



September 14, 2009

Legislative & Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1

Mark Kluge
Senior Planner
Planning, Development & Sustainability Dept.
Town of Halton Hills
1 Halton Hills Drive
Georgetown, ON L7G 5G2

Dear Mr. Kluge:

**RE: Confirmation of Application Requirements
D12SUB09.001 and D14ZBA09.006 - 214925 Ontario Ltd. (formerly Devins)
Part of Lot 21, Concession 9, Town of Halton Hills**

The purpose of this letter is to provide clarification and further information regarding the Regional requirements for the applications proposing residential development on the above-noted property. The Region is in receipt of the letter from the Town of Halton Hills to Matthews Planning & Management Ltd. dated June 24, 2009 which outlines why the submitted application materials were considered to be incomplete. The Region is also in receipt of the response letter from Matthews Planning & Management, dated July 23, 2009 that requests several study requirements be waived. The following provides the Regional perspective on the study requirements that were requested by Regional staff in order that the submission be considered complete.

Environmental Implementation Report & Hydrogeological Study

While the Region acknowledges that the subdivision is proposed to be fully serviced with water and sanitary sewers and that the subject property is not in an area of potentially high recharge, hydrogeological work is still required. As outlined in the notes from the pre-consultation meeting, section 3.6 of the Glen Williams Secondary Plan specifies that any residential proposal of four or more lots which is adjacent to residential areas serviced by a private water supply system shall be subject to an Environmental Implementation Report that will contain a hydrogeological study to address the protection of the existing groundwater supply in terms of both quality and quantity. As has been done with other subdivisions in similar situations, well monitoring will need to be undertaken to ensure that the proposed development does not negatively impact surrounding properties on private services.

Regional staff agrees with the statement in the July 23, 2009 letter from Matthews Planning & Management Ltd. that outlines there are no environmental features to be studied on the subject property. The Secondary Plan mapping also confirms that the subject property is outside of the Greenlands designations and as such, an Environmental Impact Study was not required.

As recommended in Appendix B of the Glen Williams Secondary Plan, the applicant should discuss the scoping of the EIR with Town, Regional and Credit Valley Conservation staff. It would make sense for this property that there would be requirements of the EIR as outlined in Appendix B of the Secondary Plan that would not need to be included. The EIR is meant to implement the Glen Williams Scoped Subwatershed Plan. The Region would expect the EIR to address any recommendations from the Subwatershed Plan and include the hydrogeological work outlined above.

The Regional Municipality of Halton

Other Requested Studies

At the pre-consultation meeting on December 11, 2008 the Region asked for other studies including an archaeological assessment, a functional servicing study and documentation as outlined by the Region's *Protocol for Reviewing Development Applications with Respect to Contaminated Sites*. It is assumed that these noted studies are underway or complete, as they were not referenced in the July 23, 2009 letter to the Town of Halton Hills.

Local Official Plan Amendment

At the pre-consultation meeting held on December 11, 2008 for this proposal, it was both the Town and Region's position that a Local Official Plan amendment was required. Further discussion on this matter has occurred between Regional and Town of Halton Hills staff and there is agreement that a Local Official Plan Amendment is not required.

However, there are servicing capacity details outlined in the Glen Williams Secondary Plan that need to be addressed, since the current residential proposal for this property contains significantly more lots than the previously draft approved plan of subdivision. Regional staff was provided a copy of the Functional Servicing Study in the context of the Local Improvement project underway in Glen Williams. The detailed review of this study will be undertaken as part of the subdivision review, once a formal circulation occurs. Regional staff, however, mention that the report should be revised to include: (i) a watermain analysis to confirm the proposed pipe sizing, expected fire flows and static pressures within both the proposed development and the adjoining existing subdivision; (ii) a revised Sanitary Design Sheet that includes flows from Meagan Drive, Oak Ridge Drive, Wildwood Road and Eighth Line; and, (iii) a discussion of the availability of capacity at the John Street Sewage Pumping Station and the Silver Creek Trunk sewer.

Irrespective of location of the proposed sanitary sewer outlet, sewage treatment capacity must be accommodated from the 172 SDE that has been identified as being available at the Georgetown Wastewater Treatment Plant for new growth in Glen Williams. Allocation of an additional 20 SDE to this property will impact the Region's ability to provide service to the remaining Glen Williams development properties, the Northwest Confederation and Bayfield lands.

Regional staff would be happy to meet with the applicant or their representatives to review requirements and assist in the scoping of the work required for this plan of subdivision. I trust that this information provides the clarification required.

Sincerely,



Shelley Partridge, MPI, MCIP, RPP
Senior Planner