreement associated with closed road allowances that occurred in 2007 between the Town and the former owners of the site. The sales agreement was subsequently assigned to Eden Oak when they purchased the property.



Additional trail linkages are proposed on the Draft Plan of Subdivision. Walkway Block 36 aligns at Street A with the proposed trail through the storm water block from Credit Street and connects the proposed subdivision at Street A to the Wildwood Trail. An additional linkage is provided to the Wildwood Trail by way of the emergency access to Ann Street which intersects with the trail and will be landscaped to appear as a pedestrian trail link.

The proposed Conditions of Draft Plan Approval specify the trail construction standards.

Policy 3.5 Water and Wastewater Services

The Plan states that new development is to be on Regional water and wastewater and that any expansions are not permitted without approval by Halton Region.

Proposal Conformity

The development is proposed to be connected to Regional water and wastewater systems through connection to existing wastewater and water supply services on Gamble Street and with a water supply connection to Ann street under the Wildwood Trail. Town of Halton Hills Council must approve an easement over the Wildwood Trail to facilitate a connection to Regional water services on Ann Street before that connection can occur. The provisions of the Holding designation require that the Applicant enter into a subdivision agreement with both the Town and the Region before the Holding can be lifted and the subdivision registered.

Proposed Conditions of Draft Plan Approval address the details of connecting to services.

Policy 3.6 Groundwater Protection

The Plan identifies the subject property as an area of potentially higher groundwater recharge and includes a series of related policies including the requirement for an Environmental Implementation Report (EIR) and hydrogeological study that assess the hydrogeological function of the area and determine how to maintain the quality and quantity of groundwater.

Proposal Conformity

An EIR and hydrogeological study were submitted with the application package. The Functional Servicing Report (FSR) also discusses groundwater recharge measures in the development.

In the FSR the Applicant has indicated that groundwater infiltration trenches and soakaway pits proposed on the lots throughout the subdivision will capture rainwater runoff from impervious surfaces and allow it to percolate into the ground. In addition, through the review of the applications staff have confirmed the following:

- Permeable sidewalk pavers are proposed within the Town's preferred rolled curb cross section.
- The retained vegetation and reduced grading reflected in the proposed grading plan will also reduce the overall impervious surface and facilitate groundwater recharge.

Proposed Conditions of Draft Plan Approval address the implementation of these details.

The Town relies on the Region for the review of hydrogeology related matters and, at this time they are continuing to undertake that review.

Policy 3.7 Stormwater Management

The Plan requires that an EIR be submitted including a stormwater management study that addresses how the quantity and quality of stormwater will be managed to the satisfaction of the Town of Halton Hills and Credit Valley Conservation.

Proposal Conformity

An EIR was submitted along with a Functional Servicing Report (FSR) and associated stormwater and grading plans. The FSR has been the subject of detailed review resulting in revisions to the original proposed stormwater management concept.

The strategy for managing stormwater on this site is to expand the ravine located in the central area and then build berms to store runoff water, allowing it to be released slowly and after the peak runoff has subsided. It is typical to provide storage for up to the 100 year storm event but due to sensitivities in this particular location, the amount of storage has been expanded to the Regional storm condition.

The Town's consulting engineer has reviewed the proposed storage volumes and is satisfied that an appropriate volume of storage is being provided. Further refinements as set out in **Schedule 11** are to be addressed as part of the expert discussions and review prior to the hearing. Concerns remain however, with the shape of the ponds and general grading in the pond areas. Of particular concern is the proposed slope of the trailway between Street A and Credit Street. Its current alignment would result in a very steep trail; not user friendly and subject to washouts during rain and runoff events. The shape of the lower pond is too angular to conform with the objectives of the Glen Williams Secondary Plan. Our engineers are of the opinion that the current design can be refined to a more suitable orientation that still provides the volume of storage needed to protect downstream areas.

The FSR proposes to discharge the stormwater ponds through a storm sewer that would connect to an existing storm sewer on Credit Street. Further refinements as set out in **Schedule 11** are required. A Condition of Draft Plan approval has been included to ensure that the final engineering design provides conveyance to a suitable outlet. The Town's consulting engineer has not approved this as being an adequate outlet. The existing sewer includes underground tankage for stormwater management whose function would be compromised by an upstream connection. Also, the FSR did not adequately address the safe conveyance of flows during storms that exceed the capacity of the sewer. The Town's consulting engineer believes this can be addressed by the developer extending the pond discharge to an outfall location that is within the Regional flooding of the Credit River. A Condition of Draft Plan Approval has been included to ensure that the final engineering design provides conveyance to a suitable outlet.

These and other matters are further summarized in the Town and agency comments section 2 below.

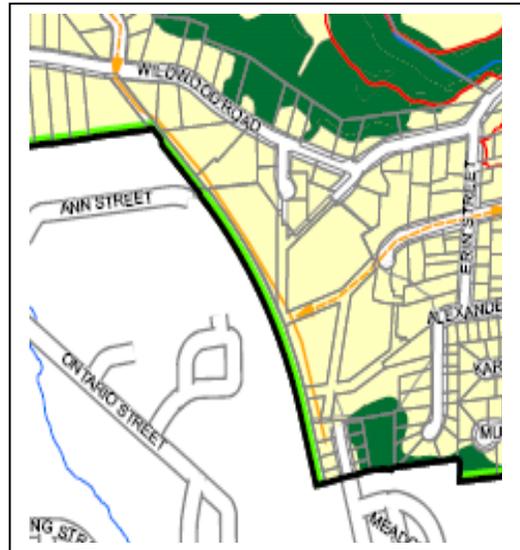
Policy 3.8 Hamlet Boundaries and Buffers

The relevant Plan policy in this section indicates the following:

To further achieve the objective of preserving the hamlet character, a general lot line setback of 20 metres from the hamlet boundary in new development areas should be targeted. However, lesser widths may be approved where it can be shown to the Town of Halton Hills, that this objective has been achieved. Lands within this setback will be allowed to regenerate as private natural areas or be used for public park purposes such as trail systems.

Proposal Conformity

The Wildwood Trail generally runs from the northwest to southeast within a 25 m belt of publicly owned lands adjacent to and west of the subject property. The excerpt from GWSP Schedule A in the side panel shows the existing Wildwood Trail running from top to bottom in a gold colour and the Hamlet Buffer is shown in green. The western extent of the trail lands is the Hamlet Boundary followed by the 25 m belt of publicly owned land and thus functions as the intended Hamlet Buffer contemplated within the GWSP. Greater detail is shown in **SCHEDULE 4 – GLEN WILLIAMS SECONDARY PLAN**.



The applicant has agreed to a replanting program to enhance the buffer on public lands between the trail and the rear lot lines of proposed lots 20-31. A notation regarding this intent is shown in the draft Urban Design Guidelines and secured within the associated Conditions of Draft Plan Approval.

Policy 3.10 Archaeological Resources

A stage 2 archaeological assessment is required to determine the presence of archaeological resources and, if required, provide recommendations for mitigation and conservation.

Proposal Conformity

The required study was provided to the satisfaction of Halton Region acting on behalf of the Province. At such time as the Region provides conditions of draft plan approval they will provide the Applicant with guidance on what should be done, should artifacts be found during the construction process.

Policy 3.11 Hamlet Design and Heritage Protection

This policy states that:

It is the policy of the Town of Halton Hills to implement Hamlet Design and Heritage Protection Guidelines for the Hamlet of Glen Williams in order to protect and enhance community features. These are attached as Appendix A to this document and are designed to help the Town and the community guide new development.

In addition, the applicant is expected to fund the cost of implementation of related improvements consistent with the guidelines to the satisfaction of the Town.

Proposal Conformity

The Applicant has submitted draft Urban Design and Architectural Control Guidelines that deal with both the public and private components of the development. The Urban Design Guidelines address matters such as the neighbourhood design vision, landscaping concept, road cross sections, trail concepts etc. The Architectural Control Guidelines deal more directly with the streetscape and architectural design and how the guidelines are to be implemented.

The Draft Plan of Subdivision and Zoning Bylaw have been crafted to be consistent with the Guidelines. The Draft Plan demonstrates variation in lot configuration and the Zoning Bylaw includes provisions that define building location and form. Urban Design Guidelines and Architectural Control Guidelines complement the regulatory documents and demonstrate how the Hamlet Design Guidelines are to be implemented. A more detailed review outlining Guideline conformity is attached as **SCHEDULE 10 – HAMLET DESIGN GUIDELINES REVIEW.**

Policy 3.12 Traffic

The Policy advises that:

*“...(A) traffic study will be required for all new developments and may conclude that there is a need for certain road improvements;” and
“This Plan will consider future design standards for roadways within Glen Williams that will be consistent with and complement the existing rural cross section (gravel shoulders and open ditches). The rural cross section is viewed as an important element in the hamlet character and preservation of this standard wherever possible is an objective of the plan.”*

Proposal Conformity

A Traffic Impact Study was provided by the applicant concluding that, based on trip generation, no roadway improvements were required to support this development. Town staff approved the study except for the conclusion that one emergency access to the subdivision via Gamble Street is sufficient. The Town’s Fire Department has advised of the necessity of a secondary emergency access. In discussion with the Applicant it has been confirmed that they are in agreement with the proposed secondary access.

The proposed rolled curb cross section for this subdivision is shown in the urban design guidelines and responds to the Hamlet Design Guidelines under section 1.0 Street Type and Pattern which states:

“Consider the use of rural road or rolled curb sections to promote the rural character of the hamlet.”

Although the Applicant’s functional servicing report identifies the ditches characteristic of a rural cross section as a potential mitigating measure allowing for groundwater infiltration on the site, Town staff have indicated a preference for the rolled curb cross section for the a combination of reasons.

- The rolled curb cross section will include the permeable paver sidewalk that allows for groundwater infiltration. By comparison, a ditched cross section does not allow any room at all for sidewalks.
- This development includes an extension of an existing road that has been designed to an urban standard. A rolled curb cross section achieves both a unique look for the subject development and cost effective and consistent connection of services and the continuation of the travelling surface of the road extension.
- Generally speaking, a rolled curb cross section allows for more effective management of the drainage and servicing regime than does the rural cross section which requires easements, managing and monitoring of private property owner actions that may compromise the intended function of ditches/swales.

Proposed Conditions of Draft Plan Approval address the details associated with the secondary emergency access, any traffic related matters and the cross section.

Policy 5.1 – 5.3 Hamlet Residential Policies

The Hamlet Residential policies include a range of content both specific to proposed development that falls within the Hamlet Residential designation and also content that repeats general policies otherwise referenced in the Plan and addressed elsewhere in this section.

Proposal Conformity

A summary of the most noteworthy advances in the application since the last submission in 2016 have been as follows:

- Revisions to grading have been made to reduce the amount of fill and disturbance to the subject property. The proposed dwellings have a stronger relationship to existing topography.
- Selective use of higher retaining walls has allowed for less down slope disturbance.
- With less intensive grading and placement of less fill there is retention of significantly more vegetation across the site.
- Detailed Architectural Control Guidelines have been provided that include much of the content from within the Hamlet Design Guidelines.
- A more detailed proposed Zoning Bylaw addresses various GWSP policies.
- Lots 20-31 have been reconfigured to create greater variation in the frontages in order to achieve a more unique lotting pattern.
- The mid-block walkway connection from Street A to the Wildwood Trail has been widened to achieve a stronger visual break in the streetscape.
- The stormwater pond has been revised to a two cell design with a more natural look, lower berming and more effective management of significant storm events.

The table below provides a general summary demonstrating how the project complies with the related Hamlet Residential policies.

GWSP Policy/Content	Proposal Conformity
5.1 Objective Innovative subdivision design and architectural techniques consistent with Hamlet character	Draft Plan subdivision design including pre-registration conveyance of sensitive lands, proposed Zoning Bylaw, stormwater management plan, grading and Urban Design and Architectural Control Guidelines fulfill this objective.
5.1 Purpose New development requires variety of lot sizes, setbacks, architectural styles per the Hamlet Guidelines and implementing zoning bylaw	Draft Plan shows varying lot sizes. Proposed Zoning Bylaw includes provisions for varying setbacks. Urban Design and Architectural Control Guidelines include variety of architectural styles with content derived from the Hamlet Guidelines.
5.2 a) Hamlet Residential Permitted Uses includes single detached residential	Proposed development contemplates single detached residential.
5.3 a) All new development shall be serviced with piped Regional water and wastewater services	Development is proposed to be on piped regional water and wastewater services.
5.3 b) More than 4 lots to be created by subdivision	31 lot residential lot development proposed by subdivision.
5.3 c) Plans of subdivision to be supported by following studies: Transportation Study, Design Study, Functional Service Report, Environmental Implementation Report	Studies have been submitted by the Applicant and reviewed to satisfaction of the Town as further addressed in comments within this report. The study recommendations have been incorporated into the plan of subdivision, the Conditions of Draft Plan Approval and proposed Zoning Bylaw.
5.3 d) Minimum lot size for residential on Regional water and wastewater is 0.1 HA (0.25 acres)	All lots meet minimum 0.1 HA lot size.
5.3 e)i) Lot sizes required ranging from 0.1 HA to 0.4 HA to demonstrate consistency with Hamlet character	Lots range in size as shown on the Draft Plan.
5.3 e)ii) The maximum permitted density of any plan of subdivision developed on Regional water and wastewater services shall be 5 units per net residential hectare (2 units/net acre)	The applicant proposes a density of 4.981 units per net residential hectare.
5.3 f) Council shall only adopt zoning by-laws that implement plans of subdivision where the plan can be shown to be consistent with the policies and the Hamlet Design and Heritage Protection Guidelines of this Plan	The Plan demonstrates conformity with the Hamlet Design and Heritage Protection Guidelines.

A review of the consistency of the proposed development with the Hamlet Design and Heritage Protection Guidelines is attached as **SCHEDULE 10 – HAMLET DESIGN GUIDELINES REVIEW**.

Policy 9.3 Supportive Greenlands

The Plan requires that an EIR be provided that addresses the ecological function and any required mitigation measures.

Proposal Conformity

The EIR that was submitted with the application recommends enhancement plantings within Block 34 and that it be held in an Environmental Protection 1 (EP1) Zone. The subject lands are to be conveyed to the Town.

1.5 Town of Halton Hills Zoning By-law

1.5.1 Proposed Zoning

As described in the background section, the revised proposed Zoning Bylaw includes appropriate zones for the stormwater facility (OS3), the Supportive Greenlands designated area (EP1), the sensitive slopes and ecological areas (EP1) and the residential lots (site specific Hamlet Residential 1 – HR1). The Hamlet Residential 1 (HR1) Zone provides base development regulations suitable to smaller hamlet lots. The site specific Hamlet Residential zone provisions are important in demonstrating compliance with the GWSP and addressing the characteristics of the site and surrounding area and are described below.

Site Specific Hamlet Residential 1 Provisions			
Regulation	Required	Proposed	Rationale
Minimum Lot Frontage	30 m	21 metres Site specific provisions for Lots 8 and 9 at 10m	Reflects suitable frontage minimum for 0.1 HA lots. Accommodates irregular shaped Lots 8 and 9
Minimum Lot Area	0.2 HA	0.1 HA	Accommodates 0.1 HA lot size permitted when on municipal water and wastewater services
Minimum Front Yard Setback	4.5	General provision of Min. 4.5 metres and Max. 10 metres No more than two consecutive houses shall be sited at the same distance from the property line with a minimum setback	Provides variation in location of house on lot. Promotes irregular siting of houses. Promotes streetwall and eyes on the street.

		variation of at least 2.0 metres for subsequent houses. Minimum of 8 houses fronting onto Street A shall be sited at minimum 4.5 m setback from the front property line.	
Garage setback	The wall of the <i>private garage</i> facing the <i>lot line</i> the <i>driveway</i> crosses to access the <i>private garage</i> is to be located no closer than 5.5 metres from that <i>lot line</i>	The wall of the <i>private garage, the entrance of which</i> faces the <i>lot line</i> the <i>driveway</i> crosses to access the <i>private garage</i> , is to be recessed a minimum of 1.0 m from the face of the house and shall be no closer than 5.5 m from the front lot line.	Ensures that houses with attached garages facing the lot line will be recessed 1 m away from the lot line than the face of the house
Garage frontage	n/a	Garages facing the street not permitted to take up more than 50% of the frontage	Ensures that garage does not dominate elevation.
3 Car Garages	n/a	Max. of 8 - 3 car garages that face on Street A	Encourages variation in built form.
Minimum Rear Yard Setback	7.5 m (24.6 ft)	10 m or other Various lot specific provisions	Provides minimum setback to create greater separation of buildings from adjacent properties and the public realm
Maximum Height	11 m	2 storeys and 11 m	Ensures no 3 storey buildings. This is further discussed in Public Comments section 3.4
Maximum Lot Coverage	n/a	350 m ²	Ensures appropriate massing of building on the property.
Decks		Decks less than 0.6 m above the grade adjacent to the deck	Promotes visual quality of exterior and provides clarity regarding

		<ul style="list-style-type: none"> No closer than 3 m from measured from the rear property line or EP1 Zone per Schedule B <p>Main wall means any exterior wall of a building or structure</p> <p>Decks 0.6 m or more above the grade adjacent to the deck</p> <ul style="list-style-type: none"> Shall not be permitted above the first floor Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard 	provisions for balconies and decks in the Bylaw
Balconies		<p>Balconies</p> <ul style="list-style-type: none"> Shall not be permitted above the first floor Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard. 	Promotes visual quality of exterior of development and provides clarity regarding provisions for balconies and decks in the Bylaw

1.5.2 Holding Provision

A Holding provision has been recommended requiring:

- i) That the Owner enters into Subdivision Agreement with the Town of Halton Hills and the Region of Halton; and
- ii) That the Owner obtains a water allocation from the Town by Council Resolution.

This provision will ensure that the necessary matters are secured through the clearing of Conditions of Draft Plan Approval and the Owner entering into the required subdivision agreements.

2.0 Town Department and External Agency Comments:

2.1 Infrastructure Services - Development Engineering

Development Engineering, in consultation with the Town's consulting engineer, has reviewed and is in agreement with the proposed bylaw and draft plan conditions. A number of issues require further attention to be addressed alternately through the fulfillment of Conditions of Draft Plan Approval and in specific cases additional minor work that may include revisions to or introduction of provisions of the proposed Conditions of Draft Plan Approval and/or the proposed Zoning Bylaw prior to the OMB hearing on this matter and include the following:

- Revisions to Lot 15 to provide greater clarity on the function and relationship of proposed retaining walls and grading relative to the proposed building envelope;
- Revisions to address the proposed grade of the proposed trail within the proposed stormwater facility block to support accessibility and pedestrian friendliness;
- Revisions to the shape of the storm pond cell adjacent to Credit Street to effect a more naturalized look;
- Additional details on conveyance of water from one pond cell to the next;
- Additional detail on the piped conveyance of water discharging from the pond through Credit Street; and
- Other various issues

These issues are discussed in greater detail in **SCHEDULE 11 – JANUARY 17, 2017 LETTER FROM CONSULTING ENGINEER.**

2.2 Infrastructure Services – Building and Zoning

Building and Zoning has reviewed the draft zoning bylaw and are in agreement with the associated provisions and the proposed draft plan of subdivision conditions.

2.3 Recreation and Parks

Recreation and Parks, in consultation with the Town's consulting engineer, has reviewed and is in agreement with the proposed bylaw and draft plan conditions.

2.4 Fire

Linkage of the development via an emergency access connecting Street A to Ann Street is a requirement of the Fire Department and related provisions are set out in the proposed draft plan conditions.

2.5 Halton Region

The Region has provided various comments to the Applicant on this file but has not issued Conditions of Draft Plan Approval at this time.

2.6 Credit Valley Conservation Authority (CVC)

CVC, in consultation with the Town, have reviewed and are in agreement with the proposed bylaw and draft plan conditions.

3.0 **Public Comments:**

Throughout the 9 year tenure of these Applications and, in addition to the statutory meeting that was held in October 2009, Town staff have kept the public informed of the details of the reviews, resubmissions and other file status and related procedural details. Staff have also held meetings with and received various submissions from interested residents. At the October 9, 2009 public meeting Council, at the time, approved an amendment to the report recommendations as follows:

AND FURTHER THAT THE Glen Williams Community Association be included in future ongoing meetings with Eden Oaks (sic) and Planning Staff in the same manner they were successfully included in the Sheridan/Intracorp meetings for Meadows in the Glen.

There is no statutory requirement for an Applicant to follow this approach. The Applicant has periodically participated in meetings that include both residents and Town staff and is also aware of resident comments and concerns filed throughout the review process. The disjointed pace and content of the applicant submissions was partly a result of the submission of the application prior to the complete application policies of the Official Plan coming effect. This made monitoring and resolution of issues throughout the pre-appeal process somewhat difficult.

After the files were appealed to the OMB in February 2015, Town staff have continued to keep the interested public, participants and parties to the OMB hearing informed of the review status. A project webpage was created on which the details of 4 of the 5 submissions received to date have been posted along with all comments issued by Town staff and agencies since the applications were appealed with the exception of 5th submission comments which are represented by this report.

The 5th submission was not posted to the website as, until detailed terms of settlement are reached, this material had been the subject of “without prejudice” negotiations between the Applicant, the Town and Region who are all parties to the OMB Hearing.

During the post appeal period, Town staff have met with various parties to the hearing as a group including individual residents and representatives of the GWCA on a number of occasions. The complete scope of issues raised by interested residents is captured in the details of the issues lists set out in the October 19, 2016 OMB order. The recommendations of this report and the accompanying proposed Conditions of Draft Plan of Subdivision Approval and Zoning Bylaw Amendment reflect a resolution, to the Town’s satisfaction of those issues.

On July 29, 2016 representatives of the GWCA provided to the Town a comprehensive list of Application related issues and concerns that is generally reflective of the various

issues and outstanding matters that have been articulated throughout the file's history. Additional concerns have been articulated regarding the off-site impacts relative to the site preparation and construction work including the construction activity that is proposed on Gamble Street to Meadowglen Boulevard associated with the required connection of the proposed development to wastewater infrastructure.

Town staff have considered all of the public comments received and held discussions with interested residents on the related issues to exchange information and discuss common and diverging viewpoints. The following is a summary of the Town's response to the issues identified to date. Note that in order to avoid duplication the reader may be referred to other sections of this report where similar issues have already been addressed.

3.1 Construction Activity Generally and the Connection of Services from Proposed Development to Meadowglen Boulevard and Gamble Street.

Concerns have been expressed regarding construction activity that, if the development were approved, would require excavation of the existing Gamble Street to where it intersects with Meadowglen Boulevard. General concerns about how the site would be developed have also been expressed.

Staff response

The lands within the proposed development have been designated for development for several years. Temporary disruption associated with the construction and development of such lands is a common occurrence. Staff are conscious of the need for sensitivity to existing development in the context of larger scale infill projects such as this and, to this end, have recommended in the proposed Conditions of Draft Plan Approval requirements for a secured comprehensive construction management plan to accompany any development activity on this site.

It is particularly noteworthy that the current application includes a reconstruction and deepening of existing sanitary sewers over a length of approximately 110 meters on Gamble Street. The deep excavation will be disruptive to the neighbourhood, however the work is necessitated by the need to meet Region of Halton standards for sewer slopes in the new development. Alternatively, if connections were made to the existing sewers without deepening, the Eden Oak sewers would be quite shallow to the existing topography and an extensive fill operation would be needed in order to achieve proper burial depths. Such a fill operation would also be disruptive to the existing neighbourhood and would destroy existing vegetation and generate more retaining walls. The Construction Management Plan will be required to mitigate the impact of the sewer deepening on existing residents to the extent possible.

3.2 Trail Connections

It has been suggested that the proposed development should include additional trails including, in the north, what appears to be an informal trail crossing the property from Wildwood Road via Park Street West and, in the south, an old access road from Park Street East that continues up the slope to the table lands above.

Staff response

A conceptual trail described in the Glen Williams Plan Schedule A was secured in 2007 as a temporary easement at the time of the sale of closed roads within the subject lands to Eden Oak. That trail alignment from the terminus of Credit Street to the proposed Street A has been defined within the storm water management facility Block 32. Through the review of the application by Town staff including Recreation and Parks, Planning and the Urban Design Peer Reviewer, this proposed trail, in combination with the Wildwood Trail that runs outside of and adjacent to the site and the two associated connecting links via walkway Block 35 and the Ann St emergency access, is sufficient to connect the subject lands to the Hamlet to the north and east and to adjacent neighbourhoods to the west and south. Town staff have spoken to the related Policy in the Comments section 1.4 of this report.

3.3 Parkland

It has been suggested that, in combination with additional trails, a park should be incorporated as part of this development to facilitate linkages within the Hamlet and increase the total parkland within the Hamlet of Glen Williams.

Staff response

Recreation and Parks staff have completed an analysis of the supply of the parkland in the area and are satisfied that the existing parkland in the area meets the related Official Plan requirements.

3.4 Zoning Bylaw Amendment

Greater clarity was requested on the details of the proposed Zoning Bylaw for the property and concern was expressed about the potential for 3 storey building heights and considerations related to deck design.

Staff response

The details and effect of the proposed Zoning Bylaw Amendment are set out in previous Section 1.5.1 of the Comments above. The intent of the detailed exceptions is to specify those site specific provisions that differ from or are not referenced within the base Hamlet Residential 1 (HR1) zone on which the site specific bylaw has been constructed. These exceptions address matters referenced in the GWSP and/or the “on the ground” conditions of the development proposal.

Three storey buildings are not permitted in the proposed Zoning Bylaw Amendment. However, lots where a structure is contemplated within a slope condition may create basement walkouts which will create the perception of a 3 storey structure when/if visible from the slope side. Technically this built form is 2 storeys with a basement walkout.

Provisions have been included in the proposed zoning bylaw amendment to address regulatory permissions for decks and balconies.

The extent of projection that a deck may be permitted from the rearmost building wall is limited to 3 m. Design provisions have been included in the architectural control guidelines to address decks and built form perspective with slope side visibility.

3.5 Grading and Fill Placement

Concerns were expressed about the extent of alteration to the existing topography and vegetation removal through grading and fill placement.

Staff response

Through the revised engineering submission the lot grading has been altered to leave larger undisturbed areas particularly adjacent to lots 1-16.

The use of higher retaining walls in specific areas and the design of building envelopes that contemplate walkouts into a modified slope condition have resulted in development that is nestled within the topography more effectively and requires less disturbance and less use of fill.

Sanitary service connections are proposed to be lower throughout the development and connecting to infrastructure at Gamble Street and Meadowglen Boulevard therefore reducing the amount of fill required to create a gravity effect.

Town staff have spoken to the related Hamlet Residential policy content in Section 1.4 of the Comments section of this report.

3.6 Sanitary Sewer Routing

Concerns were expressed about a sanitary sewer routing alternative down the Wildwood Trail and through an adjacent neighbourhood.

Staff response

The applicant has revised their proposal to route sanitary sewer connections by way of existing infrastructure in Gamble Street and Meadowglen Boulevard down to the John Street pump station. The Region is supportive of this routing.

3.7 Storm Pond Outlet

Concerns were expressed about the viability of a proposed storm pond outlet over private property through an existing channel.

Staff response

The Applicant is in purchase negotiations with an adjacent property owner to gain access to connect to Credit Street stormwater infrastructure. A Condition of Draft Plan Approval has been included to ensure these negotiations reach a positive conclusion.

3.8 Low Impact Development Techniques and Cross Section

Concerns were expressed about the extent of low impact development techniques and the role of ditches/swales in managing stormwater flows in a rural cross section versus subsurface piped control of stormwater management in a rolled curb cross section. Concerns were also expressed about the relationship between a rolled curb cross section and Policy content within the GWSP.

Staff response

A description of the Low Impact Development techniques employed in the proposed development is provided earlier in this report. They include the use of infiltration trenches and soakaway pits on lots, retention of vegetation across the site and the use of permeable paver sidewalks.

As a note, Town staff have indicated a preference for a rolled curb and permeable sidewalk as the cross section for this development. This option is described within the GWSP in section 1.0 Street Type and Pattern of the GWSP Hamlet Design and Heritage Protection Guidelines Bullet 1:

*“Consider the use of rural road or **rolled curb sections** to promote the rural character of the hamlet.”*

The rolled curb also allows for more effective management of services across private properties, is represented in whole or part in rural area cross sections, and responds to the contiguous urban cross section. Overall, when presented appropriately the cross section distinguishes the development from surrounding area as part of the Hamlet of Glen Williams addressing aesthetic and servicing objectives and offering an LID component by way of the permeable paver.

3.9 Hydrogeology and Well Impacts

Concerns were expressed about the impact to the hydrogeological regime and related impact to wells.

Staff response

The Town relies on the Region for the review of hydrogeology related matters. The Region has previously reported on its review in its letter dated August 30, 2016. As a result of the revised Functional Servicing Report the Region has requested additional hydrogeological information.

3.10 Stormwater Pond Stability

Concerns were expressed over the stability of the stormwater pond and over reliance on a single berm structure.

Staff response

Revised engineering submissions contemplate a two cell structure designed to the most severe Regional weather event and a final design with a more natural look. A Condition of Draft Plan Approval is included to require a Stormwater Facility Stability Analysis to ensure that pond stability is considered and provided throughout the phases of design, construction, and operation

3.11 Long Term Stable Top of Slope

Concerns were expressed about the impact of the development on and the location relative to the long term stable top of slope.

Staff response

Credit Valley Conservation staked the top of bank throughout the subject lands in 1999 and confirmed those development limits in 2007. The subject lands in the area of proposed lots 18 and 19 were added to the development lands more recently and staked throughout the review of the current application.

The Applicant's geotechnical report identifies sensitive areas across the site in and around slopes where setbacks are prescribed. In various cases, these locations also coincide with vegetated areas that have matured since the application was filed.

The Applicant's original application contemplated the removal of large amounts of vegetation across the site including, in some locations, total removal of vegetation in the areas identified in the geotechnical study. The Applicant proposed that the lots including these sensitive areas be split zoned so that portions of the site would be zoned Open Space and the remainder in the Hamlet Residential designation.

Through the Applicant's most recent submission, the amount of disturbed area has been reduced significantly. The result is retention of existing vegetation including in areas with slope conditions. The Applicant has also agreed to convey the sensitive areas to the Town to be held in public ownership. These areas will form two bands of continuous protected land extending:

- from the stormwater management pond to the Supportive Greenlands located on the east side of the site at Block 34; and
- from the stormwater management pond westward along the rear of lots 1-9.

See **SCHEDULE 5 – UNDISTURBED AREAS MAP**.

3.12 Tree Retention, Replanting, Monitoring, Compensation, Buffer Planting and Landscape Concept Plan,

Concerns were expressed about the aforementioned issues.

Staff response

Tree Retention

The revisions to the Applicant's engineering submissions resulting in preservation of vegetation across the site, the conveyance of these lands into public ownership and their retention in an Environmental Protection 1 (EP1) zone have been discussed throughout this report.

The Town's consulting ecologist has requested that, in conjunction with updates to the required studies as set out in the Conditions of Draft Plan Approval that the Applicant advance a more detailed plant search including a transplanting program.

Replanting

There are various requirements for replanting associated with the relevant conditions set out in the proposed Conditions of Draft Plan Approval including but not limited to:

- plantings within/adjacent to Block 34, the Supportive Greenlands designated block;
- requirements for an Edge Management Plan that addresses the interface between the development and protected areas across the site;
- Additional on lot plantings at key locations including selected lots adjacent to the public lands and the Wildwood Trail; and
- Planting throughout the development and as part of the renaturalization program within the stormwater management pond block.

Monitoring:

The Town's consulting ecologist has requested that where replanting is required, the applicant set an appropriate monitoring time frame, objectives for the replanting program and a restocking program if replanting does not meet those objectives. This request has been addressed in the draft plan conditions.

Compensation

The issue of compensation has been addressed through the related draft plan condition which establishes the terms of compensation and fixes the total number of trees for which compensation is to be provided to 1374, the number of trees identified in the October 2015 EIR completed by LGL consulting. That calculation predates the proposed conveyance of undisturbed sensitive vegetated and sloped lands to the Town to be held in public ownership. On site landscaping and buffer plantings are additional to and do not include or provide credit toward the compensation amounts.

Buffer Planting

The Applicant has agreed to provide buffer planting on Town owned land within the Hamlet Buffer between the existing trail and the rear property line of the subject lands in accordance with a related draft plan condition.

Landscape Concept Plan

The applicant has revised the landscape concept plan shown in the draft urban design guidelines to demonstrate greater variation/randomness in the proposed on lot landscaping to be more consistent with the Hamlet character.

3.13 Hamlet Buffer

Concerns have been expressed regarding the location of the Hamlet Buffer including the suggestion that the policy intent of the GWSP is that the Hamlet Buffer be located on the Applicant's property.

Staff response

The existing trail falls within an approximately 25 m wide belt of publicly owned land shown on Schedule A of the GWSP as the Hamlet Buffer. The related GWSP policy content describes acceptable use of the Hamlet Buffer as including the provision of trails.

3.14 Lots 20-31 Lot Configuration, Mid-Block Access and Block Length

Concerns were expressed that, relative to guidance in the GWSP, Lots 20-31 located on the southwest side of Street A were too uniform in configuration, the block was too long at 300 m relative to the preferred length of 175 m and the proposed mid-block crossing was insufficient to create an effective break in the block length.

Staff response

The Applicant has revised their applications as shown on the revised Draft plan of Subdivision to demonstrate greater variation in lot frontage among lots 20-31. In concert with these changes the mid-block walkway access to the Wildwood Trail has also been revised from 6 m to 10 m thereby effecting a more pronounced visual break in the block length. Associated Conditions of Draft Plan Approval have been provided to ensure that the walkway access is appropriately landscaped. The Applicant's draft urban design guidelines also indicate an enhanced landscaping concept for this area.

3.15 Emergency Access

Concern was expressed that the emergency connection to Ann Street reflected an excessive number of accesses onto the Wildwood Trail and that, given the Applicant's assertion in the traffic impact study that the emergency access was not required, it should be removed.

Staff response

The Town of Halton Hills Fire Department requires the additional emergency access and the Applicant has accepted the requirement as part of the terms of approval for this proposed development.

The intersection of the Wildwood Trail and the Ann Street emergency access is to be designed to minimize impact on the trail conditions. The Applicant's engineering submission demonstrates the scope of grade variation required to facilitate the required crossing and the terms of the landscaping requirements have been set out in the associated draft plan conditions. The proposed grade variation occurs over a sufficient expanse of the trail to create a gentle pedestrian friendly experience for the trail user.

Town staff are satisfied that the proposed access is appropriate for facilitating pedestrian access to and usage of the Wildwood Trail and is consistent with the Town's overall trail management objectives.

3.16 Construction Management Plan

Concerns were expressed about how, if the development is approved, the Applicant will manage import of fill on to the property and manage overall site access and construction.

Staff response

The Conditions of Draft Plan Approval include a requirement for a comprehensive construction management plan that addresses a wide range of construction related issues to be secured to the satisfaction of Town Administration.

3.17 Revision to the Streetscape of Adjacent Existing Subdivision where it falls within Hamlet of Glen Williams

It was suggested that, within the adjacent subdivision where existing lots fall within the Hamlet of Glen Williams, the streetscape of Gamble St should be reconstructed to an alternate standard to reflect various urban design concepts within the GWSP.

Staff response

The off-site lands do not fall within the purview of this application except as related to required connection of the proposed development with the wastewater service infrastructure at Meadowglen Boulevard and Gamble Street.

3.18 Urban Design related issues

Concerns have been expressed regarding various other aspects of the development proposal:

- retaining walls
- attached versus detached garages
- gateway cross sections
- visual impact studies
- various other issues

Staff response

Retaining Walls

In specific locations retaining walls taller than 1.5 m are contemplated with the intent of reducing the amount of downslope grading and the associated impact in terms of vegetation removal and landform alteration. To the extent that more mature vegetation is preserved these retaining walls will be partially hidden.

Attached vs Detached Garages

The Architectural Control Guidelines include a section depicting various models, one of which includes a detached garage. The Guidelines also include a requirement that a variety of garage configurations be incorporated into the development.

Gateway Cross Sections

The proposed development contemplates enhanced architecture, landscaping and a unique road cross section that includes rolled curb and permeable pavers at the entrance way at Gamble Street. These components work together to distinguish this development from the adjacent lands.

Visual Impact Studies

Visual impact studies are to be collected as specified through various draft plan conditions. Various components of the application as constructed address the need to manage visual impact including but not limited to the retention of lands in an undisturbed state, architectural control guidelines that include provisions for rear and

side façade enhancements, controls imposed through the proposed zoning bylaw, and measures within the grading plan to reduce the extent of topographical alteration.

Various Other Issues

Various other issues have been raised throughout the review of the application by interested residents. These are generally addressed throughout the different components of the application. A matrix reviewing the consistency of the proposal relative to the Hamlet Design Guideline component is also attached as part of this report and may address outstanding matters.

4.0 Water Allocation

The Region of Halton requires that prior to releasing Conditions of Draft Plan Approval that water allocation to the subject lands be made available by the Town of Halton Hills. Conditions from Halton Region are required to advance the recommended approvals set out in this report.

In the Region of Halton, water allocation is measured in Single Detached Equivalents (SDE). The Region periodically releases allotments of water servicing capacity to the Town for allocation to specific projects. The last such allotment for a total of 900 SDEs occurred in 2014. When the Region released the 2014 allotment of 900 SDE it did so partly on the basis of a Permit To Take Water (the regulatory approval necessary to pump water from the groundwater system) from the Ministry of Environment (MOE) that contemplated up to 1800 SDE in water supply. At the time, it was understood that the release of the remaining additional water system capacity would be conditional on the basis of MOE testing of the general sustainability of the groundwater taking associated with the initial 900 SDE release.

Following that release, Town of Halton Hills Council divided that allotment into 3 pools: residential (greenfield), residential infill and non-residential. Report PDS-2015-0001 established an allocation framework that prioritized servicing development within the Georgetown Urban Boundary and allocated water capacity to various projects. Allocation to additional projects has occurred since then such that the remaining amounts of water in the respective pools are as follows:

- Residential (Greenfield): 0
- Residential (Infill): 129
- Non-residential: 83

The Eden Oak development contemplates a 31 single detached subdivision which is equal to 31 SDE in servicing capacity. Since the development is located outside of the Georgetown Urban Boundary, and, in order to be consistent with the framework set out within PDS-2015-0001, it is preferable not to directly draw upon the residual capacity within the residential infill pool to service this development. An inter-pool transfer of 31 SDE from the non-residential to residential infill pool followed by allocation to this project would be more appropriate. The result of such a transfer would be to reduce the non-residential pool to 52 SDE. Assuming the development is approved and allocation is provided to Eden Oak there would remain 129 SDE in the residential infill pool and 52 SDE in the non-residential pool.

At this time demand for water allocation from existing residential infill projects moving through the development approvals process is in excess of the supply even if the remaining non-residential water supply were to be transferred to the residential infill pool. Note that a complete transfer of non-residential water system capacity to residential is undesirable as the Town has a long standing commitment to diversification of the assessment base to increase the percentage of non-residential relative to residential development . As such, it is critical that the Town accelerate its efforts to secure additional water system capacity.

RELATIONSHIP TO STRATEGIC PLAN:

The proposed development is consistent with the strategic plan and is most closely aligned with the following strategic directions and associated objectives:

A. Foster a Healthy Community

A.5 To ensure the use of appropriate design strategies to create safe communities.

B. Preserve, Protect & Enhance our Environment

B.2 To promote an “environment-first” philosophy that recognizes the importance of the protection of the natural environment in all municipal decision-making.

D. Preserve, Protect and Promote our Distinctive History

2 To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

G. Achieve Sustainable Growth

G.1 To provide for a moderate scale of growth that is in keeping with the Town's urban structure and protects its' rural character.

G.7 To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.

FINANCIAL IMPACT:

As this matter is before the Ontario Municipal Board there have been costs incurred to date and further costs will be incurred that are associated with hearing preparation that will have to be derived from the 2016 and 2017 operating budgets.

COMMUNICATIONS IMPACT:

The parties and participants to the OMB hearing and residents on the Town's notification list will be notified of this Report and Council's decision.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

Do the report's recommendations advance the Strategy's implementation?
Yes.

Which pillar(s) of sustainability does this report support?
Cultural Vibrancy, Environmental Health, Economic Prosperity, Social Well-being

Town staff have established general compliance of the proposed development with the Glen Williams Secondary Plan which includes various goals that coincide with those set out in the Community Sustainability Strategy.

A portion of this site will come into public ownership resulting in retention of on-site vegetation and long term tree protection. A site specific Hamlet Residential zoning designation has sought to safe guard built form objectives that are viewed as desirable in complementing the built character of the Hamlet of Glen Williams. The conversion of the lands from their vacant state to development as single detached homes will increase the Town's assessment base. Construction of this project will create a complete development relative to adjacent lands and form an integral neighbourhood within the Hamlet of Glen Williams. The proposed subdivision design facilitates an emergency access connection to the Ann Street neighbourhood that currently terminates in a cul de sac.

CONSULTATION:

As previously referenced in this report, Planning staff have consulted with internal departments, the Town solicitor, external review agencies, professional third party peer reviewers, the Applicant, their agent and the Public on this application. The Town Solicitor notes that there remain ongoing hearing preparations including exchanges and discussions between/among solicitors and professional expert witnesses which will refine and implement the principles contained within this report.

CONCLUSION:

The OMB hearing on the Eden Oak development is scheduled to commence on February 27, 2017. In order to establish the Town's position for the hearing, staff has completed our review of the Zoning By-law and Draft Plan of Subdivision applications including relevant policies, supporting documentation, circulation comments including public comments and third party peer reviews. Staff are of the opinion that the proposed development, as revised, has merit and should be endorsed in principle consistent with the attached zoning by-law amendment and draft plan conditions and the resolution of any outstanding matters as may be required in accordance with the content of this report.

Respectfully submitted,

Adam Farr, MCIP, RPP
Manager of Development Review

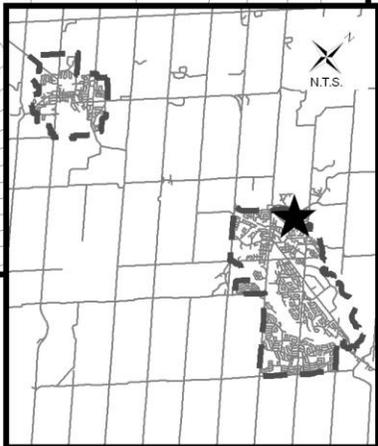
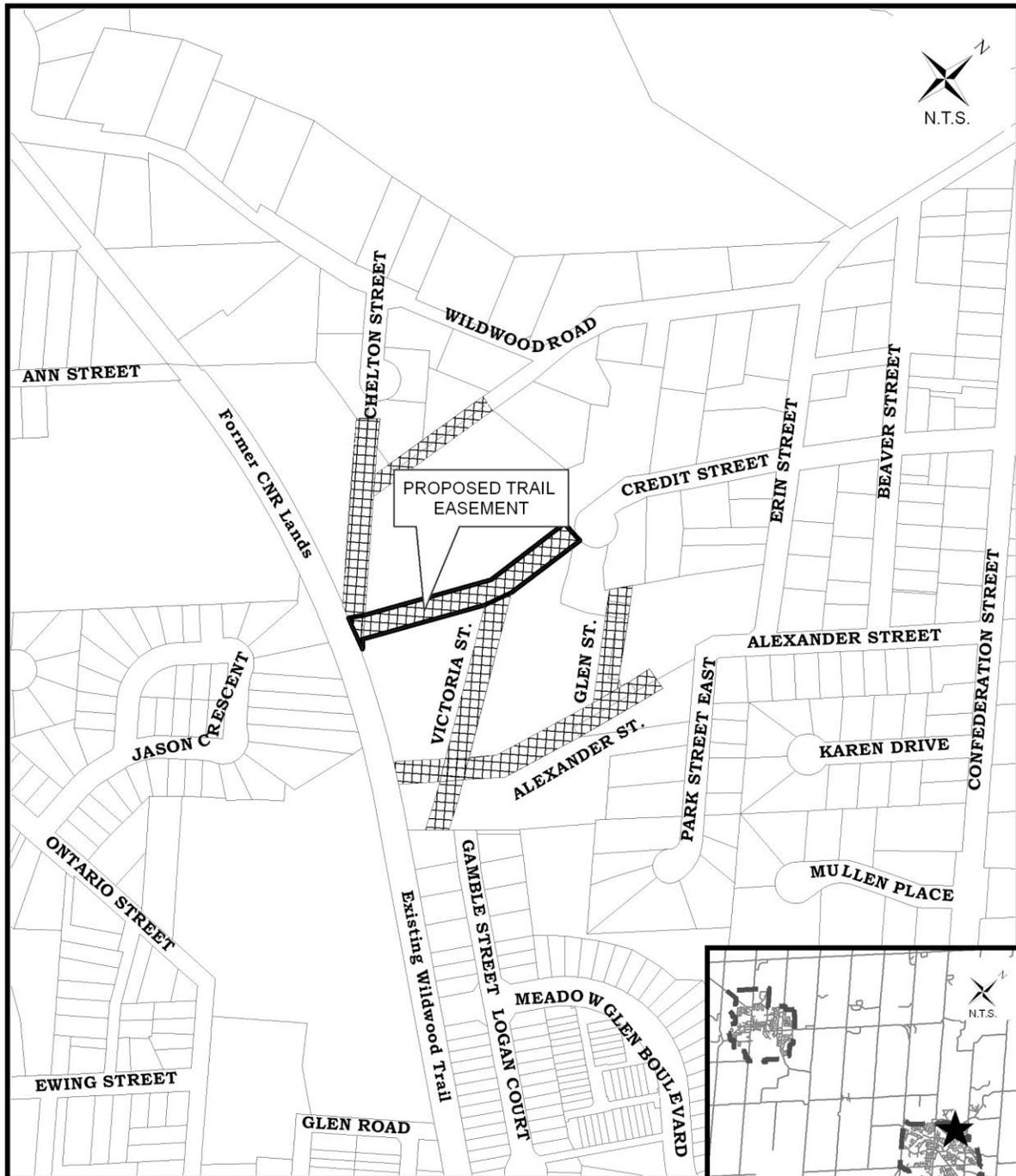
Reviewed and Approved by,

John Linhardt, MCIP, RPP
Executive Director of Planning and
Chief Planning Official

Chris Mills, P. Eng.
Commissioner of Planning &
Infrastructure

Brent Marshall
Chief Administrative Officer

SCHEDULE 1 – CLOSED ROAD ALLOWANCES MAP

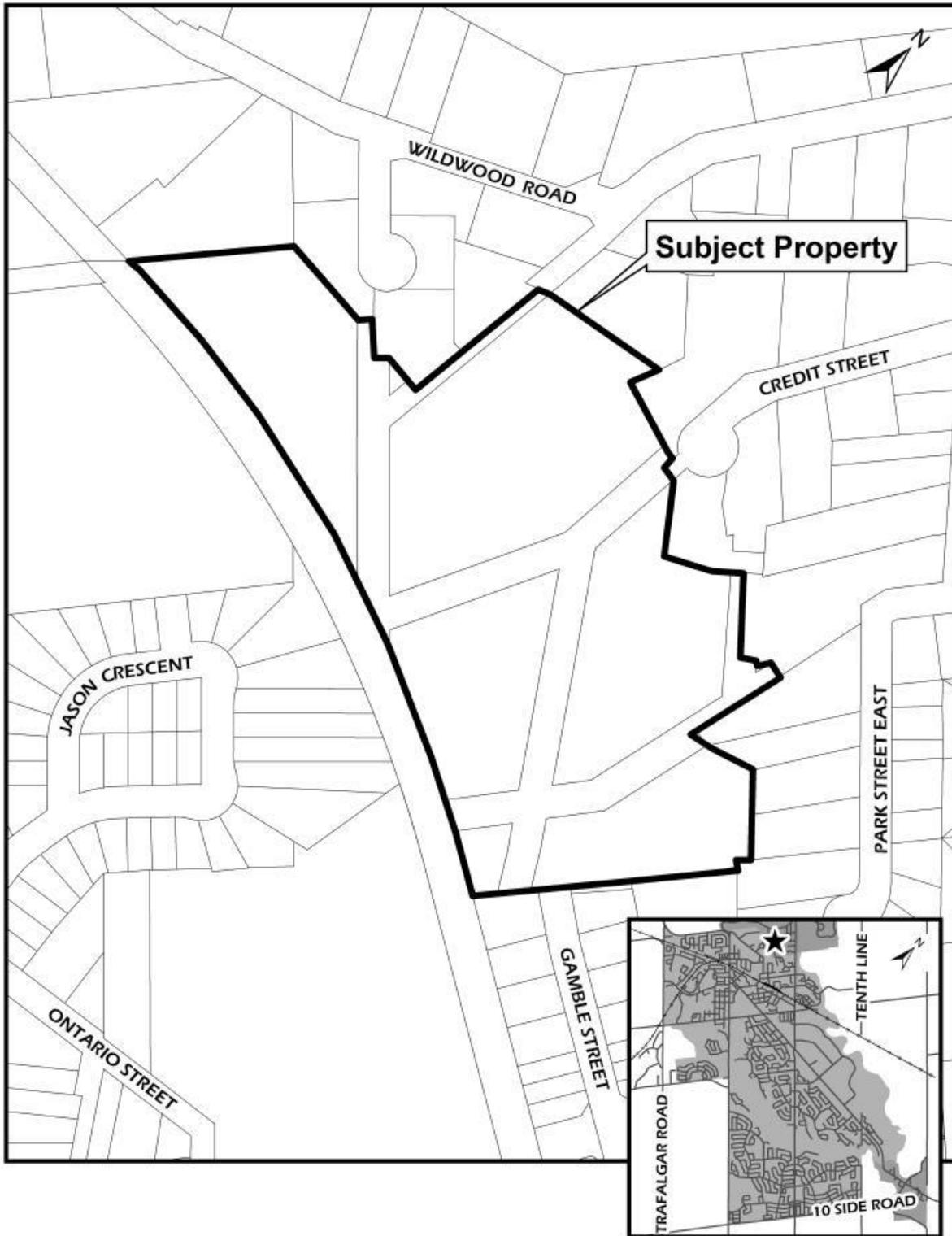


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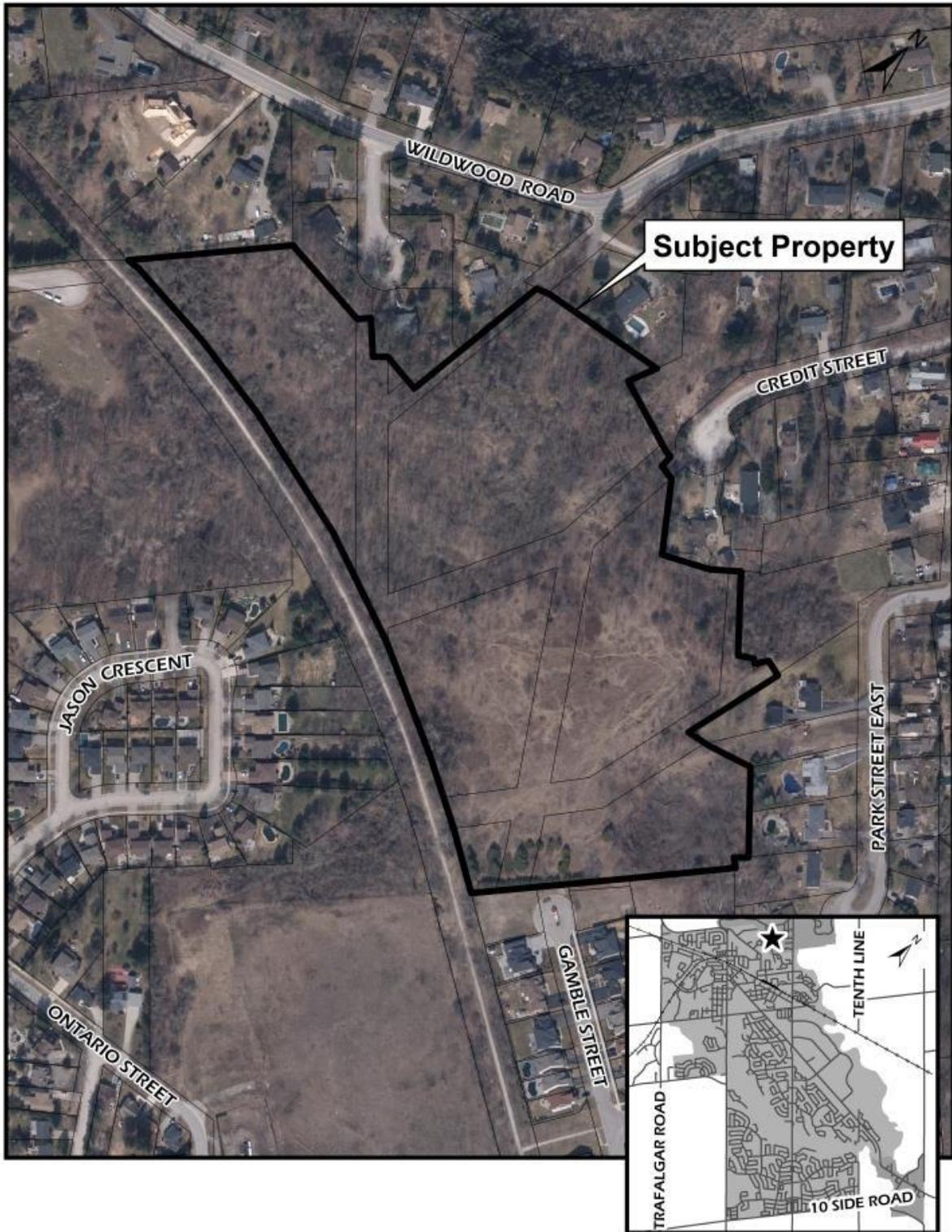
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TOWN OF HALTON HILLS
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 CLOSED STREETS SOLD TO DESOL

SCHEDULE 2 – LOCATION MAP



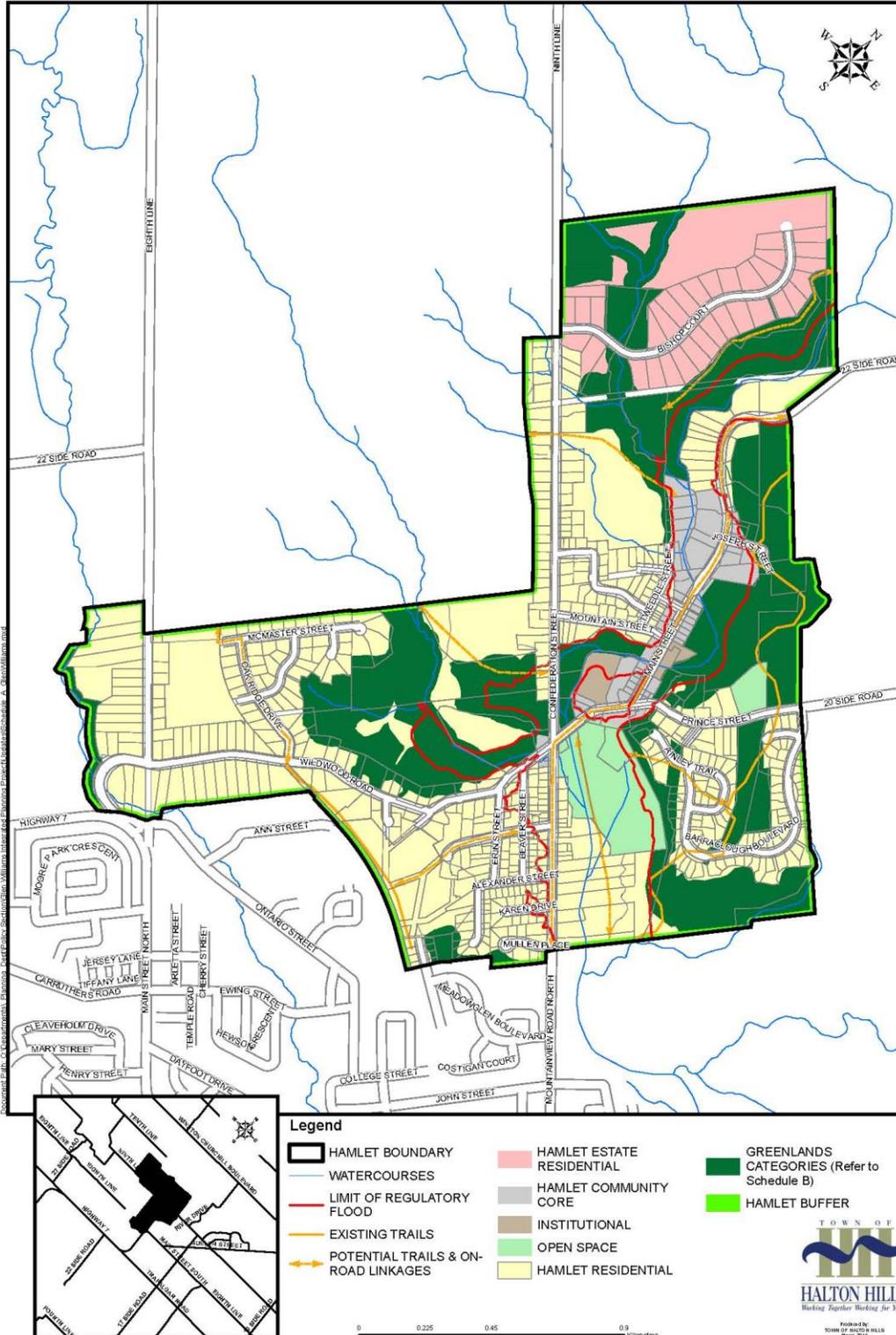
SCHEDULE 3 – AERIAL PHOTO



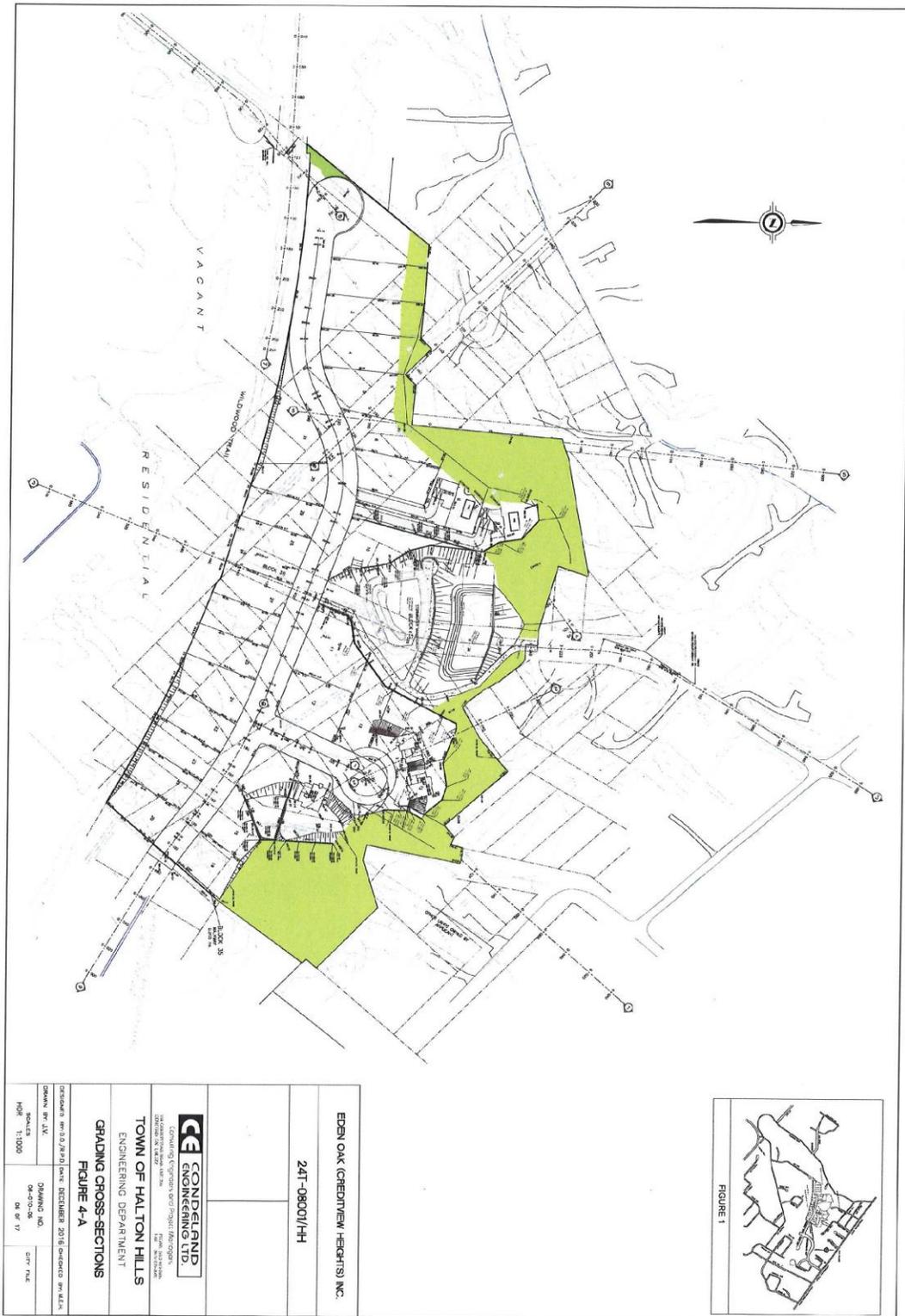
SCHEDULE 4 – GLEN WILLIAMS SECONDARY PLAN SCHEDULE A

SCHEDULE A

TOWN OF HALTON HILLS OFFICIAL PLAN GLEN WILLIAMS LAND USE



SCHEDULE 5 – UNDISTURBED AREAS MAP



SCHEDULE 6 – DRAFT PLAN OF SUBDIVISION



SCHEDULE 7 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

CONDITIONS OF DRAFT APPROVAL FOR PLAN OF SUBDIVISION 24T-08001/H

Part of Park Lot 3 and Ann Street, Cavanaugh’s Unregistered Plan, Part of the East Half Lot 20, Concession 9 (original Township of Esquesing, County of Halton); and Lots 1 to 12, Inclusive, Part of Lots 13, 14 and 15, Part of Park Lots 1, 2 and 3 (Block E), Part of Lot 14 (Block F), Lots 7 to 10, Inclusive, Part of Lots 4, 5, 6, 11, 12, 13 and 14 (Block G), Lots 1, 7 to 12, Inclusive, Part of Lots 2 to 6, Inclusive (Block H), Lots 2 to 12, Inclusive, Part of Lots 1, 13 and 14 (Block I), Part of Lot 13 (Block K), Part of Park Lots 1 and 2 (Block O), Lots 1 and 2, Part of Lots 3, 4 and 5 (Block O), Part of Lots 2, 3 and 4 (Block P), Parts of Chelten Street, Park Street West, Glen Street, Credit Street, Victoria Street and Alexander Street (closed by Superior Court of Justice Order – Court File No. 2917/02, Inst. HR226694) Registered Plan 10, (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton

1.	That approval applies to the proposed Plan of Subdivision 24T-08001H revised by Matthews Planning and Management dated November 18, 2016, to show 31 single detached lots, Storm Water Management Pond (Block 32), Open Space (Blocks 33 & 34), Walkway (Blocks 35 & 36) and internal subdivision street network consisting of Streets A and B.	GENERAL – ALL
2.	Enter into Subdivision Agreement That the Owner agrees, prior to final approval, to enter into a Subdivision Agreement, to be registered on title, to satisfy all requirements, financial, servicing and otherwise, of the Town of Halton Hills	GENERAL – ALL
3.	Lot Frontage Area and Site Specific Info That the Owner agrees to provide lot frontage, area, and site specific information as necessary to ensure that all lots and blocks conform to the Zoning By-law.	PLANNING – ZONING
4.	Street Naming That the Owner agrees that all Municipal road allowances included in the plan of subdivision shall be named to the satisfaction of the Town of Halton Hills (application made to Clerk's Office) and shall be constructed to the Town of Halton Hills standards at the time of registration.	PLANNING - CLERKS
5.	No Works Until Subdivision Agreement That the Owner agrees that no works shall occur on the site until the Owner has entered into a Subdivision Agreement with the Town of Halton Hills, unless otherwise specified.	GENERAL – ALL
6.	Zoning By-law Conformity and Holding Provision That the Owner agrees that prior to the final approval, the land uses proposed within the draft plan shall conform to a Zoning By-law approved pursuant to the provisions of the Planning Act, and that such a Zoning By-law shall employ the use of Holding (H) Provision. The Owner agrees not to request the removal of the Holding (H) Provision until such time that:	PLANNING – ZONING

	<ul style="list-style-type: none"> a) The Town's Subdivision Agreement has been executed; b) The Regional Subdivision Agreement has been executed; c) Construction of adequate water and sanitary sewer systems and confirmation of adequate and available servicing capacity by the Regional Municipality of Halton. 	
7.	<p>Public Lands Conveyance 1</p> <p>The Owner agrees that the lands shown on the draft R- Plan dated XXXX shall be dedicated gratuitously to the Town prior to any conveyance of the lots by the Owner. The timing of such conveyance shall be at the Town's option, and the Town may require the Owner to make such dedication as part of the Town's inhibiting order arising from final registration. The dedication and the timing of same is to be to the satisfaction of the Town administration.</p>	GENERAL – ALL
8.	<p>Public Land Conveyance 2</p> <p>That the Owner agrees to grant all easements or blocks as required, free and clear of any encumbrances, to the Town or other appropriate authority.</p>	GENERAL - ALL
9.	<p>SWM Pond Conveyance and Maintenance</p> <p>That the Owner agrees to convey a block of land, by way of the registration of an M-Plan, that is sufficiently sized to accommodate a stormwater management facility and the associated outfall(s) as demonstrated through an approved Stormwater Implementation report all in accordance with the Town Stormwater Management Policy dated March 2009 and to the satisfaction of the Town Administration.</p> <p>The Owner further agrees to provide the Town with sufficient access, by way of land transfer or easement per section 3.1 of the Town's Subdivision Manual dated July 1999 for all offsite outlets and/or outfalls as approved through an approved Stormwater Implementation Report. Confirmation of the same is required in writing to the satisfaction of Town Administration prior to the commencement of any site works including site alteration.</p> <p>As outlined in the Town's Stormwater Management Policy dated March 2009, the Owner shall provide the Town with a Stormwater Maintenance Fee prior to the execution of the Subdivision Agreement. The Fee shall be calculated and submitted by the Engineer to the satisfaction of the Town Administration prior to the preparation of the Subdivision Agreement.</p>	ENGINEERING
10.	<p>Mylars</p> <p>That the Owner agrees to deposit mylars of the Registered Plan of Subdivision with the Town of Halton Hills, and provide the Town with computerized information in a format satisfactory to the Town.</p>	GENERAL – ALL
11.	<p>Temporary Works</p> <p>That the Owner agrees to construct all works, which must be considered temporary to facilitate the development of the subject property. These works may include, but are not limited to; emergency access, temporary cul-de-sacs, erosion protection, tree protection and stormwater facilities.</p>	ENGINEERING
12.	<p>LED lights</p> <p>That the Owner agrees to install and make operational street lighting on all streets and walkways within the draft plan of subdivision, to an urban</p>	ENGINEERING

	<p>residential standard utilizing L.E.D. lighting and incorporate hydro metres, to the satisfaction of Town Administration, within 90 days of the issuance of the first Building Permit.</p> <p>The owner further agrees that prior to the execution of the subdivision agree that they shall provide cash-in-lieu of providing stock supply of street light parts (for LED) as required in section 2.7.2 of the Town Subdivision Manual. The Owner further agrees to provide the Town with a written 10-year warrantee from the manufacturer for the luminaire and photocell.</p>	
13.	<p>Retaining Walls</p> <p>That the Owner agrees in a subdivision agreement that maintenance of any retaining walls constructed within the draft plan of subdivision shall be the responsibility of the Owner and subsequent Owners, and, except where otherwise specified, that no retaining wall shall exceed a maximum height of 1.5m on the exposed face to the satisfaction of the Town of Halton Hills.</p> <p>That the Owner agrees that, unless otherwise shown on the approved engineering drawings, all retaining walls shall be constructed entirely on private property. The Owner further agrees to notify any purchaser and to register on title warning clauses advising purchaser that they are responsible for the cost and maintenance of the retaining walls and that they will require permits from both the Town and/or Credit Valley Conservation for any works related to the retaining walls.</p> <p>Any retaining wall proposed to be installed on Town owned lands shall be located, designed and constructed to the satisfaction of the Town Administration.</p>	ENGINEERING
14.	<p>Align Streets and Blocks with Adjacent Lands</p> <p>The pattern of street and layout of blocks within the draft plan of subdivision shall be designed and aligned precisely with the pattern and layout for existing plans or any adjoining proposed plans of subdivision.</p>	ENGINEERING
15.	<p>Construction Fence and Tree Protection</p> <p>That the Owner agrees to install the temporary construction fence (along the perimeter of the development) and the required tree protection prior to commencing any on-site works. The details and the location of the temporary construction fencing and tree protection fencing shall be clearly shown on the approved Erosion and Sediment Protection drawing submitted to the Town as part of the engineering submission and/or site alteration application.</p> <p>It is the Town expectation that all temporary construction fencing and tree protection will be inspected and document by the Engineer on a weekly basis and all deficiencies noted are repaired within a minimum 2 calendar days of the date of inspection.</p>	ENGINEERING
16.	<p>As Constructed and Asset Management for Public Services</p> <p>That the Owner agrees to supply to the satisfaction of Town Administration a digital compatible file of the "as constructed" Public Services, in a format suitable for use with the Town's current version of AutoCAD and/or Civil 3D.</p>	ENGINEERING

	<p>The Owner further agrees to provide a summary of details in an Excel format as required to update the Town Asset Management data base for the work undertaken as part of this project.</p> <p>All as constructed and asset management information is required to be submitted to the satisfaction of the Town administration prior to the request for the final release of securities.</p>	
17.	<p>0.3 m Reserves That the Owner agrees to provide 0.3m reserves, as required by Town Administration.</p>	ENGINEERING
18.	<p>Cycling Master Plan That the Owner agrees to incorporate within the road configuration and the design of the development the recommendations from the Town of Halton Hills Cycling Master Plan dated December 2010, or any future updates, as adopted by Town Council to the satisfaction of Town Administration.</p>	ENGINEERING
19.	<p>Sediment, Erosion and Mud Tracking The Owner agrees to have prepared by their Engineer and have implemented by their contractor an Erosion and Sediment Control Plan. This plan will address items such as but limited, mud tracking prevention, temporary storm water management (Quantity and Quality), sediment control, erosion prevention, regular inspection and documentation by the Engineer, immediate repairs to deficiencies, tree preservation, temporary perimeter construction fencing and shall address all phases and stages of construction.</p> <p>It is the Towns expectation that the engineer shall, as a minimum, provide weekly inspection of the implemented design and as required recommend modification to the plan to suit the site condition and time of year. The monitoring by the Engineer shall continue through the home building stage of construction and shall only terminate once the site has been stabilized to the Towns satisfaction. All deficiencies noted during any inspection shall be recorded and rectified within two calendar days.</p> <p>That the Owner further agrees to stabilize all disturbed soil within 30 days of being disturbed, control all noxious weeds and maintain ground cover, to the satisfaction of Town Administration</p> <p>Through the subdivision agreement and/or site alteration permit the Owner shall provide sufficient securities to the satisfaction of the Town Administration to ensure the maintenance of this plan including the required regular inspection by the Engineer.</p>	ENGINEERING
20.	<p>Construction Management Plan That the Owner agrees to have prepared and to implement a construction management plan to the satisfaction of the Town Administration prior to any site works or site alteration and shall provide updates for the entire construction process through to issuance of the completion certificate. This plan shall be the Owner's responsibility to implement at their cost and shall include the following as a minimum:</p> <ol style="list-style-type: none"> a. Central coordinating contact and tracking for all community complaints and respective responses; b. Trades communication and enforcement plan; 	ENGINEERING

	<ul style="list-style-type: none"> c. Project phasing, staging, periods of activity and operating hours including peak times and types of activity; d. Parking for trade and deliveries; e. Traffic protection plan for vehicular and pedestrian traffic in accordance with OTM Book 7; f. Material delivery loading areas, coordination and enforcement; g. Office space (Construction trailer); h. Working hours; i. Debris (garbage); j. Noise & dust control; k. Importation or Exportation of fill or surplus material; l. Site access and egress; m. Communications plan for providing notification to and addressing concerns of: <ul style="list-style-type: none"> o immediately adjacent residents; o Glen Williams residents; o residents from surrounding and adjacent areas who may be impacted i.e. trail users, Gamble Street, Meadowglen Boulevard, Credit Street residents; o the broader community who may have questions about the development; and o Purchaser/New homeowners; n. Impact mitigation plan for residents affected by off-site servicing including by not limited to Gamble St. and Credit St.; and o. A contingency plan that addresses any additional impacts to private residential or municipal property not foreseen in the construction management plan including notification, compensation, and conflict resolution provisions as may be appropriate. <p>If, in the opinion of the Town Administration, the Owner fails to implement the Construction Management Plan and/or fails to update the Construction Management Plan to address concerns raised by the Town, the Town reserve the right to draw upon the securities held as part of the subdivision or any agreement to implement the provisions of the Construction Management Plan and/or rectify the concerns for lands owned and not owned by the Municipality. Any amounts drawn from project securities for such implementation shall be replaced within 30 days. The Town shall seek full cost recovery plus appropriate administration fees and disbursements for all efforts as a result of the Owners failure to perform.</p>	
21.	<p>Timing of Completion of Works</p> <p>That the Owner agrees that time is of the essence in the completion of site works as set out in the construction schedule and that failing completion of on or off site works in a timely manner as determined by the Town Administration, securities may be drawn by the Town Administration to complete or secure those works including but not limited to providing contractor payment from the project securities and that any amounts drawn from project securities for such implementation are to be replaced within 30 days.</p>	ENGINEERING
22.	<p>Topsoil</p> <p>That the engineer shall submit a plan calculating the total amount of</p>	ENGINEERING

	topsoil required for site restoration including all road, allowance, open space, storm water management blocks and lots plus 10% and shall identify stockpile location within the site complete with appropriate erosion and sediment control to satisfaction of Town administration. It is the Town's expectation that all surplus debris and topsoil shall be removed from the site prior to the commencement of home construction.	
23.	Construction of Grading Drainage and Servicing That the Owner agrees to have designed and constructed all grading, drainage and servicing under the Town's jurisdiction, to the satisfaction of Town Administration.	ENGINEERING
24.	Construction of Rough Grading That the Owner agrees to construct all rough grading and associated works, as deemed necessary by Town Administration and/or as indicated on the engineering drawings, prior to the issuance of any Building Permits.	ENGINEERING
25.	Daylight Triangles That the Owner agrees to provide daylighting triangles at all intersections and inside bends of all streets to the satisfaction of Town Administration.	ENGINEERING
26.	Geodetic Benchmarks That the Owner agrees to provide two second order, second level Geodetic Benchmarks in suitable locations to the satisfaction of Town Administration. At the Town's discretion the Owner may provide the Town with cash in lieu of providing one or both of the benchmarks.	ENGINEERING
27.	Phasing Plan That the Owner agrees that, in the event that future development of the property is to be phased, a detailed development phasing plan must be submitted prior to final approval of the first phase of development. The Phasing Plan shall indicate the sequence of development, the land area in hectares, the number of lots and blocks in each phase, grading to minimize the total soil area exposed at a given time, and construction of public services, to the satisfaction of Town Administration. The phasing must also be reflected in all required reports.	ENGINEERING / PLANNING
28.	Phasing of Construction That the Owner agrees that, acting reasonably, in order to reduce the extent of disruption to purchasers occupying units within the subdivision, construction proceed sequentially such that the first lots to be built be those most interior to the subdivision and the last lots, those nearest the egress.	ENGINEERING
29.	Detailed Engineering Submission for Each Phase That the Owner agrees to have prepared by a qualified Engineer and submitted to Town Administration for approval, a detailed Engineering Submission for each phase of construction. Engineering drawings shall reflect the recommendations of all reports and studies requested as conditions of approval.	ENGINEERING
30.	Grading Plans That the Owner agrees that grading plans be prepared and submitted, as part of the detailed engineering submission, to the satisfaction of Town Administration.	ENGINEERING REC & PARKS (OPEN SPACE & PARKLAND ONLY)
31.	On Street Parking and Driveway Locations	ENGINEERING

	That the Owner agrees to have prepared by a qualified Consulting Engineer and submitted to Town Administration for approval a plan indicating on-street parking and driveway locations	
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32.	<p>Requirement to Complete Reports Studies etc. That the Owner agrees that where a condition of approval requires the preparation of a report, study, or plan, the Owner shall:</p> <p>a) Carry out, or cause to be carried out, the study, report or plan, at the Owner's expense, prior to the registration of the Plan, except in those circumstances that may be specifically authorized by the approving agency(s).</p> <p>b) Carry out, or cause to be carried out, the recommendation(s) or work(s) prescribed in the approved study, report, or plan, prior to the registration of the plan, except in those circumstances that may be specifically authorized by the approving agency(s).</p>	GENERAL - ALL
33.	<p>Peer Reviews for Studies Post Draft Plan Approval The Town reserves the right to have any of the detailed reports and drawings peer reviewed by an appropriate third party professional at the Owner's expense, subsequent to draft approval. This may include, but not be limited to: geotechnical, slope stability, urban design, architectural design, ecology, and stormwater management including but not limited to related components - pond outfall, urban design, ecology, and other studies as may be necessary. The Owner shall make payment for all peer review costs incurred by the Town prior to the execution of the Subdivision Agreement.</p>	GENERAL (ALL)
34.	<p>Outstanding Reports and Implementation That the Owner agrees to have prepared or updated by a qualified Consulting Engineer(s) (or other Professional as outlined below) and submitted to Town Administration for approval, the following reports, based on Terms of Reference as approved by Town Administration. In addition, Terms of Reference for reports (a) and (b) regarding stormwater management and (c) shall be approved by Credit Valley Conservation (CVC). The reports must be approved prior to the approval of the Engineering Submission. Recommendations from the reports will be implemented in the detailed design process to the satisfaction of Town Administration, including any Peer Reviews required by the Town. All reports and studies must refer to the final approved Plan of Subdivision 24T-08001/H.</p> <p>a) Functional Servicing Report which needs to identify and support the road layout, under & above ground servicing, general grading, open space location and lot configuration and size, etc. The Functional Servicing Report specifically for 24T-08001/H shall be approved prior to the approval and registration for 24T-08001/H. The stormwater management component of the Functional Servicing Report shall be to the satisfaction of Town Administration and Credit Valley Conservation. The water and wastewater component of the Functional Servicing Report shall be to the satisfaction of the Commissioner of Public Works, Halton Region.</p>	<p>ENGINEERING / REGION / CVC/ REC AND PARKS</p> <p>ENGINEERING /</p>

	<p>b) Stormwater Management Implementation Report(s), including operation and maintenance, shall indicate how stormwater is to be accommodated on the subject property and directed to an adequate outfall. The Terms of Reference for the report must be approved by Town Administration prior to the report being prepared. The report must be submitted and approved prior to finalization of the engineering drawings. Recommendations from this report must be implemented in the detailed design process to the satisfaction of Town Administration. The reports shall confirm the adequacy and design of the new pond.</p> <p>Further to the Stormwater Management Implementation Report the Owner shall provide Stormwater Facility Stability Analysis and report to discuss potential:</p> <ul style="list-style-type: none"> • failure modes such as instability during construction period • inspection and certification requirement of the works during construction • natural events such as earthquake's • overflows due to snowmelts, significant rain events or blockages of the outlet • erosion due to seepage of groundwater • other possible modes of failure or long term concerns. <p>c) Siltation Report, Sedimentation and Erosion Control Report to provide recommendations for the control, maintenance, and monitoring of sediment during all phases of construction and to address erosion control issues specific to the draft plan of subdivision.</p> <p>d) Geotechnical Report, to provide recommendations for the pavement design of internal roads, requirements for subdrains and design information for building foundations.</p> <p>e) Tree Preservation and Inventory Report prepared by a qualified Environmental Consultant, Landscape Architect or Arborist which identifies existing trees and other vegetation and means of protection, restoration and enhancement, through appropriate plantings or other measures including edge management, to the satisfaction of Town Administration. Recommendations from this report shall be implemented in the design and construction phases of the development. The Terms of Reference for this report must be approved by the Town of Halton Hills prior to the report being prepared. The report must be submitted and approved prior to finalization of the Engineering Drawings. The report shall be approved prior to any on-site works being undertaken.</p> <p>f) Environmental Site Assessment and Remediation Report, to assess property to be conveyed to the Town to ensure that such property is free of contamination. If contamination is found, the consultant will determine the nature and the</p>	<p>CVC</p> <p>ENGINEERING / CVC</p> <p>ENGINEERING / CVC</p> <p>REC & PARKS / CVC / REGION</p> <p>ENGINEERING / REC & PARKS (OPEN SPACE/PARK BLOCKS ONLY)</p> <p>ENGINEERING</p>
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	<p>requirements for its removal and disposal at the Owner's expense. Prior to the registration of the subdivision plan, the consultant shall certify to the Town, that all properties to be conveyed to the Town are free of contamination.</p> <p>g) Traffic Impact Study, to address vehicular, bicycle and pedestrian movement in accordance with the recommendation of the Cycling Master Plan and site access, the potential impact on the existing road network, traffic signage, the design of bikeways and traffic calming measures. Town Administration may request that the data used for the basis of this report be updated to reflect current statistics just prior to the approval of this document.</p> <p>h) Environmental Implementation Report. The terms of reference for this report shall be as per the Glen Williams Secondary Plan. The Report will describe, in detail, the limits of development, and environmental/ecological constraints present on the site, including any recommended mitigation, resulting from the proposed development. It shall also address the means whereby stormwater will be conducted from the site to a receiving body, and the means whereby erosion, sedimentation, and their effects will be contained and minimized on the site both during and after the construction period. The Owner agrees that all facilities for stormwater management purposes, including infiltration facilities, if any, shall be operational to the satisfaction of the CVC, and the Town Administration, prior to the issuance of final approval.</p> <p>i) Edge Management Plan: The owner agrees to have prepared by a qualified ecologist and submitted to the Town of Halton Hills for approval, prior to any on-site works being undertaken, in coordination with the Environmental Implementation Report an Edge Management Plan, which shall address the development limit of the subject area and mitigative works. The Edge Management Plan shall also address hazard trees within the subdivision lands, and adjacent lands. As part of the Edge Management Plan the location and detailing of fencing within or at the limits of Open Space Blocks will be identified to the satisfaction of the Manager of Parks and Open Space.</p> <p>j) Urban Design Guidelines: That the Owner agrees to provide updated Urban Design Guidelines prepared by a qualified Architect/Landscape Architect prior to registration and to the satisfaction of Town Administration. These guidelines shall provide updated visual perspective through the site including but not limited to the visual impacts of the Stormwater management facility, Ann St. crossing, etc.</p> <p>k) Architectural Control Guidelines: That the Owner agrees, prior to the offering of models for sale, to provide Architectural Control Guidelines prepared by a qualified Architect and</p>	<p>ENGINEERING/ PLANNING/ RECREATION AND PARKS</p> <p>REC & PARKS / CVC</p> <p>PLANNING / REC & PARKS</p> <p>PLANNING / REC & PARKS</p> <p>PLANNING / REC & PARKS</p>
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	Landscape Architect (as required) for peer review at the applicant's expense and approval to the Town's satisfaction.	
35.	<p>Piped Conveyance of Stormwater Pond Discharge Water Credit Street</p> <p>That the Owner agrees that the water from the stormwater facility Block 32 shall be conveyed entirely by a piped solution for the full extent of Credit Street.</p>	PLANNING / ENGINEERING
36.	<p>Stormwater Facility Outfall</p> <p>That the Owner's stormwater outfall is a legal outfall to the satisfaction of the Town solicitor.</p>	TOWN SOLICITOR
37.	<p>Water Supply Connection Under Wildwood Trail</p> <p>That arrangements for an underground water supply connection to permit the looping of the Regional water supply system under Wildwood Trail in the vicinity of the emergency access crossing have been made to the satisfaction of the Town and Region</p>	PLANNING/ ENGINEERING/ TOWN SOLICITOR
38.	<p>Urban Design and Architectural Control Guidelines</p> <p>That the Owner agrees, prior to offering models on lots for sale, the Control Architect signs off on compliance with both the Urban Design Guidelines (December 2016) and Architectural Control Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills in accordance with the implementation provisions therein to the satisfaction of Town Administration.</p>	PLANNING/ RECREATION & PARKS
39.	<p>Implementation of Urban Design and Architectural Control Guidelines & Performance of Control Architect(s)</p> <p>The Owner agrees to incorporate and implement the content of the Urban Design Guidelines (December 2016) and Architectural Control Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills and reflected in the details of the approved Drawings, including but not limited to, community design criteria, Streetscape and Landscape Design Criteria, including landscape elements, and location, gateway entry features, stormwater management pond location and design etc., architectural design criteria including siting and built form, architectural elements, priority lot dwellings and other design issues unique to the proposed development and necessary mechanisms for their implementation, to the satisfaction of the Town Administration</p> <p>The Owner shall hire a Control Architect and a Control Landscape Architect, at the Owner's expense, to review and approve all design elements to ensure compliance with the architectural, streetscape and landscape design guidelines in accordance with the Implementation Process set out in the approved guidelines. The Town reserves the right to replace the Control Architect and/or Control Landscape Architect if the result of the design approval is inconsistent with the guidelines'</p>	PLANNING/ RECREATION & PARKS

	<p>recommendations and principles.</p> <p>The selection of the Control Architect and the Control Landscape Architect shall be subject to the approval of the Town's Executive Director of Planning. The Owner or builder shall submit plans, elevations, details, landscape drawings and any other required documents to the control architect and the Control Landscape Architect in sufficient detail to assess compliance.</p> <p>The Owner acknowledges and agrees that building permit applications will not be accepted and building permits will not be issued by the Town without:</p> <ul style="list-style-type: none"> a. certification by the Control Architect, to the satisfaction of the Town Administration that the Architectural Design Review, as set out in the approved Architectural Control Guidelines has been complied with. b. Certification by the Control Landscape Architect to the satisfaction of the Commissioner of Community & Corporate Services, that the Streetscape and Landscape Design, as set out in the approved Urban Design Guidelines has been complied with. <p>Prior to the Town executing this Agreement, the Owner shall deposit a performance guarantee with the Town in the amount of \$15000 to secure the control architect requirements of this condition.</p>	
40.	<p>Urban Design Guidelines and Subdivision Agreement</p> <p>That prior to registration the Owner agrees to incorporate the content of the Urban Design and Architectural Control Guidelines prepared by Urban Design Guidelines (December 2016) and Architectural Control Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills into the subdivision agreement to the satisfaction of the Town's Administration, to address streetscape (streetlighting, median treatments, signage, fencing, planting, hard surface treatments, community mail boxes, community features, street furniture), recreational trail linkages, setbacks and other design issues unique to the proposed development and necessary mechanisms for their implementation.</p>	PLANNING/ RECREATION & PARKS
41.	<p>Conservation Authority Permits and Pre-servicing</p> <p>That the Owner agrees that prior to entering into a Pre-servicing Agreement with the Town of Halton Hills, all necessary permit(s) from the related Conservation Authority for the SWM facility and/or storm water drainage outfall, if any, are in place and in good standing. It</p>	TOWN OF HALTON HILLS AND CVC

	<p>shall be the Owners responsibility to maintain all of the Conservation Authority permit(s) in good order for the term of both the Pre-servicing Agreement and this Subdivision Agreement.</p>	
<p>42.</p>	<p>Notices and Warning Clauses: Sales Office Plan</p> <p>That the Owner agrees that, prior to offering units for sale a Sales Office Plan be prepared to the satisfaction of Town administration and that the same Plan and information be prepared for use in all promotional advertising material to the satisfaction of the Town administration.</p> <p>That the Owner agrees to post the Sales Office Plan in a readily available and publicly visible location on the wall of the sales office.</p> <p>That the Owner agrees that the Sales Office Plan also be included in all promotional advertising material including any additional details as set out in these conditions</p> <p>That the Owner agrees that prior to registration, the Owner shall provide photographic evidence that the Sales Office Plan was posted in a visible location, readily available to the public within the sales office to the satisfaction of the Town and that the Owner agrees that they may be subject to unscheduled site visits to confirm same.</p> <p>That the Owner agrees to provide evidence that the Sales Office Plan has been included in promotional advertising material (i.e. brochures, websites, etc.) to the satisfaction of the Town</p> <p>That the Owner agrees that the Sales Office Plan shall be approved to the satisfaction of Town Administration and indicate the following:</p> <ul style="list-style-type: none"> • Those lots that have warning clauses and the general details of those clauses • The location of parks, open space including open space to be dedicated gratuitously prior to registration, buffer, sidewalks, walkways, community facilities, stormwater management facilities, maintenance block, trails, hydrants, street lights, utility boxes and bicycle paths • The location of lands to be dedicated gratuitously to the Town prior to registration that form a part of lots 1-15 should be clearly labeled “Publicly Owned Environmental Protection Lands – NOT PART OF PRIVATE LOTS,” should be coloured appropriately and include a <ul style="list-style-type: none"> • The types of Open Space • The type, height and location of fencing attenuation features • The location of all Canada Post Mailboxes as approved by Canada Post and the Town of Halton Hills • All lots or blocks in a colour coded form that identify the location of all land use types including details of any site specific zoning provisions • The identification and location of surrounding land uses 	<p>PLANNING</p>

- The location of all existing trees that have been retained
- The location of all street trees
- The location of all infiltration measures on private lots
- The location of all retaining walls on private lots including a note that indicates “Retaining walls on private lots are the responsibility of the private lot owner.”

Until the plan is registered the following information must also be shown in BOLD CAPITAL TYPE, to the satisfaction of the Town:

- i. This plan of subdivision is not yet registered.
- ii. Construction of the homes cannot commence until after registration and the issuing of building permits (excluding model homes)
- iii. Notwithstanding the expectations of the vendors and purchasers of houses, it is possible that delays could occur with respect to the registration of the plan of subdivision and the issuing of building permits, which may affect the ability of the vendors to perform their obligations within the time prescribed in any Agreements of Purchase and Sale.
- iv. Purchasers are advised to consult their lawyer concerning any aspect of an Agreement of Purchase and Sale before signing it;
- v. Purchasers are advised that this Plan may not accurately reflect final locations of street trees, fences, driveways, streetlights, sidewalks, infrastructure and utilities located within road right-of-ways as well as private lots. Purchasers shall confirm the location of such on the approved drawings with the Town of Halton Hills.";
- vi. All lots are serviced with Regional Water and Sewer.
- vii. Purchasers are advised that for Lots 1-15 the extent of the lot shown on the approved draft plan of subdivision will not form the full extent of the future privately owned lot. Portions of Lots 1-15 as shown on the Sale Office Plan are to be conveyed to the Town of Halton Hills as public open space prior to or as part of registration. "
- viii. Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet typical Town lot grading standards in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions.
- ix. Purchasers and/or tenants are advised that the development potential for lots may be limited due constraints on the available developable area as shown on the Sales Office Plan and it is recommended that potential purchasers obtain zoning information, including specific lot requirements, prior to purchasing the lot.
- x. Purchasers and/or tenants are advised that urban design architectural design control measures apply to the development at the

	<p>cost of the developer and require approval to the satisfaction of Town Administration prior to offering lots and/or models for sale and, in addition, it is recommended that potential purchasers obtain a copy of the approved design guidelines, prior to purchasing a lot.</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	
43.	<p>Notices and Warning Clauses – Purchase Agreement - Submit Notices and Warning Clauses Acknowledgement package to the Town for Review prior to Home Sales</p> <p>That prior to offering lots and/or models for sale the Owner shall provide a Notices and Warnings Package that assembles all relevant conditions in one location which is to be signed and acknowledged by each prospective purchaser to the Town for review and approval to the satisfaction of the Town Administration.</p>	PLANNING
44.	<p>Notices and Warning Clauses – Signed Agreement by Homeowner Acknowledging Notices and Warning Clauses</p> <p>That the Owner shall collect from each buyer a signed agreement acknowledging the Notices and Warning Clauses listed within these Draft Plan Conditions provide to the Town copies of same – within 30 days of signing each agreement to the satisfaction of the Town Administration.</p>	PLANNING
45.	<p>Notices and Warning Clauses - Purchase Agreement - Notice to Homeowners in Draft Plan Area of Duration of Construction</p> <p>That the Owner agrees to provide written notice to homeowners located in the draft plan of subdivision prior to the completion of home sales, advising of the time frame in which construction activities may occur, and potential for the residents to be inconvenienced by the construction activities such as noise, dust, dirt, debris and construction traffic, to the satisfaction of Town Administration.</p>	PLANNING
46.	<p>Notices and Warning Clauses - Purchase Agreement – Purchase Agreement Plan</p> <p>That the Owner agrees to provide a Purchase Agreement Plan within all offers of purchase and sale that includes the contents of the Office Sales Plan referenced in the relevant condition above in a clear and legible format to the satisfaction of the Town Administration.</p>	PLANNING
47.	<p>Notices and Warnings – Purchase Agreement - Lots Abutting Open Space</p> <p>The Owner agrees to include in offers of purchase and sale of the identified lots, a statement and plan, and in the case of c) regarding conveyance of lands for public ownership, copy of a signed release acknowledging the statement to the satisfaction of the Town Administration that advises prospective purchasers of the following:</p> <p>a) Lots Abutting Open Space/Trail/Stormwater Management Blocks :</p> <p>(i) No private gates are permitted in fencing abutting Open Space Blocks. No private gates are allowed for Lots abutting Town owned lands (Wildwood Trail)</p>	PLANNING/ RECREATION AND PARKS

	<p>(ii) A Recreational Trail link will be provided within Open Space and Stormwater Management Blocks;</p> <p>(iii) Town policies prohibit the encroachment or dumping of materials on Town owned land.</p> <p>b) All Lots:</p> <p>(i) An existing Recreational Trail is present in lands to the south of the development.</p> <p>c) A portion of lots 1-15 as depicted on the Draft R-plan dated XXXXX shall be dedicated gratuitously to the Town for public ownership as open space.</p>	
48.	<p>Notices and Warnings – Purchase Agreement - Restricted Access to Municipal Lands, Trails with Limited Buffers,</p> <p>That the Owner agrees to incorporate in all offers of purchase and sale the following notices:</p> <p>a) All Lots</p> <p>i. That the Town’s Fencing Policy prohibits private gate access to Municipally owned lands, and the types of and location of fencing adjacent to Municipally owned land shall be installed by the developer in accordance with Town Policy.</p> <p>ii. That where necessary, as determined by Council, public trails and access facilities may be installed on any park, open space or buffer block and adjacent to private property boundaries with minimal separation.</p>	PLANNING/ ENGINEERING
49.	<p>Notices and Warnings - Purchase Agreement – Various Provisions Incl Architectural Control Guidelines</p> <p>The Owner shall include the following clauses in all agreements of purchase and sale, or lease for all lots/block in the Plan:</p> <p>a. Purchasers are advised to consult their lawyer concerning any aspect of an Agreement of Purchase and Sale before signing it;</p> <p>b. Purchasers are advised that this Plan may not accurately reflect final locations of street trees, fences, driveways, streetlights, sidewalks, infrastructure and utilities located within road right-of-ways as well as private lots. Purchasers shall confirm the location of such on the approved drawings with the Town of Halton Hills.</p> <p>c. All lots are serviced with Regional Water and Sewer.</p> <p>d. Purchasers are advised that for Lots 1-15 the extent of the lot shown on the approved draft plan of subdivision will not form the full extent of the future privately owned lot. Portions of Lots 1-15 as shown on the Sale Office Plan and in the Purchase Agreement site plan are to be conveyed to the Town of Halton Hills as public open space prior to or as part of registration. ”</p> <p>e. Purchasers and/or tenants are advised that the proposed finished</p>	PLANNING

	<p>lot and/or block grading may not meet typical Town lot grading standards in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions.</p> <p>f. Purchasers and/or tenants are advised that the development potential for lots may be limited due constraints on the available developable area as shown on the Sales Office Plan and it is recommended that potential purchasers obtain zoning information, including specific lot requirements, prior to purchasing the lot.</p> <p>g. Purchasers and/or tenants are advised that urban design architectural design control measures apply to the development at the cost of the developer and require approval to the satisfaction of Town Administration prior to offering lots and/or models for sale and, in addition, it is recommended that potential purchasers obtain a copy of the approved design guidelines, prior to purchasing a lot.</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	
50.	<p>Notices and Warning Clauses – Purchase Agreement - Site Map Identifying Lands Intended for Dedication to the Town as Public Open Space</p> <p>That the Owner agrees to provide to all purchasers a site plan identifying lands intended for dedication to the Town as Public Open Space including clearly distinguishing those portions of lots that have received draft plan approval which will remain in private ownership from those lands that are to be dedicated gratuitously to the Town as public open space as per the Draft R-plan dated XXXXX.</p>	PLANNING
51.	<p>Notices and Warnings - Conveyance of portions of lots to Town prior to or as part of registration</p> <p>The Owner shall include the following clause in any agreement of purchase and sale entered into with respect to Lots 1-16 within the Plan:</p> <p>“Purchasers are advised that portions of the lot as shown on the attached plan are to be conveyed to the Town of Halton Hills as public open space prior to or as part of registration. The extent of the lot shown on the approved draft plan of subdivision will not form part of the extent of privately owned portion of the applicable lot.”</p>	PLANNING
52.	<p>Notices and Warnings - Purchase Agreement – Retaining Walls</p> <p>The Owner further agrees to notify any purchaser and to register on title warning clauses advising purchaser that they are responsible for the cost and maintenance of the retaining walls and that they will require permits from both the Town and/or Credit Valley Conservation for any works related to the retaining walls.</p>	PLANNING /ENGINEERING
53.	<p>Notices and Warning Clauses – Grading Plans</p> <p>That the Owner agrees to post approved lot grading plans, when available, at any location where lots in a particular plan of subdivision are offered for sale, and to provide all purchasers with a copy of the</p>	PLANNING/ ENGINEERING

	individual lot grading and plot plans developed for each lot once approved by the developer's professionals and Town Administration, as it is available, and in any event, prior to the issuance of Building Permits. Each homeowner shall be provided a copy of the final approved lot grading plans for their lot, prior to assumption.	
54.	<p>Notices and Warning Clauses – Posting and Availability of Copies of Draft Plan</p> <p>That the Owner agrees to make copies of the approved draft plan and conditions available to all purchasers and visibly post the approved draft plan for the public's viewing where units are offered for sale.</p>	PLANNING
55.	<p>Notices and Warnings – Information Sign</p> <p>That the Owner agrees that, prior to execution of the subdivision agreement, an information sign(s) be erected in conformity with the Town Sign By-law 2003-0065. This sign(s) shall be designed and located to the satisfaction of Town Administration. It is further agreed that the Owner is not required to obtain a permit under the Town Sign By-law if the provisions of this condition are followed. The Owner shall only erect the sign(s) after the contents and location(s) have been approved by Town Administration. Further, the Owner agrees to maintain the sign(s) and only remove the sign(s) upon sale of the last residential lot in the plan or such other time as may be approved by Town Administration. The information sign shall accurately depict a colour rendered plan of subdivision which clearly details the following information:</p> <ul style="list-style-type: none"> a) Approved zoning categories of the lands, including reference to the amending By-law number; b) Adjacent Open Space blocks; c) Lands intended for dedication to the Town as public open space and environmental protection lands d) Residential lotting pattern; e) Adjacent recreational trails; f) Canada Post facilities; g) Reserve blocks; h) Street names and collector road designation. i) Labels indicating all environmental features and associated buffers and stormwater management facilities 	PLANNING
56.	<p>Cash In Lieu</p> <p>That the Owner agrees to provide cash-in-lieu of parkland at a rate of five per cent of the total developable area pursuant to the requirements of the Planning Act.</p>	REC & PARKS
57.	<p>Open Space</p> <p>That the Owner agrees to satisfy the Town of Halton Hills with respect to</p> <ul style="list-style-type: none"> a) Conveying, free and clear, Open Space Blocks to the Town for conservation purposes; b) cleaning up and improving the lands in Open Space Blocks by removing any debris to the satisfaction of the Town Administration. 	REC & PARKS

58.	<p>Compensation Plantings</p> <p>That the Owner agrees to provide an updated compensation strategy to the satisfaction of the Town administration and Credit Valley Conservation Authority, in coordination with the Environmental Implementation Report at a location agreed to by the Town of Halton Hills and the Credit Valley Conservation Authority. General landscape plantings for streetscape, storm water management pond, mitigation plantings (as recommended by the EIR), and Hamlet buffer plantings will not be considered compensation. The compensation ratios in the EIR Addendum dated July 2016 will be the basis of compensation calculations, but the final quantities and locations are to be confirmed by the updated strategy, including updated ELC information if determined by the Town and CVC(updated ELC information if determined by the Town to be applicable in the event the subdivision is not registered within the three year term of approval).</p> <p>The Owner further agrees to provide a minimum amount of 1,374 trees as compensation plantings as outlined in the Addendum to the EIR dated October 15, 2015.</p>	REC & PARKS CVC
59.	<p>Invasive Species Management Program</p> <p>That the Owner agrees to design and implement an Invasive Species Management program, to be conducted for the duration of the subdivision construction period, until final acceptance by the Town.</p>	REC & PARKS / CVC
60.	<p>Open Space Information Guide</p> <p>That the Owner agrees that, prior to registration and as part of the Edge Management Plan, an Open Space Information Guide or Welcome Letter will be prepared for review and approval by the Town and distribution by the Owner to new homeowners.</p>	REC & PARKS
61.	<p>Fencing</p> <p>That the Owner agrees to prepare and implement a fencing plan to the satisfaction of the Town Administration. The plan shall demonstrate all fence details and locations. General Requirements include, but are not limited to:</p> <ul style="list-style-type: none"> a) construct a black vinyl chain link fence at all locations between Town Blocks and Private Lots to the satisfaction of Town Administration; b) construct a black chain link fence adjacent to the Town owned Wildwood Trail to the satisfaction of Town Administration c) construct wooden board on board fence per the Town's standards where residential lots abut other residential lots, to the satisfaction of Town Administration; d) construct wooden board on board fence per the Town's standards where residential lots are exposed to the Town's ROW to the satisfaction of Town Administration <p>Fencing shall be completed prior to registration to the satisfaction of the Town Administration.</p> <p>Additional fencing provisions of the Urban Design Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills are to be implemented to the satisfaction of Town Administration.</p>	REC & PARKS

62.	<p>Open Space Block Zoning</p> <p>That the Town of Halton Hills Restricted Area Zoning By-law shall place all lands within Open Space Blocks in a restrictive open space/conservation category which shall contain clauses which will have the effect of:</p> <p>i) prohibiting the erection of all buildings and structures, including excavations and grading, other than those works necessary for flood and/or erosion purposes.</p>	PLANNING
63.	<p>Trail Linkage Through SWM Block</p> <p>That the Owner agrees to construct a Trail Linkage from Street A through the Stormwater Management Block 32, connecting to Credit Street. The detailed design of the trail connection, including any structures required by the Town, will be incorporated into the subdivision detailed design drawings, prior to registration to the satisfaction of the Town Administration.</p>	REC & PARKS
64.	<p>Walkway Block</p> <p>That the Owner agrees to construct a 10 m walkway block. The final layout and required landscaping will be determined through the detailed design process to the satisfaction of the Town Administration.</p>	REC & PARKS / ENGINEERING
65.	<p>Wildwood Trail Restoration</p> <p>That the Owner agrees to restore any areas of the existing Wildwood Trail damaged by the construction of the subdivision to the satisfaction of the Town Administration. The Owner further agrees that the Wildwood Trail shall remain open at all times during the construction of the subdivision. A construction staging plan and restoration design shall be provided for any works that may impact the existing trail as part of the detailed design approval process. Staging of works within the existing Wildwood Trail Block shall be subject to approval by the Town Administration.</p>	REC & PARKS
66.	<p>Hamlet Buffer Planting</p> <p>That the Owner agrees to provide plantings within the Hamlet Buffer adjacent to the subject lands including but not limited to along all lots and subdivision lands backing onto the existing Wildwood Rail Trail, to a planting density and standard to the satisfaction of the Manager of Parks and Open Space.</p>	REC & PARKS
67.	<p>Supplemental Plantings per EIR</p> <p>That the Owner agrees to provide all supplemental landscape plantings as per the Environmental Implementation Report, to the satisfaction of the Town Administration, and to stabilize any disturbed areas within the setback from the long term stable top of slope setback to the satisfaction of the Town.</p>	REC & PARKS
68.	<p>Rare Plants Identification and Transplant</p> <p>That the Owner agrees that prior to registration and any site alteration the Owner updates the Environmental Implementation Report with regard to the results of a further search for any rare species, the design of a transplanting and monitoring program and implements that program to the satisfaction of the Town Administration.</p>	PLANNING/ RECREATION AND PARKS
69.	<p>Monitoring Program</p> <p>That the Owner agrees that prior to registration and any site alteration the Owner updates the Environmental Implementation Report with regard to an overall monitoring program for all re-planting and planting</p>	PLANNING/ RECREATION AND PARKS

	activity, providing targets for the replanting program including but not limited to the duration of the monitoring program. the targeted percentage of material that persists within the monitoring program and re-stocking of material that dies off if the targets are not met, all to the satisfaction of Town Administration.	
70.	<p>Town of Halton Hills “Green Checklist” Conditions</p> <p>That the Owner agrees to provide a complete submission in accordance with Town Green Development Standards to the satisfaction of the Town administration and that the developer/owner shall agree in the Subdivision Agreement to implement all items the developer/owner has selected from the Town’s Green Development Standards Checklist, signed and submitted by the developer/owner to the Town of Halton Hills.</p>	PLANNING / SUSTAINABILITY
71.	<p>Prior to the registration of this plan, or any phase thereof, that the following information be prepared to the satisfaction of CVC and the Town of Halton Hills:</p> <p>a) Detailed engineering and grading plans for the overall draft plan of subdivision, including, but not limited to;</p> <p>i. Lot Grading Plans – with the objective of maintaining existing topography and vegetation, and reducing the need to import offsite fill to the extent feasible;</p> <p>ii. Grading and Servicing Plans – with the objective of maintaining or improving predevelopment surface and groundwater flows using approved mitigation measures;</p> <p>iii. Erosion and Sediment Control Plans – with the objective of minimizing on/off site erosion and controlling sedimentation;</p> <p>b) Plans illustrating the location and details of the approved stormwater management measures (prepared by Condeland Engineering Ltd., dated June 2016), including but not limited to:</p> <p>i. Plans illustrating the details of the proposed stormwater management pond;</p> <p>ii. Detailed plans identifying and illustrating measures associated with mitigating potential impacts to groundwater and groundwater seepage areas such as conveyance swales, french drains and/or other interception, conveyance, treatment and discharge measures; and</p> <p>iii. Detailed plans illustrating measures</p>	CREDIT VALLEY CONSERVATION AUTHORITY

	<p>associated with meeting infiltration requirements such as soak away pits, infiltration trenches or infiltration galleries.</p> <p>c) Plans illustrating the details necessary to implement the recommendations of the final Environmental Implementation Report (prepared by LGL Limited, last revised June 28, 2016) including, but not limited to:</p> <p>i. Tree Preservation and Protection Plans; and</p> <p>ii. Mitigation Plans (e.g. Landscape Enhancement and Restoration Plans) to offset the removal and/or negative impacts of the proposed development in accordance with the final compensation analysis (1:1 for early successional habitat/woodland community types and 2:1 for native forest and wetland community types) – this shall include on-site and off-site mitigation as deemed necessary.</p> <p>d) The owner is to obtain all necessary permits in accordance with Ontario Regulation 160/06, to the satisfaction of CVC.</p>	
72.	That the Town of Halton Hills' Restricted Area Zoning Bylaw shall contain provisions which will place lands identified as hazard lands or natural area (including their buffers where practical) in an appropriate designation (e.g. environmental or open space) to protect them from development in perpetuity.	CREDIT VALLEY CONSERVATION AUTHORITY
73.	That lands identified as hazard lands or natural areas be gratuitously dedicated to the Town of Halton Hills, as appropriate.	CREDIT VALLEY CONSERVATION AUTHORITY
74.	That prior to final approvals, confirmation be received from a qualified professional that the stormwater management system has been constructed or CVC is satisfied that the construction has been appropriately secured in accordance with the approved plans and is operational or that CVC is satisfied that its operation has been appropriately secured.	CREDIT VALLEY CONSERVATION AUTHORITY
75.	That prior to final approvals, confirmation be received from a qualified professional that the final recommendations of the hydrogeological and geotechnical reports have been implemented in accordance with the approved reports or CVC is satisfied that the final recommendations will be so implemented.	CREDIT VALLEY CONSERVATION AUTHORITY
76.	That the Subdivision Agreement between the Owner and Municipality contain provisions, wherein the Owner agrees to: <p>i. carry out the works noted in Conditions x through y above;</p> <p>ii. that a Warning Clause be included in the Agreements of Purchase and Sale advising the future</p>	CREDIT VALLEY CONSERVATION AUTHORITY

	<p>landowners of lots containing environmental features or abutting any Open Space or Environmental Block that the lands are to remain as a low maintenance environment; and</p> <p>iii. That a Homeowner's Factsheet describing the benefits of landscape naturalization for lots containing natural features or backing onto the Open Space or Environmental Blocks, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.</p>	
77.	<p>That the owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:</p> <p>a) Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area.</p> <p>b) Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.</p>	<p>HALTON CATHOLIC DISTRICT SCHOOL BOARD</p>
78.	<p>That the owner agrees in the Subdivision Agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or bussing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.</p>	<p>HALTON CATHOLIC DISTRICT SCHOOL BOARD</p>
79.	<p>That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.</p>	<p>HALTON CATHOLIC DISTRICT SCHOOL BOARD</p>
80.	<p>That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the HCDSB.</p>	<p>HALTON CATHOLIC DISTRICT SCHOOL BOARD</p>
81.	<p>The Owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.</p>	<p>HALTON CATHOLIC DISTRICT SCHOOL BOARD</p>

82.	<p>The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:</p> <p>a) Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.</p> <p>b) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.</p>	HALTON DISTRICT SCHOOL BOARD
83.	<p>That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.</p>	HALTON DISTRICT SCHOOL BOARD
84.	<p>That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.</p>	HALTON DISTRICT SCHOOL BOARD
85.	<p>That the Owner take responsibility for all required signage on the various blocks which are part of this plan of subdivision and further, that in the event that the Town installs any signs on the Owner's behalf, the Owner agrees to reimburse the Town for the supply, erection, and relocation of appropriate signs which depict land uses and other information on the subject and adjacent lands including notices relating to the bussing of children until the school sites are available and developed, that portables and/or portapaks may be required for student accommodation and that construction of a school is not guaranteed.</p>	HALTON DISTRICT SCHOOL BOARD
86.	<p>That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the Halton District School Board.</p>	HALTON DISTRICT SCHOOL BOARD
87.	<p>The Owner shall provide Halton District School Board a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.</p>	HALTON DISTRICT SCHOOL BOARD
88.	<p>That the Owner agrees to provide to Town Administration, prior to entering into an agreement with the Town of Halton Hills, confirmation from;</p> <ul style="list-style-type: none"> a) Halton Hills Hydro; b) a Telecommunications company(ies), and; c) a Natural Gas company, <p>that satisfactory arrangements have been made for the installation of underground services in the draft plan of subdivision, in the event</p>	UTILITIES

	underground services are required.	
89.	The owner agrees that Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required; or metering changes and that the location and method of servicing is at the sole discretion of Halton Hills Hydro.	HALTON HILLS HYDRO
90.	The owner agrees that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the owner.	HALTON HILLS HYDRO
91.	The applicant is required to complete the necessary requirements to obtain a Registered Subdivision Agreement with Halton Hills Hydro.	HALTON HILLS HYDRO
92.	The owner/developer agrees to include in all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.	CANADA POST
93.	The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners do a sign off.	CANADA POST
94.	The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CANADA POST
95.	The owner/developer will provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: <ul style="list-style-type: none"> a) An appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of the Standards will be provided upon Request). b) The developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post of the locations as they are completed. c) Any required walkway across the boulevard, as required and as per municipal standards. d) Any required curb depressions for wheelchair access. 	CANADA POST
96.	The Developer agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also, that the builder will post in clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House sales for the subdivision.	CANADA POST
97.	The owner/developer further agrees to determine and provide and fit up a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones -	CANADA POST

	spec to be provided) This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied.	
98.	The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).	CANADA POST
99.	HALTON REGION CONDITIONS TBC	

CLEARANCES:

1. That prior to Final Plan Approval, the Canada Post Corporation advises the Town of Halton Hills that conditions X to Y have been satisfied.
2. That prior to Final Plan Approval, Credit Valley Conservation advises the Town of Halton Hills that conditions X to Y have been satisfied.
3. That prior to Final Plan Approval, the Halton Catholic District School Board advises the Town of Halton Hills that conditions X to Y have been satisfied.
4. That prior to Final Plan Approval, the Halton District School Board advises the Town of Halton Hills that conditions X to Y have been satisfied.
5. That prior to Final Plan Approval, Halton Region advises the Town of Halton Hills that conditions X to Y have been satisfied.
6. That prior to Final Plan Approval, Halton Hills Hydro advises the Town of Halton Hills that conditions X to Y have been satisfied.

TIMEFRAME:

7. That the Owner agrees that draft approval shall lapse three (3) years from the date of issuance of draft approval by the Town of Halton Hills. Any extension after the initial 3 year period is contingent upon a review and possible revision to the Conditions of Draft Plan Approval to ensure that they remain current and reflect best practices.

SCHEDULE 8 REVISED DRAFT ZONING BY-LAW AMENDMENT

BY-LAW NO. 2015- _____

Being A By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596 (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O.1990, as amended;

AND WHEREAS on _____, 2017, Council for the Town of Halton Hills approved Report No. PI 2017-0012, dated January 16, 2017 in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation conforms to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule "A19" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596, (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton as shown on Schedule "X" attached to and forming part of this By-law;

From an Development (D) Zone;

To a Hamlet Residential 1 (HR1) Exception Zone, Environmental Protection One (EP1) Zone, Open Space Three (OS3); and

From a Hamlet Residential 2 (HR2) Zone

To an Open Space 1 (OS1) Zone

2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "X" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ____ day of _____, 2015.

Mayor

Clerk

SCHEDULE A to By-law 2017 XXXX - DRAFT ZONING BY-LAW

Exceptions

1 Exception Number	2 Zone	3 Municipal Address	4 Additional Permitted Uses	5 Only Permitted Uses	6 Uses Prohibited	7 Special Provisions
XX 2017-XXXX	HR1	Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596				<ul style="list-style-type: none"> i) Minimum lot frontage – 21 metres ii) Minimum lot area - 1000 sq metres iii) Maximum number of lots – 31 iv) Maximum lot coverage - 350 square metres v) Setbacks <ul style="list-style-type: none"> a. Minimum front yard setback – 4.5 metres b. Maximum front yard setback - 10 metres c. No more than two consecutive houses shall be sited at the same distance from the front property line after which subsequent houses shall be sited at a minimum variation of 2.0 m d. Minimum of 8 houses fronting onto Street A (Draft Plan 24T-08001H) shall be sited at the minimum front yard setback of 4.5 m vi) Minimum required rear yard measured from the rear property line or EP1 Zone per Schedule X - 10 metres vii) Maximum height – 2 Storeys and 11 metres viii) Decks less than 0.6 m above the grade adjacent to the deck <ul style="list-style-type: none"> a. No closer than 3 m from measured from the rear property line or EP1 Zone per Schedule X ix) Main wall means any exterior wall of a building or structure x) Decks 0.6 m or more above the grade adjacent to the deck <ul style="list-style-type: none"> a. Shall not be permitted above the first floor b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the

adjacent yard

xi) *Balconies*

- a. Shall not be permitted above the first floor
- b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard.

xii) *Garages*

- a. The wall of the private garage, the entrance of which faces the lot line the driveway crosses to access the private garage, is to be recessed a minimum of 1.0 m from the face of the house and shall be no closer than 5.5 metres from the front lot line.
- b. The interior dimensions of the garage fronting the street shall not exceed 50% of the exterior width of the house
- c. No more than eight 3 car garages fronting onto Street A (Draft Plan 24T-08001H) shall be front facing garages.

The following additional provisions apply to lands zoned HR1 (XX-A)(HX) described as Lot 8 on Appendix X of OMB Order No. XXXX, <DATE>

- i) Minimum lot frontage - 10 metres
- ii) Minimum front yard setback - 45 metres

The following additional provisions apply to lands zoned HR1 (XX-B)(HX) described as Lot 9 on Appendix X of OMB Order No. XXXX, <DATE>

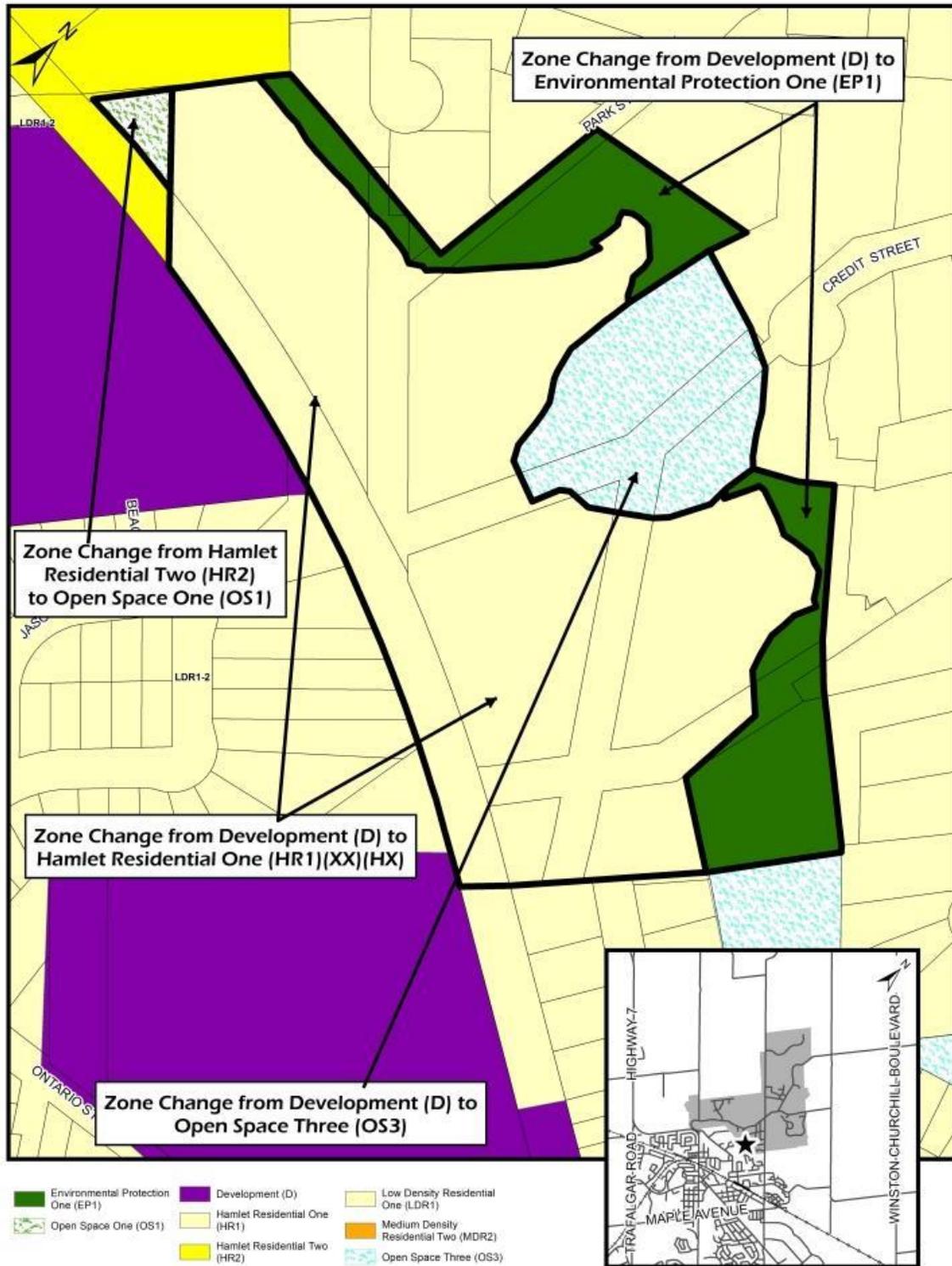
- i) Minimum lot frontage- 10 metres
- ii) Minimum front yard setback – 80 metres

The following additional provisions apply to lands zoned HR1 (XX-C)(HX) described as Lot 14 on Appendix X of OMB Order No. XXXX, <DATE>*

- i) Minimum front yard setback – 4.5 metres
- ii) Maximum front yard setback – 6.5 metres

					<p>The following additional provisions apply to lands zoned HR1 (XX-D) (HX) described as Lot 15 on Appendix X of OMB Order No. XXXX, <DATE>*</p> <ul style="list-style-type: none"> iii) Minimum front yard setback – 4.5 metres iv) Maximum front yard setback – 6.5 metres <p>The following additional provisions apply to lands zoned HR1 (XX-E) (HX) described as Lot 16 on Appendix X of OMB Order No. XXXX, <DATE>*</p> <ul style="list-style-type: none"> i) Minimum front yard setback – 4.5 metres ii) Maximum front yard setback – 6.5 metres <ul style="list-style-type: none"> • Denotes further possible requirement for additional specific lot provisions – note Lot 15 in particular - pending additional expert professional and Solicitor work and discussion.
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SCHEDULE B to By-law 2017- _____



SCHEDULE 9 – OCTOBER 19, 2017 OMB PROCEDURAL ORDER

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: October 19, 2016

CASE NO(S):

PL150128

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Eden Oak (Creditview Heights) Inc.
Subject: Application to amend Zoning By-law No. 74-51 - Refusal or neglect of the Town of Halton Hills to make a decision
Existing Zoning: RU
Proposed Zoning: RE
Purpose: To permit a development consisting of 33 single detached lots
Property Address/Description: Part Lot 20, Concession 9
Municipality: Town of Halton Hills
Municipality File No.: D14ZBA08.004
OMB Case No.: PL150128
OMB File No.: PL150128
OMB Case Name: Eden Oak (Creditview Heights) Inc. v. Halton Hills (Town)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Eden Oak (Creditview Heights) Inc.
Subject: Proposed Plan of Subdivision - Failure of the Town of Halton Hills to make a decision
Purpose: To permit a development consisting of 33 single detached lots
Property Address/Description: Part Lot 20, Concession 9
Municipality: Town of Halton Hills
Municipality File No.: D12SUB08.001
OMB Case No.: PL150128
OMB File No.: PL150129

Board Rule 107 states:

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107. Effective Date of Board Decision A Board decision is effective on the date that the decision or order is issued in hard copy, unless it states otherwise.

Pursuant to Board Rule 107, this decision takes effect on the date that it is e-mailed by Board administrative staff to the clerk of the municipality where the property is located.

BEFORE:

M. CARTER-WHITNEY)	Wednesday, the 19th
MEMBER)	
)	day of October, 2016

THESE APPEALS having come before the Board;

AND THE BOARD having received a draft Procedural Order on consent;

THE BOARD ORDERS that the Procedural Order set out in Attachment 1 to this Order is in full force and effect.



SECRETARY

If there is an attachment referred to in this document,
please visit www.elfo.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elfo.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Attachment 1

PL150128

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Eden Oak (Creditview Heights) Inc.
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 Refusal or neglect of the Town of Halton Hills to
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 detached lots

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Applicant and Appellant: Eden Oak (Creditview Heights) Inc.
 Subject: Proposed Plan of Subdivision – Failure of the
 Town of Halton Hills to make a decision

Purpose: To permit a development consisting of 33 single
 detached lots

Property Address/Description: Part Lot 20, Concession 9
 Municipality: Town of Halton Hills
 Municipality File No.: D12SUB08.001
 OMB Case No.: PL150128
 OMB File No.: PL150129

PROCEDURAL ORDER

The Board orders that:

1. The Board may vary or add to this Order at any time, either on request or as it sees fit. It may amend this Order by an oral ruling or by another written Order.

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Organization of the Hearing

2. The hearing will begin on **February 27, 2017** at 10:00 a.m. in the Council Chambers, Town of Halton Hills Civic Centre located at 1 Halton Hills Drive, Halton Hills, (Georgetown), Ontario, L7G 5G2. It is noted that a prehearing conference is being held at 10:00 a.m. on **September 7, 2016** in the same location.
3. The length of the hearing will be **Ten (10) days**. The length of the hearing may be shortened as issues are resolved or settlement is achieved.
4. The parties and participants identified at the prehearing conferences are listed in **Attachment 1** to this Order.
5. The Issues are set out in the Issues Lists for the parties attached as **Attachment 2** to this Order. There will be no changes to this list unless the Board permits it. A party who asks for changes may have costs awarded against it.
6. The order of evidence shall be in the same order as set out in **Attachment 1** to this Order. The Board may limit the amount of time allocated for opening statements, evidence in chief (including the qualification of witnesses), cross-examination, evidence in reply and final argument. The length of written argument, if any, may be limited either on consent or by Order of the Board.

Requirements Before the Hearing

7. All parties and participants (or their representatives) shall provide a mailing address, email address, and telephone number to the Board. Any such person who retains a representative (legal counsel or agent) subsequent to the prehearing conference must advise the other parties and the Board of the representative's name, mailing address, email address and phone number.
8. A party who intends to call witnesses, whether by summons or not, shall provide to the Board, the other parties a list of the witnesses and the order in which they will be called. A preliminary list of expert witnesses, not including the order in which the expert witnesses will be called, must be delivered on or before **Monday, October 31, 2016**. A final updated witness list, including both expert witnesses and lay witnesses, which shall include the order in which the witnesses will be called must be delivered on or before **Friday, February 17, 2017**. For expert witnesses, a party is to include a copy of the curriculum vitae and the area of expertise in which the witness is proposed to be qualified.
9. Expert witnesses in the same field shall have a meeting before the hearing to try to resolve or reduce the issues for the hearing. The experts must prepare a list of agreed facts and the remaining issues to be addressed at the hearing, and provide this list to all of the parties. These meetings for each discipline shall be held on or before **Friday**,

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November 18, 2016, with the statement of agreed facts and remaining issues to be provided from each discipline on or before **Friday, November 25, 2016**.

10. An expert witness shall prepare an expert witness statement that shall include: an acknowledgement of expert's duty form, the area(s) of expertise, any reports prepared by the expert, and any other reports or documents to be relied on at the hearing. Copies of this must be provided as in section [13]. Instead of a witness statement, the expert may file his or her entire report if it contains the required information. If this is not done, the Board may refuse to hear the expert's testimony.

11. A lay witness or lay participant must provide to the Board and the parties a witness or participant statement on or before **Monday, January 30, 2017**, or the witness or participant may not give oral evidence at the hearing.

12. Expert witnesses who are under summons but not paid to produce a report do not have to file an expert witness statement; but the party calling them must file a brief outline of the expert's evidence and his or her area of expertise, as in section [13].

13. On or before **Wednesday, December 16, 2016**, the parties shall provide copies of their expert witness statements and/or expert reports to the other parties. [Note: Lay witnesses are subject to section [11]]. A paper copy of any document proposed to be entered into evidence or relieved upon shall be provided at the hearing unless ordered otherwise by the Member.

14. On or before **Monday January 30, 2017**, the parties shall provide copies of their visual evidence to all of the other parties. If a model is proposed to be used the Board must be notified before the hearing. All parties must have a reasonable opportunity to view it before the hearing.

15. Parties may provide to all other parties a written response to any written expert evidence that is received under section [13] on or before **Friday, January 20, 2017**. Parties may provide to all other parties a written response to any lay witness evidence received under section [11] on or before **Friday, February 10, 2017**.

16. A person wishing to change written evidence, including witness statements, must make a written motion to the Board in accordance with the Board's Rules [34 to 38].

17. A party who provides the written evidence of a witness to the other parties must have that witness attend the hearing to give oral evidence, unless the Board and the parties are notified at least 6 days before the hearing (that is on or before **Monday, February 21, 2017**) that the written evidence is not part of their record.

18. Documents may be delivered in person, by courier, by facsimile, by registered or certified mail, by email or otherwise as the Board may direct. The delivery of documents by fax and email shall be governed by the Board's Rules [26 – 31] on this subject.

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Material delivered by mail shall be deemed to have been received five business days after the date of registration or certification.

19. No adjournments or delays will be granted before or during the hearing except for serious hardship or illness. The Board's Rules 61 to 65 apply to such requests.

This Member is [not] seized.

So orders the Board.

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ATTACHMENT 1
List of Parties and Participants

Parties

1. **Eden Oak (Creditview Heights) Inc.**
John Alati
Davies Howe Partners LLP
5th Floor, 99 Spadina Avenue
Toronto, Ontario
M5V 3P8
Email: johna@davieshowe.com
Tel.: 416.263.4509
Fax: 416.977.8931
2. **Regional Municipality of Halton**
Jeff Wilker
Thomson, Rogers
Suite 3100, 390 Bay St.
Toronto, Ontario
M5H 1W2
Email: jwilker@thomsonrogers.com
Tel.: 416.868.3118
Fax: 416.868.3134
3. **Town of Halton Hills**
Jeff Wilker
For contact details – see #2 above.
4. **Credit Valley Conservation**
Josh Campbell
Manager, Planning and Development Services
Credit Valley Conservation
1255 Old Derry Road
Mississauga, Ontario
L5N 6R4

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6. The Hamlet of Glen Williams Residents Association

(Note: Prior to incorporation known as the
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ATTACHMENT 2 – ISSUES LIST

The identification of an issue does not mean that all parties agree that such issue, or the manner in which the issue is expressed, is appropriate or relevant to the determination of the Board at the hearing. The extent to which these issues are appropriate or relevant to the determination of the Board at the hearing will be a matter of evidence and argument at the hearing. It is acknowledged that some of the issues expressed on this list may overlap with issues which have been expressed by other stakeholders (Parties and Participants) in the hearing.

Town and Region Issues List

1. Is the development proposal (rezoning and draft plan of subdivision) consistent with the PPS 2014, and in conformity with the Growth Plan, the Region's Official Plan and, the Town's Official Plan including the Glen Williams Secondary Plan?
2. Does the draft plan of subdivision satisfactorily address the section 51 (24) *Planning Act* criteria?
3. Can the development proposal be serviced to the required standards, and have the Functional Servicing Report and supporting technical work (i.e. hydraulic analysis) been completed to the Region's satisfaction to support the provision of water and sanitary municipal services and the approval of the development proposal? Does the servicing proposal include other Glen Williams lands owned by the appellant, or lands owned by others, including the Town, and if so, are there additional considerations that need to be addressed?
4. Does the development proposal have allocated water and sewage capacity, and if not, are there appropriate planning mechanisms in place to permit the approval of the development proposal?
5. Is the lot layout and grading appropriate so that the lot fabric may be approved?
6. Is the road layout appropriate, and does the emergency access from Ann St. address emergency provider concerns appropriately?
7. Are potential offsite impacts for surface water and for hydrogeology, including addressing off site wells and septic systems, appropriately mitigated, and if so, what conditions are necessary to address such mitigation and more particularly:
 - a. Have potential impacts to groundwater been satisfactorily addressed?
 - b. Has a groundwater and well monitoring plan been developed by the appellant that adequately addresses Regional requirements and concerns expressed by residents?

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- c. Is the appellant willing to enter into an agreement with the Region of Halton to ensure well monitoring occurs and to ensure that any well complaints are addressed satisfactorily, including providing well restoration/redevelopment of water supplies for residents, if deemed necessary by a Region designated hydrogeologist?
8. Is the character and urban design of the development proposal appropriate and in conformity with the Town's Official Plan, including the Glen Williams Secondary Plan?
9. Is the interface of the development proposal with the Town trail appropriate including addressing any grading issues, and if so, what conditions are necessary for the approval of the development proposal?
10. Is any reforestation necessary?
11. Are the Natural Heritage/Hazard constraints satisfactorily addressed including all requirements of the Official Plans and including the Credit Valley Conservation ("CVC") regulation?
12. Is the stormwater management system appropriate addressing issues of function, maintenance, flooding potential, design, downgradient and offsite impacts and property rights, so that it may be supported, and if so, what stormwater conditions are necessary?
13. Is the Phase 1 ESA satisfactory and meeting all requirements of the Region, and is any additional work, including any further Phase 1 or Phase 2 work, required to address all standards and requirements of the Region?
14. Are comments from all public authorities and agencies, including Credit Valley Conservation ("CVC") current and have their issues been addressed?
15. Can the development proposal be supported at the OMB, or are the filings of the appellant insufficient to support such approval?
16. Is the Zoning By-law, including the form of the Zoning By-law, including the Holding Provisions appropriate and satisfactory so that it may be recommended to the OMB for approval?
17. Are conditions of draft plan approval appropriate to be issued to ensure that the development proposal proceeds in accordance with the evidence before the OMB, should the Board approve the development proposal?

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Credit Valley Conservation Issues List

Note: CVC is satisfied that its issues are satisfactorily addressed in the Town and Region Issues List, including issue no. 14

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**The Hamlet of Glen Williams Residents Association
Issues List**

(Note: Prior to incorporation known as the
Glen Williams Community Association – GWCA)

1. Is the proposed draft plan in keeping with and compatible with the rural hamlet character of Glen Williams, as outlined in the Glen Williams Secondary Plan?
2. Does the proposed draft plan design contemplate future sanitary servicing to other hamlet lands owned by the developer utilizing the publicly owned Rail Trail and if so, is this appropriate?
3. Do lots 20 to 31 and Street A with a block length of 335 metres meet the intent of the Glen Williams Secondary Plan urban design guidelines which recommends limiting block lengths to 175 metres?
4. Do lots 20 to 31 have the varying depths and frontages to meet the intent of the Glen Williams Secondary Plan policies and urban design guidelines?
5. Do the house setbacks proposed for the lot pattern have the degree of variation expected to meet the intent of the Glen Williams Secondary Plan policies and urban design guidelines?
6. Should Lots 1 to 5 be reduced in depth to allow Street A to be pulled away from the Rail Trail in order to maintain a naturalized landscape buffer between the edge of the street and the edge of the trail?
7. Do the zoning regulations in the proposed By-law prohibit 3 storey homes and specify the required lot widths and setbacks?
8. Is all proposed development adequately set back from all slopes? Has proper slope stability been achieved and all geotechnical issues been resolved?
9. After considering the issues of slope stability, lot patterning and maintaining natural heritage, should the lot yield for the development be reduced?
10. Is the road profile proposed in the draft plan of subdivision the most appropriate for rural Glen Williams?
11. Are the traffic studies appropriate, and is the recent update satisfactory?
12. Are there conditions proposed to control and deal with construction traffic on adjacent streets, and if so, are they appropriate?

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13. Is the location of the emergency access necessary and appropriate or are there other more suitable solutions?
14. Does the emergency access as proposed, appropriately address nearby natural heritage features?
15. Should the proposed draft plan of subdivision incorporate its own natural hamlet buffer behind lots 20 through 31, along the property line and abutting the Town's Rail Trail? Does the lack of a setback from the Rail Trail to the rear lot lines for the creation of a hamlet buffer meet the expectations of the Glen Williams Secondary Plan for the incorporation of a buffer in any new development along the hamlet boundary?
16. Are any proposed changes to the Rail Trail, such as re-grading or loss of trees, being appropriately addressed and compensated?
17. Is the proposed single pathway connection from the Rail Trail through the Stormwater Management Pond area to Credit St. sufficient as the subdivision's trail system or should additional trail connections to the rest of the hamlet be provided in this development? Is there legal provision in place for the proposed pathway to access Credit St.?
18. Is the provision of parkland and green space in this subdivision appropriate for the use and enjoyment of the residents of this and adjacent neighbourhoods of Glen Williams?
19. Are additional natural heritage/landscape buffers required along other boundaries of the development?
20. Has sufficient consideration and protection been provided for the natural heritage attributes on and near the site and within the hamlet?
21. Does the extent of cut and fill planned for grading this development comply with the Glen Williams Secondary Plan goal of maintaining the natural heritage and topography of the hamlet?
22. Does the proposed draft plan of subdivision appropriately address impacts on flora and fauna and adequately protect rare and regionally significant plant and animal species?
23. Is the reforestation and tree preservation and replacement plan being proposed adequate and appropriate?
24. Are monitoring measures in place to determine the impacts on neighbouring wells and septic systems, and if so are these measures appropriate? If impacts

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are determined, are sufficient remediation measures in place to address the impacts? Are any proposed measures of sufficient length and duration?

25. Are the proposed rear lot soak away pits appropriate and adequate for managing surface water on the planned lots?
26. Is the proposed design, grading and location of the Storm Water Management facility appropriate? Are issues of function, maintenance and potential flooding adequately addressed?
27. Is the proposed Storm Water Management system designed to provide sufficient and appropriate protection for downstream properties including the intersection of Credit and Erin Streets?

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**Issues List for Robert and Donna Irvine
and Joan Griffin**

1. Has acceptable slope stability been demonstrated and have all geotechnical issues been properly addressed?
2. Has the Functional Servicing Report and supporting technical work been properly completed?
3. Are potential off-site impacts for surface water and for hydrology appropriately addressed? Have potential impacts for ground water been satisfactorily addressed? Is the proposed stormwater management system designed to provide sufficient and appropriate protection for downstream properties?
4. Are the natural Heritage/Hazard constraints satisfactorily addressed including all requirements of the Provincial Policy Statement, Official Plans and including the Credit Valley Conservation Regulation?
5. Does the stormwater management system appropriately address issues of function, location, maintenance, flooding potential, and design?
6. What conditions are necessary and appropriate with respect to all of the foregoing issues?

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Issues List for Wayne Scott

Note: Mr. Scott has identified stormwater management as his area of concern and those issues are listed in the issues list of other parties.

Issues List for Yvonne Devins

1. Does the Functional Servicing Report rely on appropriate information?
2. Does the sanitary servicing of this development allow or permit for the future extension of sewers to existing residents in the area, and if so, is this appropriate??
3. If the wastewater servicing proposal results in the alteration of the existing Gamble St. sewer, what are the impacts of such alteration?

Note: Ms. Devins also adopts and incorporates the Region/Town issue no. 3, as one of her issues.

Issues List for Jonathan Kolenda (Participant)

1. If Credit Street is to be used for any construction access, is that appropriate, and if so, how should that usage be conditioned?
2. What are the appropriate conditions, including the length of the monitoring program, to determine whether or not the viability of the neighbouring wells has been impacted?
3. Is the stormwater management system appropriately designed?
4. Is the development proposal in conformity with the Glen Williams Secondary Plan, in particular with respect to lot layout, setbacks and buffers?

Issues List for James Waldbusser (Participant)

1. If feasible, should the stormwater management system be designed to eliminate the stormwater pond?
2. Should the number of lots within the development proposal be reduced?

SCHEDULE 10 – HAMLET DESIGN GUIDELINES REVIEW

APPENDIX A – HAMLET DESIGN AND HERITAGE PROTECTION GUIDELINES				
Section	Heading	Subsect'n	Content	General Comments
The Community Vision			<p>The heritage character of the hamlet is rooted in Glen Williams' history as a mill town of the 1800's, a character that is reflected in the architectural tradition of buildings from time. The consultant team, through the public participation process, has recognized that the community has a strong desire to preserve this history and the social, intimate characteristics typical of a small town.</p> <p>The hamlet design analysis has revealed that, despite the strong impact of heritage buildings in the hamlet centre, the overall architectural character of Glen Williams is a variety of building forms and styles, representative of Glen Williams' organic pattern of growth over the last century.</p> <p>The guidelines below describe how the heritage character of the community should be retained both in its infrastructure and its building forms, both existing and future</p>	
1.0 Street Type and Pattern			<p>Older streets in the hamlet have street sections as narrow as 12 and 15m. Narrower streets allow for houses to have "eyes on the street", which contributes to a safe and intimate pedestrian environment. There is a strong sense of this "community supervision" in the hamlet. The following guidelines should be considered when developing or improving new roads:</p>	Requirement in proposed Zoning Bylaw and Architectural Control Guidelines for minimum number of buildings within 4.5 m promotes "eyes on the street."
1.0 Street Type and Pattern		Bullet 1	<ul style="list-style-type: none"> • Consider the use of rural road or rolled curb sections to promote the rural character of the hamlet. 	Proposed cross section demonstrates rolled curb, landscaping and permeable paver sidewalk. Rationale for the selection of this option is provided in various places throughout the report.
1.0 Street Type and Pattern		Bullet 2	<ul style="list-style-type: none"> • Consider modifying road engineering and lot grading standards, without compromising safety standards, where new streets encounter topographical features, woodlots, single trees, and other natural features, to preserve the natural character of streets. 	Street A road location is constrained by the requirement to connect from Gamble St. to Ann St. emergency access. Street B road location and shorter length in conjunction with revised engineering does not

				inhibit preservation of on-lot vegetation or responsiveness to topographic variation in subdivision design.
1.0 Street Type and Pattern		Bullet 3	<ul style="list-style-type: none"> Utilize a range of street/block types including irregular blocks, short orthogonal blocks, winding streets, and rural cul-de-sacs to preserve the varied character of the hamlet street system. 	See above.
1.0 Street Type and Pattern		Bullet 4	<ul style="list-style-type: none"> Limit block lengths to 175m, in keeping with the smaller block lengths of the hamlet centre. 	Lots 20-31 located south and west of Street A are situated on an approx. 300 m block that is broken with a 10m landscaped mid-block access connection from Street A to Wildwood Trail that provides a break and visual relief in the block width that is consistent with this guideline.
2.0 Lot Configuration		Bullet 1	<ul style="list-style-type: none"> Vary lot frontages and depths within each streetscape to maintain the hamlet's random lot pattern. Allow adjacent lots to vary in lot configuration. 	There are a variety of lots throughout the subdivision that demonstrate consistency with this guideline.
2.0 Lot Configuration		Bullet 2	<ul style="list-style-type: none"> Ensure that lot sizes allow for the safe and effective installation/connection of sanitary services (private, communal or municipal), per regulatory requirements. 	All proposed lots are on Regional water and wastewater services.
2.0 Lot Configuration		Bullet 3	<ul style="list-style-type: none"> Avoid streetscapes with uniform lot frontages. Permit adjacent lot frontages to vary up to 50%. It is recommended that no more than four consecutive lots shall have the same frontage. Beyond a maximum of four lots, allow adjacent lot frontages to vary by 50%. 	Lot frontages throughout the draft plan of subdivision demonstrate this variety.
3.0 Setbacks	Front Yard	Bullet 1	<ul style="list-style-type: none"> Encourage flexibility of front yard setbacks to maintain the variety of setbacks found on hamlet streetscapes. It is recommended that no more than four consecutive lots shall have the same front yard setback. 	The proposed Zoning Bylaw requires variation in front yard setbacks from a minimum of 4.5 m to a maximum of 10 m and requires that no more than 2 consecutive lots have the same front yard setback after which subsequent lots must vary by at least 2 m.
3.0 Setbacks	Front Yard	Bullet 2	<ul style="list-style-type: none"> Ensure that no front wall of a house shall be set further back than half the length of the adjacent house to maintain privacy of rear yards. 	The proposed front and rear setbacks will prevent this. The Architectural Control Guidelines also speak to variation in building location.
3.0 Setbacks	Front Yard	Bullet 3	<ul style="list-style-type: none"> On one streetscape, ensure that a minimum of 30% of the front wall of houses are located at the minimum setback to provide a sense of enclosure to the street and a pedestrian oriented environment. Consider revising the current 50ft (15m) minimum front yard requirement to 4.5m. 	The proposed Zoning Bylaw requires that a minimum of 8 houses fronting on Street A, where there is a more defined streetscape, meet this requirement.

3.0 Setbacks	Side Yard	Bullet 1	<ul style="list-style-type: none"> • Side yard setbacks should allow for access, servicing requirements, variations in grading and natural features. 	Side yard setbacks follow the minimum requirements set out in the base Hamlet Residential 1 (HR1) Zone of 2.25 for interior side yards and 4.5 m for exterior side yards.
3.0 Setbacks	Side Yard	Bullet 2	<ul style="list-style-type: none"> • Side yard setbacks in the hamlet vary from as low as 2m up to 35m. Consider revising the current 15 ft (4.5m) interior setback to 2.25m to allow for flexibility of siting of the main house. Refer to “Houses at Corner Lots and Pedestrian/Open Space Links” for reference to exterior side yard setbacks. 	See above.
3.0 Setbacks	Rear Yard	Bullet 1	<ul style="list-style-type: none"> • The current 25 ft (7.6m) rear yard setbacks can be maintained for all lot depths. 	The minimum base rear yard setbacks in this development are 10 m (except where required on a lot specific basis) and are designed to address massing and setbacks from the existing trail, adjacent properties and slopes
4.0 Houses at Focal Locations	Corner Lots	Bullet 1	<ul style="list-style-type: none"> • Houses at corner lots are important within a streetscape as they are visible from both streets and create the entrance condition or a “gate” to the street. Flanking elevations, garages and private yard enclosures are exposed to the public realm at these locations. The design of these buildings and elevations should have special consideration 	This guideline is addressed in the Architectural Control Guidelines.
4.0 Houses at Focal Locations	Corner Lots	Bullet 2	<ul style="list-style-type: none"> • Exposed elevations should have equal importance with respect to openings and attention to detail. The use of wrap-around porches and corner bay windows is encouraged to link the two facades and to accentuate the corner condition. The main entrance should be located on the long frontage to avoid blank sections of walls. 	This guideline is addressed in the Architectural Control Guidelines.
4.0 Houses at Focal Locations	Houses at Pedestrian Trails/Links and Open Space Areas	Bullet 1	<ul style="list-style-type: none"> • Houses that border upon open space are also visible from two sides, similar to corner lots. Both elevations should have equal importance with respect to openings and attention to detail. 	This guideline is addressed in the Architectural Control Guidelines.
4.0 Houses at Focal Locations	Houses at Pedestrian Trails/Links and Open Space Areas	Bullet 2	<ul style="list-style-type: none"> • The main entrance should face the street. The use of wrap-around porches and corner bay windows is encouraged to link the two facades, to accentuate the corner condition; to link the two elevations; and, to provide a visual connection from the house to these public areas. 	This guideline is addressed in the Architectural Control Guidelines.
4.0 Houses at Focal Locations	Houses at Pedestrian Trails/Links	Bullet 3	<ul style="list-style-type: none"> • For both corner and pedestrian link locations, consider a reduction of the current exterior side yard setback of 30ft (9.1m) to 4.5m to increase the sense of community 	The provisions of the base HR1 Zone proposed for the development are for a minimum 4.5 m exterior side yard.

	and Open Space Areas		supervision at these public space connections.	
4.0		Note	Note: A 10 metre setback will be required from valley top of bank to lot lines to allow adequate space for pedestrian trails.	The subdivision design includes provisions for trails and linkages. The lands adjacent to and on slope that are proposed to be held in public ownership are sensitive lands and will carry an environmental protection designation.
5.0 Garages and Auxiliary Buildings		Bullet 1	<ul style="list-style-type: none"> Encourage the use of detached garages that are located at the rear of the lot. Many garages in the hamlet are detached and to the rear and/or side of the lot. To encourage this design strategy, consider exemption of the area of rear yard garages from calculations for maximum coverage, under the zoning by-law. 	Detached garages are included as one of the optional garage styles in the Architectural Control Guidelines. The proposed Zoning Bylaw includes provisions that promote a variety of garage styles by restricting the number of lots that can have 3 car garages facing the street.
Pri5.0 Garages and Auxiliary Buildings		Bullet 2	<ul style="list-style-type: none"> Where garages are attached, they shall be recessed a minimum of 1.0 m from the face of the house. Avoid garages that project forward from the front wall of the house. 	The proposed Zoning Bylaw includes a provision that implements this guideline.
6.0 Architectural Design Principles for New Development			The following guidelines are intended to aid developers and builders to create buildings and streets that contribute to the quality of intimate, random and individual qualities of streetscapes that can be found in the heritage district and that could foster the kind of atmosphere that can be defined by “hamlet character”.	
6.0 Architectural Design Principles for New Development	Street Addresses	Bullet 1	<ul style="list-style-type: none"> The main elevation of houses shall address the lot frontage to provide a clear identification of the street address. Architectural elements such as the front entrance; habitable spaces with windows to the street; porches and stairs; and, terraces and balconies, convey the sense of houses “looking out onto the street”. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Entrance Architecture	Bullet 1	<ul style="list-style-type: none"> The design of houses should accentuate the main entrance. Attention should be given to the architectural detailing of entrances and their importance in setting the character, or “identity” of the streetscape. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Entrance Architecture	Bullet 2	<ul style="list-style-type: none"> The use of porches is encouraged as a means to define the entrance and create well-proportioned front elevations. The detailing of porches should be integrated with that of the house as a whole. 	This guideline is addressed in the Architectural Control Guidelines.

6.0 Architectural Design Principles for New Development	Entrance Architecture	Bullet 3	<ul style="list-style-type: none"> • Porches foster social activity between the house and the street, which is very common along the streets of Glen Williams. Porches should be generous enough in depth and length to allow for furniture and planting. A minimum depth of 1.8m is recommended. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Entrance Architecture	Bullet 4	<ul style="list-style-type: none"> • Walkways from the entrance to the street are encouraged as a means of linking street and property at a pedestrian scale. 	The Architectural Control Guidelines include various provisions that target the promotion of a pedestrian scale in the built form and lot configuration on the proposed lots.
6.0 Architectural Design Principles for New Development	Relationship to Grade	Bullet 1	<ul style="list-style-type: none"> • The relationship of the house to grade is important in the streetscape. The main floors of houses in the hamlet tend to be at grade or close to grade. In cases of strong topography, entrance levels are related to grade through terracing. Basement garages or high service floors do not appear in the hamlet and should be avoided. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Windows and Projecting Elements	Bullet 1	<ul style="list-style-type: none"> • The design, placement and size of windows are important in creating architecturally well-proportioned streetscapes and affect the sense of privacy between properties. Special attention should be given to the location and detailing of windows. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Windows and Projecting Elements	Bullet 2	<ul style="list-style-type: none"> • Projections such as bay windows and balconies, chimney elements, projecting cornices and roof eaves are encouraged to create variety along the streetscape. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Windows and Projecting Elements	Bullet 3	<ul style="list-style-type: none"> • Bay windows, balconies, porches and porticoes may project up to 1.8m from the main building face into the front yard setback. This is intended to encourage houses to have these elements and be located close to the street edge. 	This intent of this guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Windows and Projecting Elements	Bullet 4	<ul style="list-style-type: none"> • Bay windows may be single or double storey in height. Their proportions should be appropriate to the building from which they project. 	This intent of this guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural	Roofs	Bullet 1	<ul style="list-style-type: none"> • Because of the various ages of houses in Glen Williams, no single roof type or pitch is prevalent. Heritage homes 	This guideline is addressed in the Architectural Control Guidelines.

Design Principles for New Development			typically have steeply-pitched roofs with a variety of roof forms such as dormers and gables, while bungalows have shallower hip roofs. A variety of roof forms appropriate to the scale and architecture of the built form is encouraged.	
6.0 Architectural Design Principles for New Development	Construction Material	Bullet 1	<ul style="list-style-type: none"> • A variety of building materials is used throughout Glen Williams. To promote the character of the hamlet, the use of materials found in heritage buildings, such as brick, stone and wood is encouraged. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Construction Material	Bullet 2	<ul style="list-style-type: none"> • Some houses and porches in the hamlet, mostly those of wood siding, are painted light colours. This creates an attractive, lively streetscape. The use of colour is encouraged for building facades and/or for architectural details to create streetscapes that are in keeping with those of the Hamlet centre. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Construction Material	Bullet 3	<ul style="list-style-type: none"> • Materials for garages and outbuildings should be similar to those used for the main house. 	This guideline is addressed in the Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Landscaping	Bullet 1	<ul style="list-style-type: none"> • The use of fences and landscaped elements, used in combination, is encouraged to delineate between properties. 	The delineation of properties and features through fencing and landscaping is addressed in the Urban Design and Architectural Control Guidelines.
6.0 Architectural Design Principles for New Development	Landscaping	Bullet 2	<ul style="list-style-type: none"> • Where an existing natural feature is located within a property, such as a woodlot or single tree, it should be integrated into the landscaping design as a means to promote and preserve Glen Williams' natural setting. 	Development constraints in terms of required grading limit the ability to retain vegetation within the disturbed areas of the site. Extensive retention of existing vegetation in designated areas. Replanting requirements etc. referenced in draft plan conditions.
6.0 Architectural Design Principles for New Development	Landscaping	Bullet 3	<ul style="list-style-type: none"> • Many paths to houses in the hamlet are identified with planted features. Where walkways extend to the street, they should be augmented with planting both to provide an alternate means of street address and to bring natural elements to the street edge. 	This is a variable that falls within the purview of an individual property owner. One of the consequences of locating buildings closer to the street will be the profiling of any associated building oriented landscaping relative to the public realm.
7.0 Implementation	Design Review		The Design Review process shall occur in conjunction with applications for Draft Plan Approval and prior to application	The Guidelines include provisions for their implementation within the permit review process.

			for building permits. The Design Review process shall monitor the realization of the vision for Glen Williams including:	
7.0 Implementation	Design Review	Bullet 1	<ul style="list-style-type: none"> • Preservation and promotion of the character of Glen William's built form. 	This objective is addressed within the Urban Design and Architectural Control Guidelines, the proposed draft plan of subdivision and the proposed Zoning Bylaw.
7.0 Implementation	Design Review	Bullet 2	<ul style="list-style-type: none"> • Protection and enhancement of Glen William's open space network and natural environment. 	<p>See Urban Design Guidelines, Functional Servicing Report, draft Zoning Bylaw and SCHEDULE X – UNDISTURBED AREAS MAP</p> <ul style="list-style-type: none"> • Trail buffer enhancement • Undisturbed areas • Extensive retention of existing vegetation in EP 1 Zone and public ownership • Tree Compensation • Landscape concept plan • Renaturalization of stormwater management facility
7.0 Implementation	Design Review	Bullet 3	<ul style="list-style-type: none"> • Improvement of pedestrian connections to the commercial and community facilities of the hamlet core and to Glen William's open space system. 	Note proposed trails and linkages as follows: Trail from Credit Street to Street A via stormwater block, connections at proposed mid-block crossing and Ann St to Wildwood Trail
7.0 Implementation	Design Review	Bullet 4	<ul style="list-style-type: none"> • Preservation of the balance between development in the hamlet and adjacent natural lands. 	See response above.
7.0 Implementation			The Design Review process shall determine how new development fulfills the hamlet design recommendations for:	
7.0 Implementation	Street System	Bullet 1	<ul style="list-style-type: none"> • A street pattern that responds to significant natural features and / or topography. 	See response above re. roads and sensitivity to topography
7.0 Implementation	Street System	Bullet 2	<ul style="list-style-type: none"> • Street sections and streetscape elements. 	See Urban Design and Architectural Control Guidelines
7.0 Implementation	Street System	Bullet 3	<ul style="list-style-type: none"> • Connection of parcel to other neighbourhoods and/or open space with pedestrian paths, where possible. 	See response above re: trail connections
7.0 Implementation	Lot Configuration, Setbacks, Housing Types, and Garages	Bullet 1	<ul style="list-style-type: none"> • Variation of lot sizes. 	See response above and Draft Plan of Subdivision

7.0 Implementation	Lot Configuration, Setbacks, Housing Types, and Garages	Bullet 2	• Setbacks.	See proposed Zoning Bylaw and Architectural Control Guidelines
7.0 Implementation	Lot Configuration, Setbacks, Housing Types, and Garages	Bullet 3	• Proposed housing types and garage locations.	Matters addressed through proposed Zoning Bylaw and implementation provisions of the Architectural Control Guidelines.
7.0 Implementation	Houses at Focal Locations		Treatment of houses at corner lots, those abutting pedestrian trails and open spaces and at other focal locations.	See Architectural Control Guidelines.
7.0 Implementation	Architectural Principles	Bullet 1	• Response of new development to heritage character, where new development is in proximity to, or includes within the site, buildings of heritage character.	N/A
7.0 Implementation	Architectural Principles	Bullet 2	• Intended architectural character of built form.	See Architectural Control Guidelines.
7.0 Implementation	Landscaping Principles	Bullet 1	• Integration of natural features on the site.	See Draft Plan of Subdivision. Functional Servicing Report and/or SCHEDULE X UNDISTURBED AREAS
7.0 Implementation	Landscaping Principles	Bullet 2	• Character of new landscaping and streetscape features.	See Urban Design Guidelines
8.0 Gateways		Paragraph 1	Gateways features should be established at key entry points within the community to help strengthen the character and identity of Glen Williams Development at gateways should therefore help shape this sense of identity by the nature and quality of landscaping, built forms and design features such as public art.	See Urban Design Guidelines
8.0 Gateways		Paragraph 2	Depending on location and available space, gateway features may include taller architectural elements that symbolize entry-like gateposts such as columns and customized lighting fixtures. Landscape features (such as plantings, flags, special signage, and banners) may also accentuate gateways.	See Urban Design Guidelines
8.0 Gateways		Paragraph 3	In order to strengthen the gateway image, different public art features such as sculptures, fountains, and decorative walls with murals may be used. Gateways should be given first priority when considering the placement public art features.	See Urban Design Guidelines

8.0 Gateways		Paragraph 4	Building developments within Gateway areas must incorporate streetscape improvements that will serve to provide shelter to pedestrians at these major intersections. For example, this can be accomplished by setting back the building and developing a public space that incorporates, landscaping, public art, lighting and/or shelters.	See Urban Design Guidelines
9.0 Documentation			The information required for the Design Review process, <u>in addition to normal requirements of draft plan application</u> , shall be prepared by a qualified architect and or landscape architect and include:	
9.0 Documentation	Site Plan(s) indicating:	Bullet 1	• Setbacks, heights and housing locations.	Matters addressed through proposed Zoning Bylaw and implementation provisions of the Architectural Control Guidelines
9.0 Documentation	Site Plan(s) indicating:	Bullet 2	• Clear location and site dimensioning of septic beds, if privately serviced.	N/A
9.0 Documentation	Site Plan(s) indicating:	Bullet 3	• Indication of pedestrian connections and access to open space.	See Draft Plan of Subdivision, Urban Design Guidelines and Functional Servicing Report
9.0 Documentation	Site Plan(s) indicating:	Bullet 4	• Topography and new grading.	See Functional Servicing Report and Environmental Implementation Report
9.0 Documentation	Site Plan(s) indicating:	Bullet 5	• Existing vegetation and proposed character of landscaping.	See Functional Servicing Report and Urban Design Guidelines including Landscape Concept Plan
9.0 Documentation	Site Plan(s) indicating:	Bullet 6	• Roads, walkways, driveways, terraces and other impervious surfaces location of public features such as postal kiosks and any above grade utilities.	See Functional Servicing Report and Urban Design Guidelines
9.0 Documentation	Cross sections of each street type showing:	Bullet 1	• Width of right-of-way.	See Functional Servicing Report and Urban Design Guidelines
9.0 Documentation	Cross sections of each street type showing:	Bullet 2	• Type of road section being used with all services located as per the Town's requirements.	See Functional Servicing Report and Urban Design Guidelines
9.0 Documentation	Cross sections of each street type showing:	Bullet 3	• Location of street lighting and furniture.	See Functional Servicing Report and Urban Design Guidelines
9.0 Documentation	Cross sections of each street type showing:	Bullet 4	• Boulevards.	See Functional Servicing Report and Urban Design Guidelines

9.0 Documentation	Streetscape elevations illustrating proposed residential character, including:	Bullet 1	• Entrances and porch locations.	See Architectural Control Guidelines Detailed elevations to be submitted through the Control Architect process described in the Architectural Control Guidelines
9.0 Documentation	Streetscape elevations illustrating proposed residential character, including:	Bullet 2	• Heights.	See Architectural Control Guidelines Detailed elevations to be submitted through the Control Architect process described in the Architectural Control Guidelines
9.0 Documentation	Streetscape elevations illustrating proposed residential character, including:	Bullet 3	• Roof form.	See Architectural Control Guidelines Detailed elevations to be submitted through the Control Architect process described in the Architectural Control Guidelines
9.0 Documentation	Streetscape elevations illustrating proposed residential character, including:	Bullet 4	• Fenestration.	See Architectural Control Guidelines Detailed elevations to be submitted through the Control Architect process described in the Architectural Control Guidelines

SCHEDULE 11 – JANUARY 17, 2017 LETTER FROM CONSULTING ENGINEER

R.J. Burnside & Associates Limited 15 Townline Orangeville ON L9W 3R4 CANADA
telephone +1 519 941 5331 fax +1 519 941 8120 web www.rjburnside.com



January 17, 2017

Via: Email

Jeff Wilker (jwilker@thomsonrogers.com)
Partner
Thomson Rogers
390 Bay Street, Suite 3100
Toronto ON M5H 1W2

Dear Mr. Wilker:

**Re: Eden Oaks Subdivision
Town of Halton Hills
Project No.: 300038991.0000**

Our August 29, 2016 correspondence to the Town provided our comments on Submission No.4. Since that time we have attended numerous meetings with the design engineer and have received amended drawing submissions, most recently on December 22, 2016. This letter provides our current comments.

In general, it is our opinion that substantial progress has been made since the time of our last letter. The grading plans are now showing significantly less disturbance of slopes and treed areas. The stormwater ponds have been expanded to provide better control of water release during storm events. This letter outlines five ongoing outstanding concerns that remain with the current design.

Further discussions are required to address and resolve these matters as we prepare for the Ontario Municipal Board hearing.

In our review we have encountered a number of issues on the drawings that are not critical at the current planning stage of the project, but they will need to be addressed before construction drawings are approved. We have listed those matters in an appendix to this letter.

Outstanding Lot Grading Matters

Lot 15 remains problematic. There is a proposed flat yard area located in a narrow space between two retaining walls that does not seem appropriate and in general, the rear yard amenity area is insufficient. Further revisions are required

Outstanding Stormwater Management Matters

1. The trail way/maintenance access to the ponds remains a concern. We suggest that the trail needs to be lengthened in order to reduce its slope. An "S" shape may be preferable and would eliminate the turnaround.
2. The shape of the ponds appears to be imposed on the natural contours, as opposed to molded into them. In particular, the lower pond is quite angular. We don't understand why so much of the design requires fill underneath the floor of the pond; it would make more sense to utilize the storage volume that is proposed to be consumed with fill. We are of the opinion that the geometric contours of the ponds require substantial revision.
3. When the capacity of the upper pond is reached it is designed to spill over the retaining wall and cascade to the lower pond. This configuration raises a number of concerns. Modifications and refinements to the design and further discussion are required.
4. Conveyance of flows on Credit Street has not been rationalized for major events. In extreme events when the storm sewer is submerged, it is arguable that water is out letting in a location that didn't previously receive water from the Eden Oak lands.

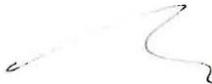
Also, the existing upper Credit Street storm sewer is proposed to convey all of the pond discharge. This sewer contains an underground storage facility that was not designed for such input. The Eden Oak water would be routed through a 114 mm orifice and then a 300 mm corrugated steel pipe currently lying beneath Credit Street.

We anticipate a need for the Eden Oak pond Regional discharge to be conveyed in an independent storm sewer to a suitable discharge location situated within the Regional floodplain.

We are available to provide whatever assistance is required in resolving these matters.

Yours truly,

R.J. Burnside & Associates Limited



Gord Feniak
GF:js

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Appendix - Detailed Engineering Matters

- Figure 2: The limit of tree preservation fencing on Lot 9 requires revision.
- The proposed culvert extensions and modifications in the area of the Emergency Access should be modified to remove bends and blind tee connections.
- An easement will be required for the water from Lot 8 that crosses the driveway to Lot 9.
- Various rear yard elevations on lots 24 - 31 do not have clear drainage outlets and appear to pond. A continuous swale is needed with a culvert under the proposed walkway.
- Page 15: Report makes reference to an HGL (Hydraulic Gradeline) Analysis but we couldn't find the analysis in the report.
- Page 15: The Regional Flow Conveyance Figure (3C) should be combined with Figure 6 to provide an overall Post Development Minor/Major Conveyance Plan, particularly as the drainage system downstream of the site seems to have undergone several modifications and since most of the flow seems to be confined to a pipe system. It would be helpful if there was additional detail on the downstream portion related to existing/proposed infrastructure and overland flow routes.
- Page 16: There is reference to a 'wetland' pond design. The conformance to wetland-type facilities (per the MOE 2003 manual) should be demonstrated in table format (i.e. how the design meets the various criteria for a wetland design).
- Profile should be provided for French Drain. Groundwater levels should also be provided if the purpose of the French Drain is to intercept groundwater.
- Forebay calculations in back of report for Settling Length may be incorrect (according to the formula referenced). Forebay should have a berm to contain sediment and to maximize flow length within the forebay. Short-circuiting of the forebay will result in the release of sediment to the main cell(s) of the pond.
- The maximum water elevation for the Lower Pond seems to be incorrect on Figures 7 B and 7 C (refer to table).
- More elevations/slope indications are required on the Maintenance Access Route /Walkway. Is the width meant to vary between 2 m and 4 m?

SCHEDULE 12 – PUBLIC MEETING MINUTES

- 10 -

October 5, 2009

Appendix A



MINUTES

PUBLIC MEETING-2009-0005

Proposed Draft Plan of Subdivision and Zoning By-law Amendment. Files: D12SUB08.001 (24T-08001/H) and D14ZBA08.004 – EDEN OAK (Creditview Heights) INC. Part of Lot 20, Concession 9 Town of Halton Hills (Glen Williams)

Minutes of the Public Meeting held on Monday, October 5th, 2009, at 7:30 p.m., in the Council Chambers, Municipal Civic Centre, 1 Halton Hills Drive.

Councillor J. Robson chaired the meeting and advised those present of the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to development proposals. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of an application;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an application by: Eden Oak (Creditview Heights) Inc.

To: Amend Town of Halton Hills Zoning By-law 74-51, as amended and a Draft Plan of Subdivision.

To permit: a 33-lot residential subdivision, to be serviced by municipal watermains and sanitary sewers.

The Chair inquired if there were any persons in attendance who were interested in this application aside from the applicant or his representatives. Several persons in attendance raised

their hands.

TOWN'S OPPORTUNITY

The Town's representative, Mark Kluge, Senior Planner, came forward to explain the proposal.

He advised the Site Plan Characteristics include an 8.251ha (20.39 acre) irregular shaped parcel that is currently vacant. The surrounding land uses are residential to the north, west and east and vacant open space and residential to the south. The proposal is viewed in the existing planning context with respect to Halton Region Official Plan: *Hamlet*, the Town Official Plan: Glen Williams Secondary Plan – *Hamlet Residential Area* and the Zoning By-law: *Rural (RU) Zone*.

Mr. Kluge advised that a notice of Public Meeting was published in The Independent & Free Press on Friday, September 11, 2009 and circulated to all properties within 130m of the subject site and a courtesy notice was published on Friday, October 2, 2009. To date Planning Staff have received 5 phone call/counter enquiries, 8 e-mails and 8 letters of correspondence from area residents.

He advised that the public comment received to date included but not limited to the following Preliminary Public issues: conformity to various Official Plan Policies (Glen Williams Secondary Plan); the effect on established wells, the loss of green space, the effect on Town Trail, the extension of Gamble Street and the proposed connection with Ann Street. He also received preliminary comments from Town Departments and External Agencies and is awaiting final Regional and CVC comments.

(Full presentation available in the Clerk's Office)

APPLICANT'S OPPORTUNITY

Dave Matthews of Matthews Planning and Management Ltd. who is the applicant advised Council that the proposal to build the 33 single-detached homes in Glen Williams is within the Glen Williams Secondary Plan. He advised that the lot frontages are over 70 feet wide with lot depths of up to 350 feet and that the lots are a quarter and to over a half acre in size. The storm water pond is two and a half acres in size with trail connections from Credit St. to the pond block. The linkages are in keeping with the Glen Williams Secondary Plan. He explained that the hamlet buffer is not required in the Glen Williams Secondary Plan as the rail trail is the hamlet buffer.

He is aware of the comments not to connect to Ann St. and is prepared to revise the plan and turn it into a cul-de-sac and will take the Town's direction with respect to this issue.

He advised that Credit Valley Conservation has been extensively involved. All studies have been done and are under the review of the Town and relevant agencies. With respect to residents concerns about the impacts on their wells, he advised that impacts on wells are unlikely, but these studies are undergoing a Peer Review at the Regional Municipality of Halton, as well. He affirmed that this is the beginning of the consultation process.

PUBLIC'S OPPORTUNITY

The Chair inquired if there were any persons who had questions, required further clarification or information, or wished to present their views on the proposal. The following persons came forward:

- A. Drew Leverette, of 107 Wildwood Rd. Glen Williams explained the importance of the trail system and sustainability to the hamlet noting that he is concerned about "green initiatives" and how water is collected and any impacts to private wells. He stressed that guidelines need to respect the hamlet of Glen Williams.
- B. Jim Waldbusser of 11 Caroline St. Georgetown was a former resident of the Glen for 10 years and expressed his concern with development on the bluffs and the potential impact of storm runoff. If storm drainage is not done properly, flooding could occur in the lowlands located at the southern end of Glen Williams similar to an incident that occurred in the Township of Erin in 1990 with similar topography.

- C. Paul Griffin of 17 Credit St. Glen Williams expressed his concerns about how drainage will affect his property as a foot and a half of water currently drains through his backyard as a result of development 15 years ago. Credit St. was extended and cut into the natural springs which used to flow normally and now runs all the time.
- D. John Carter of 36 Ann St. likes the nature of a dead-end street and understands the new road will abut Ann St. which is 20 feet below the railroad lands but will only be used for emergency vehicles.
- B. MacLean, the Director of Planning, Development, and Sustainability advised that staff is examining and evaluating an emergency exit as the need was identified by the Fire Department.
- E. Mike Davis of 50 Ann St. expressed concern that the sign at the end of Ann St. is not visible to all the public or to people who don't use the trail and questions if all the public had proper Public Notice. Due to the significant natural features of the area, he believes it is important all reports be peer reviewed and that heavy rainstorm or other natural weather events are encompassed which might impact the storm water pond. He also asks the Town take advantage of new planning policies.
- F. Ruth Steinback of 30 Jason Crescent expressed concern about the rail buffer not having any trees on one side. Noise will be more distracting to trail users and residents without a tree line and lack of green space. Wildlife has migrated south to her backyard and grading will destroy their habitats. She asks if any of the park space will be naturalized for animals.
- G. Rick Klamer of 20 Ann St. asked if access is disjointed concerning the east west trail. He noted that the plan doesn't show what is happening to the road on the west side of the development. He is also concerned about pedestrian safety and increased traffic flow across the small bridge as the breakthrough to Ann St. will be a quick access to Highway 7. Ann St. has no sidewalks and a significant number of children play and fish on the bridge.
- H. Norm Paget of 15 Beaver St. Glen Williams is concerned about storm drainage and flooding as he currently runs his sump pump 10 months of the year.
- I. Scott Simpson of 17 Beaver St. is concerned as to where the water is coming from and whether it would be from the municipal system or well-water.

The Chair inquired if there was further information which staff wished to provide.

B. MacLean, the Director of Planning, Development, and Sustainability advised that water capacity increments are distributed from the Region. At this time, staff is gathering all the comments and issues.

CONCLUSION OF MEETING

The Chair declared this Public Meeting closed at 8:15 pm. The Chair advised that Council will take no action on this proposal tonight and that staff will be reporting at a later date with a recommendation for Council's consideration. Any person wishing to receive further notification of this proposal was asked to leave their name with Mr. Kluge in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names will be provided further notification. She also advised that any person who wishes to speak to the proposal when it is brought before Council in the future must register as a delegation with the Town Clerk prior to the meeting.

The Chair further advised that if any person wished to make a written submission respecting the proposal, the deadline for comment is **FRIDAY NOVEMBER 6, 2009**

MAYOR

CLERK