

# PLANNING JUSTIFICATION REPORT

Amendment to Zoning By-law 2010-0050

(File D14ZBA09.006)

and

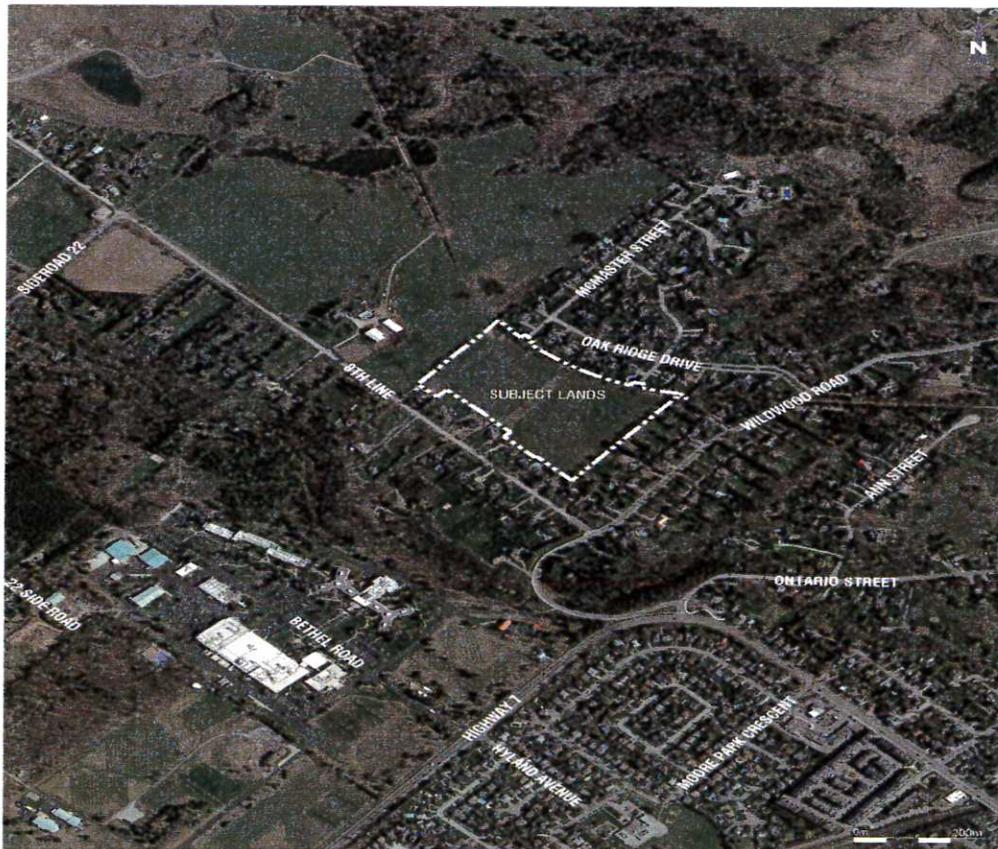
Revised Draft Plan of Subdivision

(Files D12SUB09-001 – 24T-09001/H)

2147925 ONTARIO INC.

Part of Lot 21, Concession 9

Town of Halton Hills (Glen Williams)



NOVEMBER 2019

**PLANNING JUSTIFICATION REPORT**  
**Amendment to Zoning By-law 2010-0050 &**  
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**INTRODUCTION**

Matthews Planning & Management Ltd. was retained by 2147925 Ontario Inc. in early 2009 to prepare, submit and process draft plan of subdivision and zoning by-law amendment applications as well as to provide ongoing land use planning advice relative to the subject lands. Wellings Planning Consultants Inc. has recently taken over the file due to the retirement of Mr. Matthews.

The subject lands are located in the Hamlet of Glen Williams and are proposed to be developed for single detached residential lots on an internal public road.

2147925 Ontario Inc. has retained the assistance of various specialized consultants who have prepared the following reports which have been submitted under separate cover:

- |   |                             |
|---|-----------------------------|
| • Functional Engineering Report             | Condeland Engineering Ltd.  |
| • Environmental Implementation Report       | LGL Limited                 |
| • Urban and Architectural Design Guidelines | MBTW Group/WAI              |
| • Tree Inventory and Preservation Plan      | LGL Limited                 |
| • Geotechnical Report                       | Terraprobe Limited          |
| • Hydrogeological Report                    | Terraprobe Limited          |
| • Archaeological Assessment                 | AMICK                       |
| • Phase 1 Environmental Site Assessment     | Terraprobe                  |
| • Traffic Impact Study                      | Cole Engineering Group Ltd. |

**PURPOSE OF REPORT**

The purpose of this planning justification report is to describe the development proposal and its context. The report also evaluates the proposal relative to relevant provincial, regional and local planning policy documents.

**SITE DESCRIPTION**

The site is a rectangular shaped property located in the northwesterly portion of the Hamlet of Glen Williams (**see Schedule 1**). The site encompasses 6.886 hectares. A former rail line (now part of the property) defines the easterly limit with existing single

detached dwellings east of the former rail line. Agricultural lands outside the hamlet boundary about the northerly limit. Existing single detached dwellings about the south and west limits of the site. Two existing municipal roads (McMaster Street and Megan Drive) have temporary terminations at the east limit of the property.

Topographically, the site is characterized as level with a slight man-made rise associated with the former rail line along the east limit of the property. The general direction of slope and natural drainage is to the southwest.

The subject lands were previously utilized as farmland having been cleared of any native trees many years ago except for hedgerows in various states of health along the north, east and south boundaries. The Environmental Implementation Report (EIR) prepared for the site defined it as a Dry-Moist Old Field Meadow (CUM 1-1) commonly found throughout Southern Ontario. No plant species that are regulated under the Ontario Endangered Species Act or the Canada Species at Risk Act were encountered during field investigations. In addition, no species with local significance were identified.

### **SURROUNDING USES**

As previously noted, the site is bounded by existing, single detached lots with frontages ranging from 10m to 41.5m and areas ranging from approximately 1300m<sup>2</sup> to 3000m<sup>2</sup>. Existing residential development to the south on Wildwood Drive have narrower frontages (+/-25 m) but larger depths yielding similar lot areas. Detached residential development along the Eighth Line to the west are of varied frontages, depths and areas. Lands to the north have been utilized for agricultural purposes but have not been actively farmed for a number of years.

### **DEVELOPMENT PROPOSAL**

2147925 Ontario Inc. is proposing to develop the subject lands for fully serviced single detached residential purposes (**see Schedule 2**). A total of 32 lots are proposed, together with a storm water management pond. The lots are arranged along a crescent street which extends from the existing street stub ends of McMaster Street and Megan Drive. These streets were intended to be extended to service the subject lands when the adjacent subdivision was planned, approved and built. There is no connection between the proposed development and Eighth Line.

Draft Plan of Subdivision and Zoning By-law Amendment applications were originally submitted on June 8, 2009 together with various supporting materials. Upon review, the Town requested certain additional information/studies which were provided by the applicant. Following review of the additional materials, the Town issued a notice July 14, 2010 deeming the applications complete.

The plan provides for a range of lot sizes, frontages and depths with lot areas of just over 1200m<sup>2</sup> up to almost 3000m<sup>2</sup>. A range of frontages and lot depths are proposed.

The net density of the plan, that being the areas for lots and roads only, is 4.96 units per hectare.

Land use statistics are as follows:

<u>LAND USE</u>	<u>LOTS/BLOCKS</u>	<u>AREA (Ha.)</u>
Single Detached Residential	Lots 1-32	5.488
Stormwater Pond	Block 33	0.439
Roads	Street A	0.959
Total Area		6.886

### **PLANNING POLICY FRAMEWORK**

The Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Halton Official Plan (2006 as amended by ROPA 38), Halton Hills Official Plan (2008) and the Glen Williams Secondary Plan (OPA 113, August 2005) are the policy documents that are applicable to the subject site.

### **PROVINCIAL POLICY STATEMENT (PPS) 2014**

The PPS was issued under Part I, Section 3 of the Planning Act, RSO 1990 and came into effect on April 30, 2014. It is a suite of policies providing policy direction on matters of provincial interest intended to wisely manage change and promote efficient land use and development patterns. Section 3 (5)(a) of The Planning Act requires planning decisions to be consistent with the PPS.

#### **Policy 1.1.1 Sustaining Healthy, Liveable and Safe Communities**

*Healthy, liveable 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.*

Consistency:

The subject lands are within the designated settlement area of the Hamlet of Glen Williams and the development as proposed would complete the road pattern established by the development of the lands to the east. As such, the additional residential units make efficient use of lands and services and add to the tax base of the community.

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns.*

Consistency:

Terraprobe has prepared Geotechnical and Hydrogeological reports. These studies and analyses do not identify any environmental or public health and safety concerns. The proposed development is therefore consistent with Policy 1.1.1 c).

- e) *Promoting cost effective development patterns and standards to minimize land consumption and servicing costs.*

Consistency:

The subject lands are not currently serviced but services can readily be made available to the lands. The Functional Servicing Report prepared by Condeland Engineering (November 2019) details the manner in which watermains, storm sewers and sanitary sewers available in the area can be extended to service the subject lands.

Water supply will be provided by a 250 mm diameter watermain along Street 'A'. This watermain will connect to the existing watermain stubs at McMaster Street and Meagan Drive. In addition, a proposed interconnection to the existing 200/300 mm watermain on Eighth Line will be provided through an existing 10 metre wide Regional easement between existing residential properties. This interconnection will serve to improve flow pressures for the development.

Gravity sanitary sewers (250 mm diameter) are to be constructed within the proposed development. These will be connected to a proposed external sewer that will extend from the property limit at Meagan Drive, easterly along Oakridge Drive, northerly along Wildwood Road to Confederation Street, at which point it will cross the Credit River to the existing Glen Williams pumping station off Main Street. Figure 5 of the Condeland Functional Servicing Report illustrates the proposed locations of sanitary and water services.

Storm drainage is proposed to be contained and managed within the site. A two-stage stormwater management pond is proposed within a 0.439 ha block (Block 33) in the southerly corner of the site. This facility will provide both quality and quantity control ultimately discharging to the Eighth Line drainage system via an existing 6 metre easement.

Based on the Functional Servicing Report, required municipal services can be readily made available via the extension of existing municipal infrastructure. Development of the lands in the manner proposed would minimize land consumption and servicing costs consistent with Policy 1.1.1 e).

- h) *Promoting development and land use patterns that conserve biodiversity and consider the impacts on climate change.*

Consistency:

An Environmental Implementation Report has been prepared by LGL Limited (updated November 2019) for the purpose of recommending means to maintain and improve the natural features and related ecological functions that currently exist on the subject lands. These include recommendations relative to the retention of existing vegetation, protection of fish habitat, vegetation disturbance during construction, erosion and siltation control, soil and water contamination, non-native invasive plants and animals and short/long term monitoring. Implementation of the proposed development in accordance with the recommendations of LGL Limited would be consistent with Policy 1.1.1 h).

### Policy 1.1.2

*Policy 1.1.2 encourages intensification and redevelopment within settlement areas to accommodate an appropriate range and mix of land uses to meet projected needs.*

Consistency:

The subject lands are within a Settlement Area (Glen Williams) and are designated for residential development within local planning documents. The extension of full municipal services to the property would optimize the intensification potential of the subject lands in accordance with the Secondary Plan. The intent of Policy 1.1.2 is met.

### Policy 1.1.3 Settlement Areas

This policy states that it is in the interest of all communities to use land and resources wisely, promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. To this end, the PPS establishes that *Settlement Areas* will be the focus of growth and development. As noted, the Hamlet of Glen Williams is identified as a Settlement Area within the Halton Hills Official Plan.

The following sections are applicable to the subject application providing direction for land use patterns within *settlement areas*:

*Policy 1.1.3.2 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;*
- 3. minimize negative impacts to air quality and climate change and promote energy efficiency;*
- 4. support active transportation.*

*Policy 1.1.3.3 requires planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment.*

*Policy 1.1.3.4 promotes development standards which facilitate intensification while avoiding or minimizing risks to public health and safety.*

*Policy 1.1.3.6 requires that new development within designated growth areas should occur adjacent to the existing built up area and have a compact form making efficient use of land, infrastructure and public service facilities.*

Consistency:

The subject lands have been identified and designated in local planning documents (Glen Williams Secondary Plan 2005) for development, specifically for residential purposes. The density proposed on the subject lands represents an efficient use of land at a density that is reflective of the surrounding neighbourhood and in conformity with the Secondary

Plan, while protecting and/or enhancing the natural environment. The lands are adjacent to existing residential development and the proposal completes the established road pattern of the surrounding area.

Environmental enhancements and protection are detailed in the Environmental Implementation Report (LGL November 2019). Enhancement of edge areas along the northwest, northeast and south edges of development, as well as adjacent and within the stormwater management block area are anticipated within the development area through draft plan approval conditions and a future landscaping plan.

The proposed plan allows for the extension of the trail system identified in the Glen Williams Secondary Plan, thereby supportive of active transportation.

In summary, the proposed plan encompasses appropriate development standards and does not present any risks to public health and safety.

#### Policy 1.4 Housing

The PPS sets out policies intended to ensure that municipalities provide for a range and mix of housing types and densities to meet current and forecasted demand.

*Policies 1.4.3 c), 1.4.3 d) and 1.4.3 e) require planning authorities to direct new housing towards locations where appropriate levels of infrastructure are or will be available (1.4.3 c), at densities which efficiently use land, resources, infrastructure and public service facilities (1.4.3 d) utilizing development standards which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.*

Consistency:

Appropriate levels of infrastructure can be made available to the subject property (Condeland November 2019). The proposed density efficiently utilizes land while respecting the character of existing development in Glen Williams and the relevant Secondary Plan policies (GWSP 2005). The proposed development standards promote a compact form within the context of the local community which in turn will minimize the cost of the type of housing proposed. The proposed subdivision plan is consistent with Policy 1.4.

#### Policy 1.5 Public Spaces, Recreation, Parks, Trails and Open Space

*This section seeks to promote healthy, active communities by ensuring that development provides opportunities for recreation and active transportation.*

Consistency:

The proposed development includes the provision of a seating/gathering area adjacent to the stormwater pond, and for the extension of the trail system as identified in the Glen Williams Secondary Plan. The proposed development is consistent with Policy 1.5 of the PPS.

### Policy 1.6.6 Sewage, Water and Stormwater

*Policy 1.6.6.7 directs that planning for stormwater management shall minimize or prevent increases in contaminant lands, minimize changes in water balance and erosion, not increase risks to human health and safety and property damage, maximize vegetative cover and pervious surfaces and promote stormwater management best practices.*

Consistency:

The proposed stormwater management system as recommended by Condeland Engineering (November 2019) properly addresses all matters related to contaminants, water balance, stormwater quality and quantity control and erosion control. The proposed system is in accordance with local engineering criteria/standards and is consistent with Policy 1.6.6.7.

### Policy 1.6.7 Transportation Systems

*Policy 1.6.7.1 directs that transportation systems should be safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs.*

Consistency:

The Traffic Report prepared by Cole Engineering (August 2018) concludes that the proposed road system is appropriate for the projected needs, is safe and has no adverse impact on surrounding roads in the community; therefore, the proposed plan is consistent with Policy 1.6.7.

## SECTION 2.0 WISE USE AND MANAGEMENT OF RESOURCES

### Policy 2.1. Natural Heritage

Policy 2.1 focuses on ensuring that natural features and areas will be protected for the long term. The subject lands are within Eco-Region 6E. The following policies are applicable to the subject development proposal:

*2.1.2 The diversity and connectivity of natural features in an area and the long term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

*2.1.4 Development and site alteration shall not be permitted in:*

*a) significant wetlands in Ecoregions 5E, 6E and 7E;*

*2.1.5 Development and site alteration shall not be permitted in:*

*b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and St. Marys River);*

*c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and St. Marys River);*

*d) significant wildlife habitat;*

*e) significant areas of natural and scientific interest.*

Consistency:

A thorough and complete Environmental Implementation Report (LGL November 2019) has been prepared for this project. The report identifies that there are no Provincial Significant Wetlands, ANSIs or Woodlands on or within 120 m of the subject lands nor are there any Environmentally Significant Areas (ESAs) on the lands or adjacent lands. There is no significant wildlife habitat associated with the subject lands. The contents of the report and discussion within it and its conclusions/recommendations demonstrate consistency with these policies. Any minor impacts that might be a consequence of development can be appropriately managed and/or mitigated.

*2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

Consistency:

There is no fish habitat present on the site (LGL November 2019, pg. 8)

*2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

Consistency:

There are no habitats of endangered or threatened species on the site (LGL November 2019, pg. 7).

#### Policy 2.6 Cultural Heritage and Archaeology

*The policies of Section 2.6 address the conservation of cultural heritage and archaeological resources and are intended to ensure that significant built heritage resources and cultural heritage landscapes be conserved.*

Consistency:

An archaeological assessment was prepared by AMICK Consultants in April of 2010. The assessment concluded that there were no significant archaeological deposits of any description on the subject property and recommended that the proposed development be considered cleared of any further requirement for archaeological fieldwork. The Ministry of Tourism, Culture and Sport subsequently (June 12, 2012) accepted the report. Consequently, development of the subject lands is consistent with Policy 2.6.

## Section 3.0 Protecting Public Health and Safety

*The PPS requires that development be directed away from areas of natural or human made hazards, such as areas subject to flooding or erosion or sites that may be contaminated by human activities Policies 3.1 and 3.2 are applicable and summarized below:*

*3.1 Development shall generally be directed to areas outside of:*

*b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and,*

*c) hazardous sites.*

*3.1.2 Development and site alteration shall not be permitted within:*

*c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.*

*3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.*

Consistency:

The subject lands are an upland area not subject to any flooding or erosion hazards; therefore, the proposed development is consistent with Policy 3.1. A Phase 1 Environmental Site Assessment was prepared by Terraprobe in November, 2019. The assessment determined that there was no contamination on the subject lands; therefore, the proposed development of the site is consistent with Policy 3.2.

### **GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)**

The importance of the PPS policies is reinforced by the Growth Plan – originally approved in 2006, and updated in 2017 and most recently in 2019. The Plan directs growth to existing settlement areas to make better use of land and infrastructure. It encourages building compact greenfield communities to reduce the rate at which land is consumed. The Plan's emphasis is on optimizing the use of the existing urban land supply and represents an 'intensification first' approach to development and city-building, one which focuses on making better use of our existing infrastructure and public service facilities and less on continuously expanding the urban area.

The Plan consists of a series of policies in various areas including growth management, housing, transit, employment, infrastructure and the natural environment as well as others.

Conformity:

This report does not review individual policies of the Growth Plan separately. Rather, it provides an overall assessment of the conformity of the development proposal with the general intent and directions of the Growth Plan.

The subject lands are within the designated settlement area of Glen Williams as set out in the local Official Plan and the Glen Williams Secondary Plan. The lands are well located with respect to the existing road system and are in proximity to existing municipal water supply and wastewater services. They also have access to existing community services such as libraries, community facilities, schools and emergency services, both within the Hamlet of Glen Williams and the adjacent community of Georgetown. In addition, no significant natural heritage features exist on the site nor are any off site features negatively impacted by development of the land as proposed.

It is therefore concluded that, recognizing and conforming to the policies and provisions of the approved Region and Town Official Plans and the Glen Williams Secondary Plan (discussed later in this report), the development proposal conforms to the Growth Plan.

### **HALTON REGION OFFICIAL PLAN (ROP)**

The subject lands are designated 'Hamlet' on Map 1. Policy 105 of the ROP permits new lots to be created within Hamlets provided they conform to any relevant policies of the Regional Plan, policies of the local Official Plan and an approved Hamlet Secondary Plan.

**ROP Policy 167(6)** of the 2006 ROP requires a Stage 1-2 Archaeological Assessment to be completed prior to development. An archaeological assessment was completed by AMICK Consultants in April 2006 and subsequently accepted and entered into the provincial record of archaeological reports by the Ministry of Tourism, Culture and Sport, June 2012.

**Policy 147(17)** of the ROP requires completion of an Environmental Site Screening Questionnaire (ESSQ). The screening questionnaire was submitted with the original application in 2009. Halton Region has requested the questionnaire be updated. An updated ESSQ is being provided as part of the resubmission.

As noted in the Region of Halton comments on the proposal of September 2009 and December 2011, the subject property does not fall within the Region of Halton Greenlands System; therefore, the development proposal is not subject to any policies in the Greenlands System section of the Regional Official Plan (Policies 113 to 132).

**Policy 173 (22)** The Regional Plan requires proponents of development applications to submit a detailed transportation study to assess the impact of the proposal on the existing and planned transportation network.

Since the proposed development is not adjacent or near a Regional Road, the Region has not indicated a need for a traffic study. A Traffic Impact Study has been provided at the request of the Town and was prepared by Cole Engineering dated August 2018.

## **HALTON HILLS OFFICIAL PLAN (2008)**

The Halton Hills Official Plan was originally approved in March 2008 and further consolidated in January 2017. Schedule H4-1 designates the subject lands a “Hamlet Residential Area”. The Hamlet Residential Area designation permits single detached dwellings as proposed for the subject lands (Policy H4.5.2a). No environmental designations are identified on or near the subject lands.

The subject lands are within the designated Hamlet of Glen Williams and are subject to the policies contained in Section H4 of the Official Plan. These policies mirror those contained in the Glen Williams Secondary Plan dated August 2005. Subsequently, the Town undertook the “Glen Williams Mature Neighbourhood Study” and, in April 2019 adopted Amendment No. 34 to the Halton Hills Official Plan. The effect of that amendment was to identify mature neighbourhoods within Glen Williams and provide a policy framework for the consideration of new residential development within these areas. The subject lands are adjacent to an area identified as a mature neighbourhood. The relevant planning policies of the GWSP are reviewed in the following section of this report.

## **GLEN WILLIAMS SECONDARY PLAN (2005) (as amended by OPA 34)**

### **Overview**

The Glen Williams Secondary Plan (GWSP) was prepared by the Town of Halton Hills to provide a long term planning vision for the hamlet, together with guidance and direction in the management of land and the environment within the hamlet. The Secondary Plan was developed through the Glen Williams Integrated Planning Project that included a number of technical studies and significant public input. The project was managed by a Steering Committee comprised of Town Councillors, members of the public, landowners and staff from the Town, Region of Halton and Credit Valley Conservation.

The Integrated Planning Project culminated in the preparation of the Glen Williams Secondary Plan, its adoption by Council as Amendment 113 on July 7, 2003 and its approval with modifications by the Region of Halton on July 29, 2005. As noted, more recently a planning study to identify and develop policies for mature neighbourhoods within the hamlet led to the adoption of OPA 34 in April of 2019.

The GWSP sets out an overall goal, objectives and general policies to guide future land use and development decisions within the hamlet. It also provides more specific land use designations and policies to guide decision making in the following land use designations:

- Hamlet Community Core
- Hamlet Residential
- Hamlet Estate Residential
- Institutional
- Open Space
- Greenlands

The Secondary Plan is contained within Part H: Secondary Plans of the Official Plan of the Town of Halton Hills. Mapping of the Hamlet area is found in Schedule H4-1. The Secondary Plan includes two appendices which do not constitute part of the Secondary Plan but are included in support of the Amendment. Appendix A outlines Hamlet Design and Heritage Protection Guidelines. Appendix B sets out terms of reference for Environmental Implementation Reports required as a component of the development approval process.

### **Secondary Plan Designation**

The subject lands are designated Hamlet Residential Area on Schedule 'A' of the Secondary Plan with an overlay designation of Hamlet Buffer along the northwest limit of the property.

### **Secondary Plan Goal**

The stated 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.”

### **Secondary Plan Objectives**

The objectives of the Hamlet of GWSP are as follows:

- a) To provide for a rational boundary definition that:
  - i) Permits limited growth appropriate to the hamlet;
  - ii) Preserves hamlet scale and character; and
  - iii) Protects the natural features of the area;
- b) To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;
- c) To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;
- d) To reinforce the importance of visual and physical access to open space, including valley lands, trails and parks, as an integral part of Glen Williams' hamlet design pattern;
- e) To provide improved linkages to the commercial and community facilities of the hamlet core area;
- f) To enhance the vitality of the commercial core and maintain the core as a focal point for the community;
- g) To maintain, enhance and restore the health of the natural environment;

- h) To ensure subdivision design that incorporates a wide variety of lot sizes consistent with the hamlet character and the method of water and wastewater servicing;
- i) To encourage architectural styles that are consistent with the hamlet character and meet a broad range of housing needs;
- j) To provide for growth only where it can be shown not to create any negative fiscal impacts to the Town of Halton Hills; and,
- k) To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features and parks and the developed areas of the Hamlet.

The above objectives are intended to be addressed through the various policies of the Secondary Plan.

### **Policy Assessment**

The following section assesses the manner in which the proposed draft plan of subdivision, as revised, addresses the relevant general policies and applicable specific policies.

#### **3.1 Hamlet Population**

A limited amount of growth to approximately 2,000 persons while maintaining the hamlet scale and character is planned in the GWSP (Section 3.1).

Conformity:

The development of 32 additional dwellings as proposed for the subject lands does not result in this population target being exceeded.

#### **3.3 Trail Systems**

The ability to circulate through the community on foot or bicycle is an important element of the hamlet character. The GWSP provides for the possibility of an extensive network of public pathways intended to link new and existing residential areas with the commercial core. Conceptual alignments for potential new trails are shown on Schedule 'A' of the Secondary Plan.

Conformity:

A trail connection consistent with the trail depiction on Schedule A of the Secondary Plan can be accommodated by way of an easement over a portion of Lot 21 on the draft plan of subdivision.

### **3.5 Water and Wastewater Services**

All new development is required to be connected to the Regional piped water and wastewater systems currently existing in Glen Williams.

Conformity:

The proposed development is proposed to be fully serviced with Regional piped water and wastewater systems and connected to the systems existing in Glen Williams. Details of the site servicing are provided in the Functional Servicing Report prepared by Condeland Engineering Limited (November 2019).

### **3.6 Groundwater Protection**

One of the objectives of the Secondary Plan is to balance hamlet development with the protection of environmental features and functions including groundwater recharge. The subject lands are not identified on Schedule 'B' of the GWSP as an area of 'Potentially Higher Recharge'.

The existing groundwater regime is documented in the Geotechnical and Hydrogeological Assessment report prepared by Terraprobe Limited.

### **3.7 Stormwater Management**

The GWSP requires submission of an Environmental Implementation Report including a stormwater management study addressing how the quality and quantity of runoff will be managed.

Conformity:

The EIR for this application was prepared by LGL Limited (November 2019); however, the stormwater management study was prepared as a component of the Functional Servicing Report (Condeland, November 2019). The latter report reviews in detail the manner in which stormwater is to be managed and controlled within the stormwater management block (Block 33).

### **3.8 Hamlet Boundaries and Buffers**

The hamlet boundaries and boundary buffers are shown on Schedule 'A' of the Secondary Plan. The buffer policy is intended to further the plan objective of preserving the hamlet character. Achievement of the objective can be addressed by a lot line setback of 20 metres from the hamlet boundary or through another approach which achieves the same objective.

Conformity:

The buffer designation in Schedule 'A' of the Secondary Plan is in place at the rear of existing lots abutting the hamlet boundary on McMaster Street. This vegetated buffer area of varying widths within the private lots provides an effective buffer and addresses the objective of the policy.

It is proposed that a similar approach be adopted on the subject lands with enhanced landscaping within a defined distance of the hamlet boundary. The Town and the former owner of the subject lands previously agreed on a planted buffer of 4.5 m wide within the private lots proposed at that time. This is reasonable and achievable given the extension of McMaster Street to service the development. This also exceeds the buffer provided for the existing McMaster Street lots.

### **3.10 Archaeological Resources**

The GWSP requires the completion of an archaeological assessment prior to any development.

Conformity:

An archaeological assessment was completed for the subject lands by AMICK Consultants in April 2010 on behalf of a previous owner. The assessment concluded that there were no archaeological resources on site which would represent a planning concern and recommended no further archaeological studies were required prior to development. The Ministry of Tourism, Culture and Sport subsequently (June 12, 2012) concurred with this recommendation.

### **3.11 Hamlet Design and Heritage Protection**

The policy is intended to protect and enhance community features and guide new development through the implementation of Hamlet Design and Heritage Protection Guidelines which are included as Appendix 'A' to the GWSP. The Guidelines are to be applied as appropriate to all planning applications in the Hamlet during the planning approval process.

Conformity:

Detailed Urban and Architectural Design Guidelines have been prepared for this application by MBTW Group and W. Architect Inc. (November 2019). The Guidelines address and provide greater detail with respect to the matters to be addressed during development review and specifics related to those matters.

### **3.12 Traffic**

The Secondary Plan identified that the level of growth projected by the Plan was not expected to create demands for new road improvements; however, it does require a traffic study to confirm the adequacy of the existing road system to support new development.

Conformity:

The Traffic Impact Study prepared by Cole Engineering (August 2018) concluded that no external road improvements were required to support the proposed development. The report also concluded that the proposed development will have minimal impact on area intersections in the future and no boundary road improvements are required to support the proposed development.

## **5.0 Hamlet Residential**

### **5.1 Purpose**

The Hamlet Residential Area designation recognizes existing residential areas and lands which are suitable for residential development. The objective of the designation is to allow for limited growth consistent with the character of the hamlet using innovative design and architectural techniques. A variety of lot sizes, setbacks and architectural styles is to be achieved through implementation of Design and Protection Guidelines and the implementing Zoning By-law.

Conformity:

The subject lands have been identified as suitable for Hamlet Residential development and have been designated for that use (GWSP Schedule 'A'). The proposed development plan, as revised, incorporates a variety of lot sizes. The Urban and Architectural Design Guidelines (November 2019) provide guidance on setbacks, architectural styles and other matters to appropriately reflect the character of the hamlet. In conjunction with the implementing draft Zoning By-law (**see Schedule 3**), the intent of the policy will be met.

### **5.2 Permitted Uses**

The uses within the Hamlet Residential Area designation are limited to single detached residential uses and bed and breakfast establishments.

Conformity:

The proposed plan of subdivision is to create only single detached residential uses; therefore, it conforms to the policy.

### **5.3 Land Use Policies**

Development within the Hamlet Residential designation is required to be consistent with various policies as follows:

- a) *New development shall be serviced with Regional water and wastewater services.*

Conformity:

The Functional Servicing Report (November 2019) details the manner in which the proposed development is to be serviced with the extension of existing Regional services. Allocation of water will be required.

- b) *Lot creation of more than four lots shall be by way of plan of subdivision.*

Conformity:

The proposed development is by means of a plan of subdivision.

c) *Prior to draft approval, plans of subdivision must be supported by the following studies:*

- (i) Transportation Study;
- (ii) Urban Design Study;
- (iii) Functional Servicing Plan/Report;
- (iv) Environment Implementation Report;

Conformity:

All of the foregoing reports have been prepared and submitted in conjunction with this planning justification report.

d) *The minimum lot size for residential development on Regional water and wastewater services will be 0.10 hectares (0.25 acres).*

Conformity:

The minimum lot size proposed on the plan of subdivision exceeds 0.10 hectares; therefore, the draft plan conforms with the policy.

e) *(i) Plans of subdivision shall be required to provide a range of lot sizes, consistent with the existing hamlet character, generally ranging in size from 0.10 hectares to 0.4 hectares (1.0 acre).*

Conformity:

The proposed plan of subdivision, as revised, incorporates a wide range of lot sizes generally from 0.12 hectares to 0.34 hectares.

*(ii) The maximum permitted density of any plan of subdivision shall be 5 units per net residential hectare (2 units/net acre).*

Conformity:

The Town of Halton Hills calculates net density to include only the area of residential lots and local roads. All other related uses such as parks, open space, servicing facilities, including stormwater management ponds are excluded from the net density calculation.

The draft plan of subdivision has a net density of 4.96 units per net hectare and conforms to this policy.

f) *Council shall only adopt zoning by-laws that implement plans of subdivision where the plan of subdivision is consistent with the Hamlet Design and Heritage Protection Guidelines (Appendix A) of the GWSP.*

Conformity:

The subdivision plan is consistent with Appendix A of the Glen Williams Secondary Plan. A draft Zoning By-law amendment is appended to this report (**see Schedule 3**).

## **Appendix A Hamlet Design and Heritage Protection Guidelines**

Secondary Plan Policy 3.11 informs that the Hamlet Design Guidelines (Appendix A) are intended to be applied to planning applications within the Hamlet of Glen Williams to assist the Town and community to guide new development. Policy 6.3(b)(iii) requires a design study to be prepared in conjunction with a draft plan of subdivision. The design study should address the following matters:

- i. Lot design, including conceptual building placements, typical streetscapes, open spaces and roads;
- ii. Pedestrian and cycling connections to the Hamlet core and open space areas, by roads, walkways, trails or other pathways, including implementation of potential trails as shown on Schedule A;
- iii. The sensitive use of topography and vegetation, and the extent of new landscaping;
- iv. Location of public amenities, such as parkettes, terraces and postal kiosks; and,
- v. Typical housing types illustrating architectural style, setbacks and heights.

Conformity:

The above-noted matters are fully addressed, in the Urban & Architectural Design Guidelines (November 2019) as revised.

### **1.0 Street Type and Pattern**

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

A rolled curb road cross section is proposed for the streets within the plan to promote a more rural character to the development. Such consideration must be to the satisfaction of the Town.

- *Consider modifying road engineering and lot grading standards, without comprising safety standards, where new streets encounter topographical features, woodlots, single trees and other natural features, to preserve the natural character of streets.*

The property is relatively flat with limited topographical features. The proposed new streets do not encounter any topographical features, woodlots, single trees or other natural features as they do not exist on the site. As a consequence, modification of road engineering and lot grading standards is not necessary.

- *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.*

The road pattern has been determined by virtue of the stub streets created as part of the development of the adjacent lands, and is limited by the size and shape of the subject parcel. The proposed layout of streets and their type is not dissimilar

to the adjacent McMaster, Oakridge, and Meagan development and compatible in character while making efficient use of lands designated for residential development.

- *Limit block lengths to 175 m, in keeping with the smaller block lengths of the hamlet centre.*

While one of the three road/block lengths slightly exceed this guideline (200 m vs 175 m), the exceedance is small and necessary to connect the proposed development to existing streets in the adjacent development constructed previously for that purpose. Further, the intent of the guideline can be achieved through urban design and the siting of individual homes in accordance with the Urban Design Guidelines. As such, the proposed plan meets the intent of this guideline.

## **2.0 Lot Configuration**

- *Vary lot frontages and depths within each streetscape to maintain the hamlet's random lot pattern. Allow adjacent lots to vary in lot configuration.*
- *Ensure that lot sizes allow for the safe and effective installation/connection of sanitary services (private, communal or municipal) per regulatory requirements.*
- *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%.*

The proposed plan provides for a variety of lot frontages from 10m to approximately 41 metres. A variety of lot depths is also reflected on the plan consistent with this guideline.

The proposed lots are readily serviced with municipal piped water and sanitary services consistent with Regional and Town engineering standards.

As previously noted, lot frontages are variable. No more than four adjacent lots have the same frontages.

## **DRAFT ZONING BYLAW**

The subject lands are currently zoned "D" Development in the Town of Halton Hills Comprehensive Zoning By-law 2010-0050. Attached as **Schedule 3** is a draft Zoning By-law which depicts how the property could be rezoned to implement the draft plan of subdivision. The draft by-law provides for a Hamlet Residential 1 (HR1) Zone by way of a site-specific exception. The zone regulations provide for details on the lotting pattern to ensure conformity with the intent of the GWSP. An Environment Protection 2 Zone (EP2) is proposed to establish the environment buffer along the hamlet edge. The proposed stormwater pond is proposed to be zoned Open Space 3 (OS3).

## **SUMMARY AND CONCLUSIONS**

The proposed rezoning and draft plan of subdivision is appropriate for development of the subject lands for the following reasons:

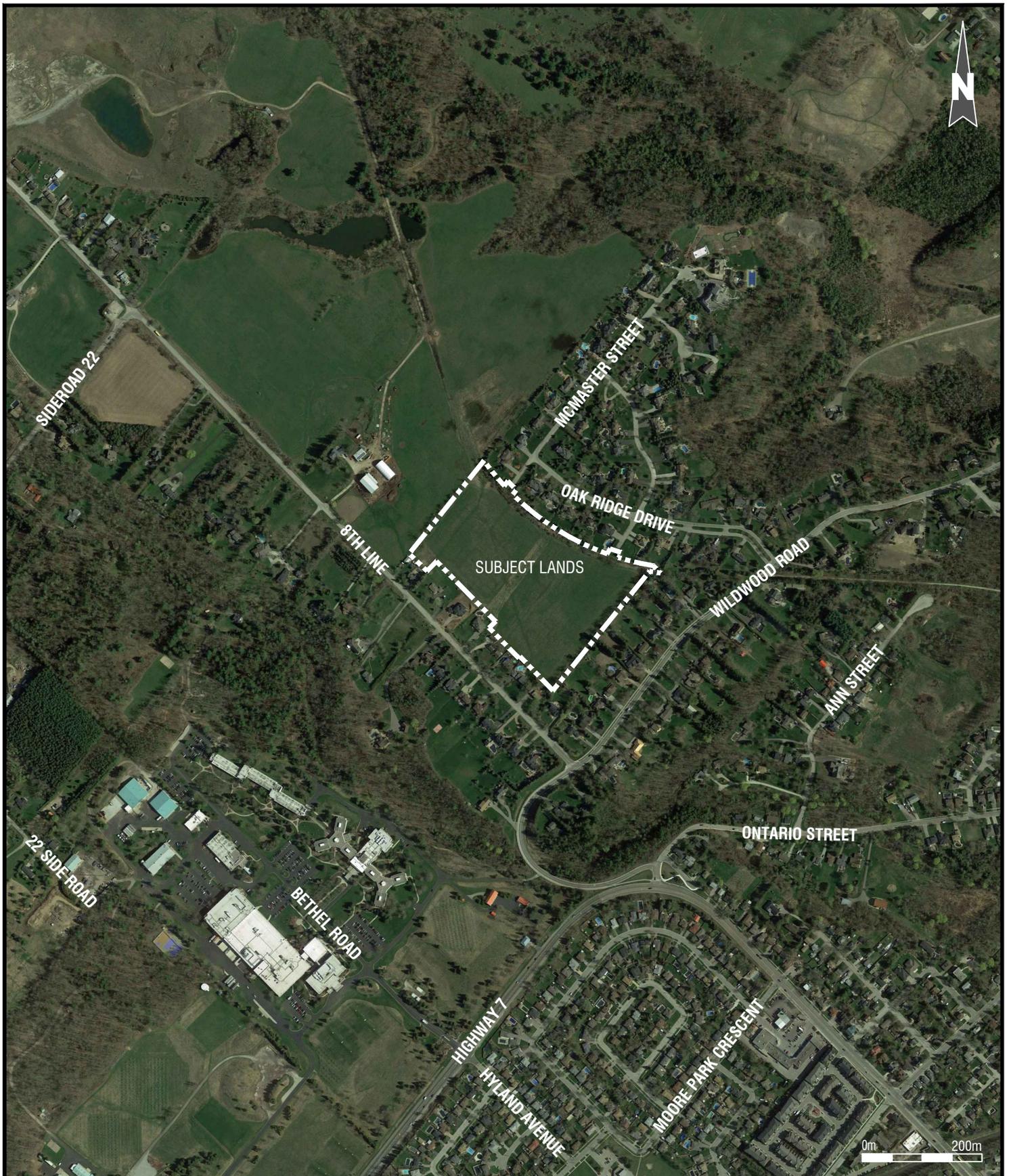
- The proposed plan is consistent with/conforms to the applicable provisions and policies of the Provincial Policy Statement (2014), the Growth Plan (2019), the Regional Official Plan and the Halton Hills Official Plan.
- The proposal appropriately addresses and implements the policies of the Glen Williams Secondary Plan, as well as the Hamlet Design and Heritage Protection Guidelines appended thereto.
- The subject lands are designated for the type of residential proposed and make efficient use of land and existing infrastructure.
- The natural heritage system is protected and enhanced.
- The proposed density represents a compact form of development within the hamlet context and is consistent with the adjacent residential development.
- Views and vistas from the existing community are protected in an appropriate manner.
- Approval of the proposed draft plan of subdivision, as revised, with appropriate draft approval conditions, suitable provisions in the Zoning By-law Amendment and implementation of the Urban and Architectural Design Guidelines represents good planning and achieves the goal and objectives of the Glen Williams Secondary Plan.

Respectfully submitted,  
**WELLINGS PLANNING CONSULTING INC.**



Glenn J. Wellings, MCIP, RPP





PROJECT:  
 2147925 Ontario Inc.  
 Part of Lot 21, Concession 9

DRAWING TITLE:  
 Site Location Map

PROJECT No:  
 2019/10

DATE:  
 November 2019

SCALE:  
 1:8500

*Wellings Planning Consultants Inc.*  
 513 Locust Street, Unit B - Burlington, Ont.  
 T 905 681 1769 www.WellingsPlanning.ca

# Schedule 1





## **BY-LAW NO. 2019-XXXX**

Being a By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Part of Lot 21 Concession 9, Town of Halton Hills, Regional Municipality of Halton (File Nos. D12SUB09.001 & D14ZBA09.006)

**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** 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 Lot 21, Concession 9, Town of Halton Hills, Regional Municipality of Halton as shown on Schedule "B" attached to and forming part of this By-law;

**From** a Development (D) Zone;

**To** a Hamlet Residential 1 (HR1) Exception Zone, Environmental Protection Two (EP2) Zone, Open Space Three (OS3) Zone

2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "A" 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 \_\_\_\_ 2019

SCHEDULE "A" to By-law 2019-XXXX

Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX 2019-XXXX	HR1	Part of Lot 31, Concession 9				<ul style="list-style-type: none"> <li>i) Minimum lot frontage – 21 metres</li> <li>ii) Minimum lot area - 1000 sq metres</li> <li>iii) Maximum number of lots – 32</li> <li>iv) Setbacks               <ul style="list-style-type: none"> <li>a. Maximum front yard setback - 10 metres</li> <li>b. 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</li> </ul> </li> <li>v) Minimum required rear yard measured from the rear property line or EP2 Zone per Schedule B - 10 metres</li> <li>vi) Maximum height – 2 Storeys and 11 metres</li> <li>vii) Decks less than 0.6 m above the grade adjacent to the deck               <ul style="list-style-type: none"> <li>a. No closer than 3 m from measured from the rear property line or EP Zone per Schedule B</li> </ul> </li> <li>viii) Main wall means any exterior wall of a building or structure</li> <li>ix) Decks 0.6 m or more above the grade adjacent to the deck               <ul style="list-style-type: none"> <li>a. Shall not be permitted above the first floor</li> <li>b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard</li> </ul> </li> <li>x) Balconies               <ul style="list-style-type: none"> <li>a. Shall not be permitted above the first floor</li> <li>b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard.</li> </ul> </li> <li>xi) Garages               <ul style="list-style-type: none"> <li>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</li> <li>b. The interior dimensions (width) of the garage fronting the street shall not</li> </ul> </li> </ul>

					<p>exceed 50% of the exterior width of the house</p> <hr/> <p>The following additional provisions apply to lands zoned HR1 (<del>XX</del>-A) (H1) described as Lot 16 on Schedule C Plan 24T-09001/H</p> <ul style="list-style-type: none"><li>i) Minimum lot frontage - 10 metres</li><li>ii) Minimum front yard setback – 25 metres</li></ul> <hr/> <p>The following additional provisions apply to lands zoned HR1 (<del>XX</del>-B) (H1) described as Lot 7 on Schedule C Plan 24T-09001/H</p> <ul style="list-style-type: none"><li>i) Minimum front yard setback – <del>XX</del> metres</li><li>ii) Maximum front yard setback - <del>XX</del> metres</li></ul> <hr/>
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**Schedule "B" to By-law 2019-XXXX**

**Town to prepare Schedule**

**(4.5 m buffer to be zoned EP2, SWW pond to be zoned OS3 and Lots 7 and 16 to be zoned site specific exceptions)**