

H4 HAMLET OF GLEN WILLIAMS SECONDARY PLAN

PART ONE: GOALS AND OBJECTIVES

H4.1 OVERALL GOAL OF THE SECONDARY PLAN

The ~~overall~~ goal of the Glen Williams Secondary Plan is to protect and preserve the ~~ensure the retention and enhancement of the natural and~~ cultural and heritage features resources of the Hamlet and to guide change that maintains and enhances ~~to guide change so that it contributes to and does not detract from the~~ unique character of the Hamlet. ~~compact character of the Hamlet, in an environmentally protective and cost-effective manner.~~

H4.2 OBJECTIVES

The objectives of the ~~Hamlet of~~ Glen Williams Secondary Plan are ~~as follows:~~

a) To mManage gGrowth and cChange by

~~a) To provide for a rational boundary definition that:~~

~~i) permits limited growth appropriate to the hamlet; establishing and defining character areas for the existing established core area, mature neighbourhood areas and planned new residential areas and providing policies to guide appropriate change in those areas;~~

~~ii) providing for limited new growth in designated and planned areas through development that is reflective of the Hamlet's character areas;~~

~~iii) enhancing the vitality of the commercial core and maintain the core as a focal point for the community; and,~~

~~iv) ensuring growth is appropriately implemented in a co-ordinated, cost-efficient and cost-effective manner.~~

b) To pProtect and eEnhance the Hamlet's cCultural hHeritage vValue and Character by

~~i) To conserve e preserve and enhance e build upon the unique and significant cultural heritage resources ~~-character~~ of Glen Williams;~~

~~To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;~~

~~ii) establishing Character Areas for the established Historic Core and -Mature Neighbourhoods, as well as New Planned Areas;~~

~~iii) encouraging architectural styles and well-designed housing forms that are consistent with the Hamlet's character areas; significant~~

iv) maintaining and enhancing the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

b)c) To pProtect nNatural hHeritage by

i) To preserving_e the delicate balance between hamlet development_ and the protecting_i on and enhancing the Hamlet's natural heritage system; and,

ii) protecting the Hamlet's of environmental features and functions such as landforms, vegetation, water and associated features and groundwater recharge areas.

d) To pProtect and eEnhance oOpen sSpace aAreas by

i) mMaintaining and enhancing the Hamlet's open space, park and trail system, inclusive of buffer areas;

ii) rTo rreinforce the importance of visual and physical access to open space areas, including valleylands, trails and parks, as an integral part of Glen Williams; and, hamlet design pattern;

iii) cCreating and sustaining attractive and well designed streetscapes and public realm.

e) To pPromote and pProtect cConnectivity by

i) To providing_e improved linkages to the commercial and community facilities of the Hamlet core area;

ii) supporting and enhancing streetscapes and the public realm;

iii) providing 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;

iv) supporting an active transportation network for the Hamlet; and,

v) ensuring safe and effective traffic and pedestrian movement throughout the Hamlet and minimizing impacts of traffic from new development.

f) To aAddress sSustainability and cClimate cChange by:

i) ensuring new development is sustainable and resilient to climate change by implementing the Town's Green Development Standards; and,

—implementing the Town's Climate Change Adaptation Plan.

~~ii)~~

- ~~c) — To maintain, enhance and restore the health of the natural environment;~~
- ~~d) — 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;~~
- ~~e) — To encourage architectural styles that are consistent with the hamlet character and meet a broad range of housing needs;~~
- ~~f) — To provide for growth only where it can be shown not to create any negative fiscal impacts to the Town of Halton Hills; and,~~
- ~~g) — 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.~~

~~To maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, are compatible, context sensitive, and respectful of the existing character of the neighbourhood.~~

PART TWO: FUNCTIONAL POLICIES

H4.3 General Policies Hamlet Location

The Hamlet of Glen Williams is ~~shown graphically illustrated~~ on Schedule H4-1. Schedule H4-1 identifies land use designations that apply to Glen Williams and shall be reviewed in conjunction with the following general policies.

H4.3.1 Hamlet Population Growth Management

The Glen Williams Secondary Plan provides for a land use planning framework to manage growth in the Hamlet in accordance with the Town's overall growth framework to 2031. Population and employment growth in the Hamlet shall be to be accommodated within the current Hamlet boundary.

Growth in the Hamlet shall predominantly be provided through the build out of the planned residential areas through Draft Plans of Subdivision. Limited growth may occur through infill development of vacant lands and through the provision of secondary suites. Additional opportunities for employment may be provided through redevelopment, additions and/or expansions to existing buildings.

All growth shall be provided in accordance with the policies of the Town's Official Plan that set out requirements for parkland, schools and community services and facilities.

All development shall be undertaken in accordance with the policies of this Plan that require the protection of significant cultural and natural heritage resources and the preservation of the character of the Hamlet.

Where development is planned in areas adjacent to the Hamlet boundary, consideration shall be given to ensuring compatibility with adjacent land uses through appropriate buffers and mitigation measures.

A population of 2300 is planned to be accommodated in the Hamlet.

New development shall be provided on full municipal services unless otherwise identified by this Plan and the Town's Official Plan. Secondary suites are permitted on private services as long as well and septic facilities are adequate and available to accommodate an additional dwelling unit. The year 2021 is the planning horizon for this Plan. A planned population of approximately 2,000 persons for the Hamlet has been determined based upon a limited amount of growth that: maintains Hamlet scale and character; and does not exceed the 2,600 population equivalent reserved in the Georgetown Wastewater Treatment Plant for the Hamlets of Glen Williams, Norval and Stewarttown.

H4.3.2 Protection and Restoration of Valleylands and Natural Features Natural Heritage

The natural areas within the Secondary Plan are currently identified through Provincial, Regional and local designations and policies in addition to Credit Valley Conservation Authority Regulatory Floodplain mapping.

Within the Secondary Plan, the following natural areas and features are identified:

Core Greenlands which include:

- Credit River Valley Conservation Authority Regulatory Floodplain;
- Significant habitat of endangered or threatened species;
- Fish Habitat;
- Significant Valleylands;
- Significant Wetlands;
- Significant Woodlands within or contiguous to the main valley system of the Credit River; and,
- Riparian Corridors linked to watercourses with fish habitat.

Supportive Greenlands which include:

- Woodlots;
- unevaluated wetlands;
- steep slopes; and,
- minor tributaries of the Credit River.-

The Core Greenlands designation applies to the most important natural features and areas that perform critical ecological functions. These are generally consistent with Category 1 lands as described in the Scoped Subwatershed Study (2003). The Core Greenlands designation surrounds the Credit River, the tributary to the Credit River, and Silver Creek.

Supportive Greenlands designation is generally consistent with Category 2 lands as outlined in the Scoped Subwatershed Study (2003) and contain functions and linkages that support the ecological function of the features in the Core Greenlands designation.

H4.3.2.1 Credit River

The Glen Williams Secondary Plan Area is within the middle reach of the Credit River Valley, under the jurisdiction of the Conservation Authority / Ontario Regulation 160/06. The Credit River and one of its tributaries flow through the centre of the Area, and Silver Creek flows along the western border. The northern portion of the Secondary Plan area is within the Cheltenham to Glen Williams Subwatershed, and the southern portion is within the Silver Creek Subwatershed.

H4.3.2.2 Significant Valleylands

The Hamlet of Glen Williams ~~has~~ historically developed within the valley of the Credit River. While development is normally prohibited within Significant Valleylands, existing development is recognized. Any changes to existing development within the Valleylands is subject to the Credit Valley Conservation regulations.

However, given the establishment of a community in this area it is not possible to strictly limit development given the potential economic hardships that may be encountered. Recognizing this, a balance has been sought between the protection of the valleylands and the allowance of limited development consistent with the character of the Hamlet.

Valleylands shall be protected to provide important terrestrial and aquatic habitats, supporting highly diverse and productive ecosystems, connecting landscapes by linking riverine wetlands and watercourses to adjacent woodlands and upland habitats.

Best management practices as identified by the Credit River Watershed Natural Heritage System Strategy Technical Report (2005) should be utilized to reduce nutrient or pollutant input into the valley, manage invasive species, and facilitate the linkage functions that can be used to maintain the ecological and hydrological function of Valleylands.

Applications for development that are within 120 metres of Significant Valleylands shall include an Environmental Impact Study in accordance with Section C2 of the Official Plan. Such an assessment shall address the 2015 Conservation Authority mapping of High-Functioning and Supporting Valleylands, and utilize guidelines including the MNRF Natural Heritage Reference Manual or equivalent.

H4.3.2.3 Natural Hazards

In accordance with the Official Plan, no new development or site alteration shall be permitted within hazardous lands associated with the stable top of bank of a valley or watercourse.

H4.3.2.4 Regulatory Floodplain

The Regulatory Floodplain has been delineated on Schedule H4-1 in order to identify all areas that are susceptible to flooding as determined by the Credit Valley Conservation Authority. Schedule H4-1 further designates areas of environmental importance as Greenlands. Schedule H4-2 categorizes areas identified as Greenlands on Schedule H4-1 as either Core Greenlands or Supportive Greenlands, and also identifies other environmental constraints related to policies in this Plan. Section H4.9 of this Plan defines and provides planning policies for each of these categories.

The Regulatory Floodplain is associated with the valley of the Credit River. While development is prohibited within Regulatory Floodplain, existing development is recognized. Any changes to existing development is subject to the Credit Valley Conservation regulations and approval.

H4.3.2.5 Stable Top of Bank Setbacks

In accordance with the Official Plan, new lots shall be located a minimum of 15 metres from the stable top of bank of a major valley/watercourse and a minimum of 7.5 metres from the stable top of bank of a minor valley/watercourse unless otherwise determined through an approved Subwatershed Study, Environmental Impact Study or Geotechnical Study in consultation with the Conservation Authority.

H4.3.2.6 Erosion and Sediment Control

Development and construction practices within the Hamlet shall minimize the levels of soil erosion and siltation.

H4.3.2.7 Endangered Species/Species at Risk

Development and site alteration shall not be permitted within 120 metres of the significant habitat of endangered or threatened species.

An Environmental Impact Study shall be required for all development proposed within 120 metres of the significant habitat of endangered and threatened species.

H4.3.2.8 Fish Habitat

The reach of the Credit River through Glen Williams is classified by Credit Valley Conservation as a "mixed cool/cold" water fisheries community. A 30 metre development setback shall be required from cold water tributaries designated as Core Greenlands on Schedule H4-1 of this Plan. The exact boundaries of the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.

No new development is permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. Historical development within the buffer zone is recognized. Credit Valley Conservation must be consulted to evaluate impacts and propose mitigation strategies for any application for replacement and/or expansion of existing development within the 30 metre buffer area.

Schedule H4-2 also identifies tributaries of the Credit River within the Hamlet that provide Fish Habitat and are included in the Core Greenlands designation. A 15 metre development setback shall be required from warm water tributaries designated as Core Greenlands on Schedule H4-1 of this Plan.

H4.3.2.8 Tree Preservation/Planting

In accordance with the Official Plan, the Region of Halton tree conservation by-law shall be supported, including the requirement of a permit for the removal of trees within the Core and Supportive Greenlands and woodlands 0.5 hectares or larger outside of the Core and Supportive Greenlands.

There are wooded areas within the Hamlet that are not within the Core and Supportive Greenlands, however, these areas also contribute to the character of the Hamlet. The policies of Section C9 of the By-law as amended shall apply with respect to tree preservation and planting.

H4.3.2.10 Development Applications

Applications for new development within the Core and Supportive Greenlands designation or within the Conservation Authority regulated areas must be accompanied by an Environmental Impact Study prepared to the satisfaction of the Town and the Region of Halton in consultation with Credit Valley Conservation. An Environmental Impact Study shall provide an inventory and analysis of all natural features and ecological functions including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of an Environmental Impact Study, the identification in the field of the exact boundary of all Greenlands and other natural areas shall be required.

H4.3.3 Trail Systems

Glen Williams already has a significant start on a public trail system has existing public trails, which through the area, form which form an important part of the active transportation network and provide opportunities for recreation. Trails are located provided throughout Glen Williams including the many natural and open space areas along the Credit River as identified in Schedule XH4-3.

The Halton Hills Active Transportation Master Plan (ATMP) was completed in 2020 and replaces builds on the existing 2012 Cycling Master Plan. The ATMP serves as a blueprint to guide the development of active transportation within the community, and should be used to guide the implementation of active transportation infrastructure.

The ability to circulate travel through the community on foot or bicycle via active transportation is viewed as an important element of the Hamlet character. The Plan therefore shall provide for the possibility the development of an extensive network of active transportation routes, including on-road facilities and off-road trails.

The network should intends public pathways intended to link new and existing residential areas within the community core and provides a complement to the infrastructure identified through the Halton Hills Trails and Cycling Master Plan. Transportation Master Plan.

Conceptual alignments for ~~potential proposed infrastructure are shown on Schedule H4-3. For those potential proposed facilities trails and trails identified in accordance with the Halton Hills Trails and Cycling Active Transportation Master Plan, reference should be made to that document for details.~~

~~Where trail development or open space linkages are proposed adjacent to, or within, areas designated Core Greenlands, the EIS requirements of Section H4.9.2.5 (b) of this Plan shall apply. A minimum 10 metre top of bank setback from proposed development shall be required to accommodate future trail alignments. To accommodate future trail alignments within these areas a minimum 10 metre top of bank setback is required. Where feasible, trail connections through buffer areas should be considered subject to Town and Conservation Authority approval.~~

~~The actual need and implementation implementation implementation implementation of any trail facilities or trails system will shall be assessed through the development approval process and associated public consultations, and the trails shall be developed to municipal standards.~~

~~H4.3.4 Protection of Fish Habitat~~

~~The reach of the Credit River through Glen Williams is classified by Credit Valley Conservation as a "mixed cool/cold" water fisheries community. This classification requires a 30 metre development setback from the bank of the watercourse. The exact boundaries of the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.~~

~~No new developments are permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. However, there is extensive historical development within the buffer zone and a prohibition on improvements, replacements or minor additions to buildings is not feasible or desirable. Therefore it is a policy of this Plan that Credit Valley Conservation must be consulted to evaluate impacts and propose mitigation strategies as part of any application for replacement and/or expansion within this area.~~

~~Schedule H4-2 also identifies tributaries of the Credit River within the Hamlet that provide fish habitat and are included in the Core Greenlands designation. A 15 metre development setback shall be required from warm water tributaries designated as Core Greenlands on Schedule H4-1 of this Plan. A 30 metre development setback shall be required from cold water tributaries designated as Core Greenlands on Schedule H4-1 of this Plan.~~

~~H4.3.5 Servicing and Infrastructure Water and Wastewater Services~~

~~The use of existing infrastructure and public service facilities shall be optimized wherever feasible before consideration is given to any new infrastructure.~~

~~Infrastructure investment shall be cost effective to facilitate new growth.~~

~~H4.3.4.1 Water Servicing~~

A piped Regional water system currently services the majority of the Hamlet of Glen Williams. Glen Williams' water is supplied entirely from groundwater from using three municipal well fields: Lindsay Court, Princess Ann, and Cedarvale. All municipal roads are currently serviced

with municipal water and there is an existing watermain install on all streets with existing development. There are many lots that are still serviced by private water wells that ~~can have the opportunity to connect to municipal water when feasible.~~

~~No expansions of the water service are permitted without the approval of the Region.~~ All new development shall be serviced by piped Regional water.

Prior to any future development, applicable capacity is to be confirmed to the satisfaction of the Town and the Region.

All future works are to be completed in accordance with Town, Region and Conservation Authority requirements including the Scoped Subwatershed Study for Glen Williams (2003).

H4.3.4.2 Wastewater Servicing

Existing sanitary sewers within the Hamlet are located on Confederation Street from the south limit of Glen Williams to Main Street, Main Street from Mountainview Road North to Prince Street and the full extent of Barracough Boulevard, Holdroyd Court, Ainley Trail and Gamble Street.

~~The Georgetown Waste Treatment Plant (WWTP) has reserve capacity for 2,600 people which is for existing and future population and includes both the Hamlet of Glen Williams, and the Hamlet of Norval.~~

The primary method of wastewater servicing for new development within the Hamlet shall be piped Regional wastewater services, with connection to the Georgetown Wastewater Treatment Plant.

Unless otherwise provided for in this Plan, all new development shall only proceed on the basis of connection to the Regional sanitary sewage system.

H4.3.4.3 Stormwater Servicing

The Hamlet currently addresses stormwater management through a variety of approaches. The historic core near the Glen Williams Public School, the community residences south of Wildwood Road to Mullen Place on the west side of Mountainview Road, the homes along Confederation Street and Oak Ridge Drive north of Wildwood Road are not currently serviced for flow control or water quality treatment. Drainage from these areas flows along surface channels and ditches, and some storm sewers, with any major and minor flow systems conveying runoff directly to the Credit River and its tributaries.

The Meadows in the Glen subdivision (also referred to as the Intercorp Meadows in the Glen subdivision), south of Prince Street, and the estates along Bishop Court (Charleston Homes Bishop's Court Phase 1) are serviced for flow control, water quality and erosion control by a traditional 'end of pipe' wet pond based stormwater management facilities with controlled, treated discharge to the local tributaries of the Credit River.

New development shall adequately address stormwater management to prevent degradations of natural streams and existing habitats.

Water quantity, quality, water balance, and erosion concerns shall be addressed through Stormwater Management Plans provided with development applications and shall address considerations for Low Impact Development principles and criteria established by the Town, Region and Conservation Authority.

Opportunities to provide SWM controls to currently uncontrolled areas, especially public roads, should also be evaluated as part of future studies.

Any submission of a plan of subdivision must be accompanied by an Environmental Implementation Report including a Stormwater Management Report that shall address to the satisfaction of the Town of Halton Hills and Credit Valley Conservation how the quality and quantity of runoff will be managed.

Applications for new development should consider connections between the trail network and proposed stormwater management ponds where feasible.

H4.3.4.4 Expansion of Existing Services

Prior to the approval of any new development on piped water and wastewater services, the Region of Halton and the Town of Halton Hills shall require the submission of a Master Servicing Plan and Financial Implementation Strategy that outlines in detail the approach to the provision of these services and the manner by which they will be funded. Specifically, the Master Servicing Plan ~~will~~ shall include design and cost estimates for:

- a) water supply and distribution; and,
- b) wastewater treatment and disposal.

The Region of Halton and the Town of Halton Hills shall require developers to enter into cost-sharing agreements for wastewater servicing, as conditions of processing and/or approval of development proposals.

~~The lands described as being Part of Lots 19 and 20, Concession 10, Town of Halton Hills (Esqueasing) known as the “Georgetown Investments Subdivision” and the “Desol lands”, as well as the lands described as being Part of the West Half of Lot 20, Concession 9, Town of Halton Hills (Esqueasing) known as the “Devins property” are exempt from the Master Servicing Plan, Financial Implementation Strategy and cost-sharing agreement requirements of this Plan.~~

Extension of the Regional wastewater servicing system to existing development areas within the Hamlet may be approved by the Region of Halton when it is determined to be feasible and prudent due to public health or environmental concerns.

Existing lots of record and individual lots that are created by consent (land severance) ~~as infilling~~ within existing developed areas may be developed on private, individual wastewater systems. The minimum lot size for new development on private, individual wastewater treatment services shall be in accordance with regulations and requirements for private servicing systems and supported by 1,900 square metres or larger, as may be determined by a hydrogeological study satisfactory to the Town and Region of Halton.

~~New De~~velopment in areas designated in this Plan as *Hamlet Estate Residential Area* may proceed on private individual wastewater treatment systems where it has been determined that the provision of piped Regional wastewater services is not required. Additional treatment for nitrogen, phosphorous and bacteria consistent with the recommendations of the Scoped Subwatershed Plan for Glen Williams and Regional Rural Servicing Guidelines shall be required.

H4.3.4.5 Utilities

Infrastructure, utilities, and necessary public works shall be permitted in all land use designations.

Above-ground utilities should be planned to minimize visual and physical impacts and locating utilities underground should be encouraged where feasible.

H4.3.65 Groundwater Protection and Management

Glen Williams' water is supplied entirely from groundwater using three municipal well fields: Lindsay Court, Princess Ann, and Cedarvale.

Maintaining water balance and flow paths is essential to maintaining overall watershed health and patterns of annual runoff, evapotranspiration and infiltration.

The Conservation Authority has established the water balance criteria to protect groundwater, baseflow and other natural features, such as woodlands and wetlands. The incorporation of monitoring infrastructure may be required to address pre and post conditions related to infiltration, runoff, and evapotranspiration with development applications.

It is an objective of this ~~Plan~~ to encourage the protection of groundwater resources.

Schedule H4-2 identifies areas of higher potential groundwater recharge within the Hamlet. As part of a development application, the following policies shall apply:

Any development proposal within ~~these the~~ areas shown on Schedule H4-2 as an area of higher potential groundwater recharge shall be subject to an Environmental Implementation Report, as specified in the Scoped Subwatershed Plan for Glen Williams that ~~will~~ shall assess the hydrogeological function of the area, and determine how to maintain the quality and quantity of groundwater.

Any development proposal within the areas shown on Schedule H4-2 that are areas of higher potential groundwater recharge, shall undertake an area specific water balance analyses to identify pre-development recharge rates and distribution. The analysis shall ensure the maintenance of pre-development recharge rates and appropriate distribution.

In areas where development may impact a sensitive ecological feature, a site-specific water balance may also be required.

~~Prior to any development on partial services (municipal water and private septic) an Environmental Implementation Report will be required to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation to ensure that groundwater resources will~~

not be impacted in terms of either water quantity or quality, or impacts on other environmental resources as defined by Credit Valley Conservation.

Any residential development proposal containing four or more lots including the retained lot and 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 quantity and quality.

Applications that have the effect of creating less than four lots may be subject to a hydrogeological study depending on local conditions and the discretion of the Region of Halton, the Town of Halton Hills and/or Credit Valley Conservation.

A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix X7 to this Plan.

~~H4.3.7 Stormwater Management~~

~~Any submission of a plan of subdivision must be accompanied by an Environmental Implementation Report including a stormwater management study that will address to the satisfaction of the Town of Halton Hills and Credit Valley Conservation how the quality and quantity of runoff will be managed.~~

~~A stormwater management report will also be required for a lot severance, if determined to be necessary by the Town of Halton Hills or Credit Valley Conservation.~~

~~H 4.3.6 Hamlet Boundaries and Buffers~~

~~The boundaries of the Hamlet shown on Schedule H4-1 have been determined based upon a limited amount of growth that: maintains Hamlet scale and character; corresponds to available wastewater servicing capacity and identifiable features such as roads, property boundaries, physical features and other logical boundaries.~~

~~In some areas of the Hamlet, a buffer has been provided between the existing boundary and new developed areas.~~

~~This buffer area has been provided through private open space and public open space inclusive of parts of the trail system.~~

~~Planned areas still to be developed shall consider adjacent boundaries to determine appropriate buffer areas, setbacks and uses. Opportunities for parks and trails should be assessed within the boundary areas for future development in accordance with the Active Transportation Master Plan.~~

~~H4.3.8 Hamlet Boundaries and Buffers~~

~~The boundaries of the Hamlet shown on Schedule H4-1 have been determined based upon a limited amount of growth that: maintains Hamlet scale and character; corresponds to available wastewater servicing capacity and identifiable features such as roads, property boundaries, physical features and other logical boundaries.~~

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.

Mechanisms other than a lot line setback of establishing appropriate hamlet buffers, that meet the intent of the policy, will be considered by the Town, through the development application review process.

~~H4.3.9~~ ~~Noxious Uses~~

~~No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted.~~

~~H4.3.10~~ ~~Z~~ Archaeological Resources

Development that impacts ~~on any~~ areas identified for ~~as having archaeological~~ potential ~~archaeological significance will shall~~ require ~~an Archaeological Impact assessment Stage 2 Field Assessment, as outlined in the Provincial Archaeological Assessment Technical Guidelines 1993, in Aassessment in accordance with the Official Plan~~ to determine the presence of archaeological resources and, if required, provide recommendations for mitigation and conservation.

Archaeological Impact Assessments and the conservation or excavation of significant archaeological resources is required in accordance with Provincial Policy and the Halton Region Archaeological Master Plan.

Development and site alteration may be permitted on lands containing archaeological resources or areas of archaeological potential, if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintains the heritage integrity of the site ~~will~~may be permitted.

The Town shall encourage ~~E~~engagement with Indigenous communities and consider their interests when identifying, protecting and managing significant cultural heritage and archaeological resources.

~~Development and site alteration may be permitted after the significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.~~

~~H4.3.811~~ ~~Hamlet Hamlet Design and Heritage Protection~~

Design is an integral part of planning and development, enabling the creation of vibrant, and livable places; it is a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and public realm, and the

relationship between those elements in relationship to one another, should be organized and designed in an attractive, functional and efficient manner.

Hamlet design applies to various scales of development in the Hamlet of Glen Williams, including the site, the block, the neighbourhood scale and the Hamlet as a whole. It is expected that each scale of development will relate to the Hamlet Design objectives of this Plan and implementing Hamlet Design policies and guidelines as detailed in Appendix A - Hamlet Design and Heritage Guidelines.

H4.3.8.1 Hamlet Design Objectives:

- a) To identify and enhance key design priority areas within the Hamlet including gateways and priority lots.
- b) To promote a high standard of design that results in attractive, human-scale development.
- c) To respect site context and enhance sense of place that results in compatible development that fosters the existing sense of identity within Glen Williams.
- d) To promote connectivity and interaction that provides universal access for all citizens and emphasizes pedestrian accessibility, safety and comfort across the Hamlet.
- e) To promote creativity and innovation in the design of streetscapes, buildings, amenity spaces and public realm elements.
- f) To promote sustainable design that results in more efficient use of resources and energy, reduces heat island effects and reduces the reliance on the automobile.

H4.3.8.2 The following hamlet design policies are intended to support the hamlet design objectives and define the primary design elements and expectations that shall apply to all areas in the Hamlet:

Intensification and Infill: Development through intensification and infill shall address the integration, compatibility, built-form (including massing), and relationship of new development to existing buildings and to the surrounding neighbourhood character and context, based on the principles of good design practice.

Gateways: Gateways are illustrated on Schedule XX and are special locations or entry points that establish a formal entrance from one area to another. Within designated gateway areas sites and buildings should be designed with coordinated features and elements to establish a sense of place or identity, and a distinctive or recognizable character, and a sense of arrival.

Sustainability: Sustainable design practices in the public and private realm shall be promoted through a variety of strategies, including but not limited to:

- the adaptive re-use of existing buildings;
- sustainable design features that address matters of exterior building design; and the incorporation and integration of trees, shrubs, hedges planting or other ground cover;
- provision of bicycle parking in the public and private realm;

- elements that promote energy reduction or conservation including building and street orientation for passive solar gains;
- elements that promote improved water and air quality conditions;
- selection of drought tolerant, salt tolerant and native vegetation species; and,
- integration of alternative transportation choices.
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Accessibility and Universal Design: Development shall be designed to be barrier free and universally accessible by all citizens.

Public Realm: Priority Public Spaces identified on Schedule XX are spaces that are integral to the character of the Hamlet. Through the review of development applications, opportunities shall be identified for new public and privately owned parks, plazas, open spaces or gathering spaces to enhance public interaction, contribute to the creation of new spaces for trees and plantings, and serve as focal points within the cCommunity as appropriate.

Landscape Design: Sites shall be designed with a balanced distribution of hard and soft landscaping where feasible that contributes toward a coordinated and enhanced site design, streetscape character, sense of place, and an aesthetically pleasing comfortable pedestrian environment. Specific treatment may also be required to address a range of considerations such as screening objectives, landscape buffers to promote land use compatibility, the provision of large canopy trees to provide respite from the sun, streetscape character and opportunity for integrated amenity spaces and sustainable design.

Complete streets: Development within the Glen shall include a system of complete streets, linked open spaces, multi-use pathways and bikeways integrated with the Hamlet's parklands, natural heritage areas and other public gathering areas.

Built Form and Massing: Buildings shall be located with consideration of the existing streetscape character and setbacks. On corner lots ~~locate~~ buildings should be located to frame the intersection. The design and massing of buildings shall relate to the surrounding context, ~~as well as, to the street proportions, and to~~ human scale dimensions.

Open Space: Open space associated with natural features should be protected and maintained. Development should reinforce identified gateways and focal points and should strengthen linkages to existing and future parks, trails and open space, -cycling networks, as well as other community infrastructure.

Lighting: All site lighting, where~~n~~ required, shall be designed to create safe outdoor environments and to minimize glare and impact to night sky, public view and surrounding properties.

Signage: Site signage shall be designed to complement and enhance building and site design features. Building signage shall be of a scale proportional with building size and not overwhelm ~~overpower~~ building façades or obstruct architectural features.

Cultural Heritage: Building and site design shall ~~should~~ sympathetically conserve, respect and build upon cultural heritage resources of the Hamlet as a whole and the Historic Core in particular. Sensitive designs shall be provided for new development in close proximity to significant ~~prominent~~ heritage resources and the Historic Core. Adaptive reuse of historically significant cultural ~~built~~ resources in accordance with Section H4.3.12 of this Plan shall be encouraged. Detailed policies related to cultural heritage resources are found in Section H4.3.12 of the Plan.

H4.3.8.3 Design Briefs and Guidelines:

In addition to the studies listed in Policy G12.3 of the Town of Halton Hills Official Plan, Town staff may request the preparation of a design brief or design guidelines as a requirement of a complete application. Design Briefs shall be prepared in accordance with Appendix A: Hamlet Design and Heritage Guidelines and Section F2.3.1 of this Plan.

Design Briefs prepared in support of a Draft Plan of Subdivision shall describe how the proposed plan has considered and implemented the design policies contained within Section F3 of this Plan.

H4.3.9 Cultural Heritage Resources

The cultural heritage ~~value character~~ of Glen Williams is rooted in its early ~~19th-century~~ settlement history. The availability of natural resources, such as the Credit River, provided waterpower to the community and the ability to create an industrial base. The built and natural features of the landscape have evolved over time and continues to reflect its rich history. While some ~~nineteenth-century built features of the built features of the 19th century~~ have been removed, they have left impressions on the landscape and have resulted in a unique sense of place.

H4.3.9.1 The cultural heritage attributes of The Glen that contribute ~~which contributes~~ to its cultural heritage ~~value character~~ includes the following:

- Topography and natural features (including the Credit River);
- Bridges, fording, and river crossings;
- Public spaces, parks and streetscapes (i.e. the public realm);
- Historic industrial and mill complexes and their component parts (i.e. mill races, mill ponds)
- Settlement patterns, including, (but not limited to)-circulation, streets, and trails, lot configuration
- Significant views and ~~vistas~~vantage points; and
- Significant cultural heritage ~~Heritage~~ resources included on the Town of Halton Hills Heritage Register.

H4.3.9.2 Objectives

- a) Continue to identify and conserve significant cultural heritage resources within the Hamlet Town of Glen Williams;
- b) Recognize and promote the Historic Core of Glen Williams as a Character Area; and,
- c) Promote, interpret and commemorate the history of The Glen provide which provides opportunities for tourism and enhance ment-of the community's identity.

H4.3.9.3 Historic Core

Policies:

The Town of Halton Hills shall:

- a) Establish guidelines for hamlet design within the identified Historic Core Character Area which:
 - i) Conserves and enhances the identified cultural heritage value heritage character of the Historic Core and pProvides guidelines for compatible new development;
 - ii) Balances the conservation of significant cultural heritage resources as part of appropriate intensification and infill;
- b) Continue to identify and conserve cultural heritage resources and cultural heritage landscapes within the Hamlet of Glen Williams under the Ontario Heritage Act;
- c) Discourage the demolition of significant protected-cultural heritage resources;
- d) Require the submission of a Heritage Impact Assessment, in accordance with the Town of Halton Hills Heritage Impact Assessment Terms of Reference, -for applications submitted under the Planning Act for properties that which are
 - i) located on or adjacent to properties that are listed on the Town's Heritage Register or designated under the Ontario Heritage Act; and/or,
located on or adjacent to protected heritage properties, or
located on properties which are listed under the Ontario Heritage Act, or
 - i) located within the Historic Core area. Heritage Impact Assessments shall be submitted in accordance with the Town of Halton Hills Heritage Impact Assessment Terms of Reference;
 - ii) located within the Historic Core area, at the discretion of Town Staff.
- e) Require that the initiation of any Municipal public works initiatives, including infrastructure or streetscape improvements be informed by a Heritage Impact Assessment at the discretion of Town Staff, which provides. A Heritage Impact Assessment shall provide mitigation recommendations to ensure that the heritage character of The Glen is conserved and enhanced;:-

- f) Maintain the Hamlet character of Glen Williams and promote streetscape improvements, including street art, street furniture, and historic plaques and interpretive panels.
- g) Recognize and retain the natural features, topography and vegetation which contribute to the character and scenic beauty of The Glen;
- h) Develop parking areas which are sensitive to and compatible with the cultural heritage character of the area within the historic core, and provide opportunities for compatible outdoor features, such as patios, porches, and open space to accommodate and improve commercial functions;
- i) Encourage the conservation of identified significant cultural heritage resources as per best practices outlined in the 2010 Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, as amended from time to time; and
- j) Maintain safe opportunities for pedestrians, vehicles and bicycles to enable access to crossings over the river within the Historic Core which provide scenic views up and down the river corridor from historically established vantage points.

Additional guidelines related to heritage protection can be found in Appendix A - Hamlet Design and Heritage Guidelines.

The character of the Hamlet of Glen Williams is largely defined by the heritage buildings, which shape the built form of Glen Williams. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives.

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 X6 to this document and are designed to help the Town and the community guide new development.

The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines. It is a policy of this Plan that the cost of implementation of on and off-site improvements consistent with the Hamlet Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.

H4.3.10.1 Traffic Transportation

Travel within the Glen is predominantly auto-oriented, given its Hamlet character and limited public transportation options. ~~Overtime, the majority of trips will continue to be by private automobile, however,~~ Overtime, there is significant opportunity to encourage active transportation modes such as walking and cycling within the Glen by improving existing infrastructure.

H4.3.10.1 Road Network

Schedule H4-3 identifies the transportation facilities within the Hamlet and including the road classifications.

H4.3.10.2 Active Transportation

Active transportation shall be encouraged by improving pedestrian connections including movements into and out of the Hamlet and the expansion and enhancement of the trail systems, and by implementing Active Transportation infrastructure facilitating the addition of bicycle lanes as identified in the Town's Active Transportation Master Plan.~~Cycling Master Plan.~~

New developments shall have consideration of the road network including the integration of trails, cycling routes and safe pedestrian connections in accordance with the Official Plan and the Active Transportation Master Plan.

~~A Transportation Assessment completed as part of the development of this Secondary Plan concluded that the level of growth provided for in this Plan is not expected to create demand for new road improvements. However, a traffic study will be required for all new developments and may conclude that there is a need for certain road improvements.~~

~~The Background Planning Study noted however, that the level of traffic, generated from outside of Glen Williams, that utilizes roads passing through Glen Williams, is likely to increase over time. Unmitigated, this traffic is likely to have a significant impact on the community character. It is a policy of this Plan that the Town continue to monitor traffic and its impact on the Hamlet of Glen Williams, and determine appropriate measures to address this impact. Transportation matters with respect to the Glen Williams area will continue to be reviewed through various studies, such as the Region of Halton Transportation Master Plan Study and the Halton Hills Transportation Study Update. In addition, the five-year review of the new Halton Hills Official Plan and Glen Williams Secondary Plan, shall include a review of transportation issues related to Glen Williams and the surrounding area.~~

~~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.~~

H4.3.113 CHARACTER AREAS CHANGE IN MATURE NEIGHBOURHOODS

The character areas of Glen Williams have been defined as the Historic Core, Mature Neighbourhoods and New Planned Areas.

Glen Williams has historically developed around its historic core, and the ~~the~~ Credit River. The mature neighbourhoods area were developed primarily in the later twentieth ~~20th~~ century and the first half of the ~~19th~~ ~~nineteenth~~ century. The newer estate residential area is distinctive in relation to lotting, street patterns, and built form.

Change and development in each of the Glen's character areas is to be guided by a set of general policies with more detailed design policies and guidelines provided in Appendix A – Hamlet Design and Heritage Guidelines.

In the older, established areas, (i.e. the ~~h~~Historic Core and the ~~M~~mature ~~N~~neighbourhoods), the intent of the policies ~~is are~~ to ensure that the existing character of the area is identified, conserved and maintained or enhanced. Within the newer, planned residential areas, the policies

are to ensure new development is comprehensively and appropriately implemented at a suitable scale and density.

The Historic Core and the New Planned Areas are identified on Schedule H4-1 as an overlay. The Mature Neighbourhoods are identified in the Zoning By-law.

H4.3.11.1 Historic Core

The Historic Core of Glen Williams represents the central area around which the Hamlet was settled, and evolved over time. This area is characterized by a mix of residential and commercial buildings and contains several a number of properties that are listed and designated on the Town's Heritage Register and designated under Part IV of the Ontario Heritage Act.

The Historic Core shall continue to be the focus of commercial uses and activities. Replacement development and alterations to existing residential and commercial properties shall ensure the character of the Hamlet is maintained. This includes the conservation of significant cultural heritage resources and their identified heritage attributes, while also at the same time supporting and improving upon the commercial viability of the existing businesses and tourism-based activities.

In order to maintain the character of the Historic Core, aAll development shall recognize and be sensitive to and compatible with existing built form and context in order to conserve the heritage character of the area.

Development shall be sensitive to, and compatible with:

- a) the height, massing, and scale of the buildings in the Core;
- b) the architectural character and heritage attributes of significant cultural heritage resources within the Historic Core --(including, but not limited to, buildings, bridges, monuments, and built landscape features);
- c) the consistent setbacks of buildings from the street;
- d) the streetscape and landscape features, including the built fabric of the street and sidewalk that contribute the heritage character of the area while ensuring adequate sidewalks for safe pedestrian and vehicular movement;
- e) the prevailing side and rear yard setbacks;
- f) the patterns of landscaped open space ;

H4.3.11.2 Mature Neighbourhoods

Mature Neighbourhood Areas are those areas of Glen Williams characterized by older established residential development, either on smaller lots in the historic core, or on larger lots but with a distinct character in other older areas of the hHamlet. These areas are delineated in the Zoning By-law.

New housing, replacement housing, additions, and alterations, and new or enlarged accessory buildings within Mature Neighbourhood Areas shall be permitted provided they are compatible, ~~with, and, context-sensitive to, and respectful of~~ the existing character of the neighbourhood.

The implementing Zoning By-law shall further detail appropriate standards for new housing, replacement housing, additions, and alterations to housing within Mature Neighbourhood Areas, including lot coverage, building height, and side yard setbacks amongst other standards.

Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, in Mature Neighbourhood Areas shall consider, where applicable:

- a) compatibility with existing building orientation and building setbacks;
- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.

H4.3.11.3 New Planned Areas

Newly developed areas of Glen Williams have traditionally been implemented through Draft Plans of Subdivision which focus on new lots and road configurations to accommodate new residential development. While these areas do not have an inherent character they may have existing natural and cultural heritage features and should be planned and developed to reflect the overall natural and heritage character of the Glen.

Development within new planned residential areas shall be undertaken in accordance with the following design principles with detailed design guidance provided in Appendix XA.

Development of New Planned Areas should respect and reinforce:

- a) the existing and surrounding natural topography and natural features of the area and incorporate appropriate setbacks and buffers to ensure compatibility with the surrounding area;
- b) Lot sizes and configurations in accordance with the Hamlet Residential lot size requirements to ensure protection of existing mature vegetation and trees where possible;
- c) A scale, height and massing of residential dwellings, as well as a character and style of architecture, that shall be compatible with, and sensitive to, the existing surrounding built form context;
- d) A street network that improves connectivity and permeability and provides safe and adequate access throughout the area, including all residential lots, parks, trails and open spaces; and;

e) A streetscape that incorporates a design and features reflective of the surrounding Hamlet character.

H4.3.12 PARKS AND OPEN SPACE

Glen Williams has a variety of natural amenities, including multiple open space and park areas adjacent to the Credit River. These areas are identified on Schedule H4-1.

The Hamlet includes a hierarchy of open spaces – centralized around natural heritage features including:

- Community Parks
- Neighbourhood Parks
- Parkette
- Open Space
- Cemeteries

These areas shall be maintained and where possible enhanced through the expansion of the open space and trail network within the Hamlet.

The Town shall explore opportunities to acquire additional public open space including trails and public parkland through the review of development applications in order to strengthen the trail and open space network within the Hamlet. The size and location of public open space provided through new subdivision developments should be assessed based on the location and context, including density, for the area such as opportunities for linear parks, trails, open spaces and public realm enhancements.

New open spaces should be designed in accordance with the Hamlet Design and Heritage Guidelines and the policies contained within Appendix A of this Plan. New public spaces shall be designed to be fully accessible where feasible. Sustainable elements should be incorporated into the design of any public park spaces.

Visual and physical access to open space areas, trails and parks should be implemented where feasible.

H4.3.13 SUSTAINABILITY AND CLIMATE CHANGE

The Town of Halton Hills is committed to sustainable growth and development. The Town of Halton Hills sets a goal to be a Net Zero municipality by 2030.

In accordance with Section C19 of the Official Plan, to facilitate sustainable development practices, all development applications shall promote energy conservation, water conservation and quality, the natural environment, air quality, waste management, communication and transportation and community design.

The Halton Hills Green Building Development Standards should be adhered to in all new development as well as expansions to existing buildings.

Policies and guidelines endorsed by Council should be adhered to in all new development as well as expansions to existing buildings.

PART THREE: LAND USE POLICIES

H4.4 HAMLET COMMUNITY CORE AREA

H4.4.1 Purpose

The *Hamlet Community Core Area* designation identifies the central portion of the Hamlet where the greatest concentration of commercial activities and heritage features are located. It is an objective of the *Hamlet Community Core Area* designation to define and strengthen the character of the *Hamlet Area* through the protection of its architectural style and natural heritage while at the same time improving the commercial viability and viability as a community centre.

Part of this area is also identified as being located within the Historic Core Character Area and subject to the policies in Section H.4.3.12.

This designation serves to allow for the concentration of the primary commercial and community functions within the ~~H~~historic ~~C~~ore area ~~to maintain towards it as a the creation of a~~ vibrant centre of activity. Residential uses are also ~~permitted encouraged~~ that are consistent with the policies of this ~~P~~lan and the ~~Urban Hamlet Hamlet~~ Design and Heritage ~~Guidelines~~ ~~Protection Guidelines~~ contained in Appendix ~~A~~X6.

H4.4.2 Permitted Uses

Uses permitted within the *Hamlet Community Core Area* designation may include:

- a) retail and service commercial uses;
- b) business and professional offices;
- c) Professional medical or dental offices which do not include medical or dental laboratories or clinics;
- d) tourism and cultural uses;
- e) community uses;
- f) restaurants, not including drive throughs;
- g) residential uses including single-detached residential uses;
- h) bed and breakfast establishments in accordance with Section D1.3.1.5 of the Official Plan; and,

i) home occupations and cottage industries within single-detached dwelling units, subject to the policies of the Halton Hills Official Plan.

a)j) Limited office and ancillary residential uses may also be permitted on the ground floor of mixed-use buildings.

tourism and cultural uses, retail services, residential uses and office space. Non-residential uses can occupy up to 500 square metres of ground floor space. The permitted uses shall be limited to:

a) ~~bakery;~~

b) ~~bank;~~

c) ~~bed and breakfast establishment;~~

d) ~~business or professional office;~~

e) ~~community centre;~~

f) ~~home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation use shall not include any adult entertainment uses;~~

g) ~~ice cream parlour;~~

h) ~~museum;~~

i) ~~open space uses;~~

j) ~~public parking area;~~

k) ~~recreational use;~~

l) ~~restaurant, but not a drive through restaurant;~~

m) ~~retail and service commercial uses; and,~~

n) ~~single detached dwelling.~~

Adult entertainment uses shall be prohibited in the *Hamlet Community Core Area* designation.

The size and location of permitted uses within the *Hamlet Community Core Area* shall be determined through the development process and regulated by the implementing zoning by-law.

H4.4.3 Land Use Policies

Development within the *Hamlet Community Core Area* designation shall be consistent with the following land use policies:

a) To achieve compatibility between different land uses, development shall be designed to provide ~~where~~ appropriate transition through landscape buffering, appropriate separation

~~and other forms of mitigation as required. Where commercial and residential uses abut, site plan control to achieve adequate buffering in the form of landscaping, or architectural screening shall be required. Where commercial and residential uses abut, site plan control to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;~~

- a) Adequate off-street parking ~~may~~ will be required. Parking facilities ~~will~~ should be oriented to the side or rear of all commercial buildings wherever possible;
- b) Building heights ~~will~~ should generally not exceed two storeys unless required to meet the objectives of the ~~Urban Hamlet Design and Heritage Guidelines~~ Hamlet Urban Design and Heritage Protection Guidelines contained in Appendix ~~XA6~~;
- c) Commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;
- d) No outdoor storage uses, ~~except those that legally existed on or before the date of the Secondary Plan's approval, shall be that were not existing on the day this plan was adopted, are~~ permitted anywhere within the *Hamlet Community Core Area* designation;
- e) ~~The development of office space shall be encouraged to develop on second storeys above retail uses. No outdoor storage uses, that were not existing on the day this plan was adopted, are permitted anywhere within the Hamlet Community Core Area designation;~~
- f) All development ~~will~~ shall be consistent with the Hamlet Urban Design and Heritage ~~Protection~~ Guidelines contained in Appendix ~~AX6~~; and,
- g) The majority of the *Hamlet Community Core Area* is situated within the Regulatory Floodplain of the Credit River, and development is subject to the policies contained in Section H4.9 of this Plan.
- ~~h) Parts of the Hamlet Community Core Area are also identified within the Historic Core Character Area Overlay and the policies of Section H4.3.10.1 shall apply to new development.~~
- ~~i) Adequate access, drop-off areas and off street parking for community uses shall be provided on site to ensure compatibility with surrounding uses. The parking standard to be applied shall be based on the standards contained in the Zoning By-law, as amended.~~
- ~~j) Within the Hamlet Community Core Area, there may be underutilized lands on which intensification may be appropriate and may be considered subject to the policies in Section D5.4 of the Official Plan and shall consider the other policies of this plan.~~
- ~~h)k) The ground floor of buildings in the Hamlet Community Core Area shall be primarily occupied by non-residential uses up to 500 square metres of ground floor area.~~

H4.5 HAMLET RESIDENTIAL AREA

H4.5.1 Purpose

The Hamlet Residential Area designation recognizes existing ~~mature neighbourhood areas, newly developed residential areas and planned residential areas, and lands that, subject to the fulfillment of the policies of this Plan, may be suitable for new residential development.~~ The objective of the Hamlet Residential Area designation is to allow for gradual and limited growth over time in a manner that is consistent with the character of the Hamlet using innovative subdivision design and architectural ~~requirements~~ techniques.

~~All applications for new development require a variety of lot sizes, setbacks and architectural styles, within the parameters of this Plan, shall be designed in accordance with the Hamlet Hamlet Urban Design and Heritage Protection Guidelines contained in Appendix XA6 and the implementing Zoning By-law.~~

H4.5.2 Permitted Uses

The uses permitted within the *Hamlet Residential Area* designation ~~shall be limited to:~~ may include:

- a) single detached residential uses;
- b) secondary suites;
- c) bed and breakfast establishments in accordance with Section D1.3.1.5 of the Official Plan (consistent with the policies in the Town of Halton Hills Official Plan); and,
- d) home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation shall not include any adult entertainment uses.

~~Adult entertainment uses shall be prohibited in the Hamlet Residential Area designation.~~

H4.5.3 Land Use Policies

Development within the *Hamlet Residential Area* designation shall be consistent with the following land use policies:

- ~~a) All new development shall be serviced with piped Regional water and wastewater services in accordance with the policies of Section H4.3.5 of this plan;~~
- ~~b) Lot creation shall occur by way of plan of subdivision for any development proposal if more than four lots, including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots;~~
- ~~c) Prior to draft plan approval, plans of subdivision must be supported by the following studies, conducted by qualified consultants, which may be scoped as determined to be appropriate by the Town or Region, in consultation with Credit Valley Conservation:~~

- i) ~~— A Transportation Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;~~
- ii) ~~— A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community.~~

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 H4-1;~~
- 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;~~
- iii) ~~— A Functional Servicing Plan that will address the approach to supplying water and sanitary services to the proposed development consistent with the Master Servicing Plan as required in Section H4.3.5 of this Plan; and~~
- iv) ~~— An Environmental Implementation Report that implements the Glen Williams Scoped Subwatershed Plan at the tributary level for the subject property, and includes, but is not limited to, a Stormwater Management Plan;~~

d)a) The minimum lot size for residential development on Regional water and wastewater services ~~will~~ shall be 0.10 hectares (0.25 acres);

- i) Plans of subdivision that are developed on Regional water and wastewater services shall be required to provide for a range of lot sizes, consistent with the existing hamlet character, generally ranging in size from 0.10 hectares (0.25 acres) to 0.4 hectares (1.0 acre). The pattern of lot sizes ~~will~~ should generally provide a transition from smaller to larger lots with distance from the core of the Hamlet; and,
- ii) The maximum permitted density of any ~~p~~plan of ~~subdivision~~ Subdivision developed on Regional water and wastewater services shall be 5 units per net residential hectare (2 units/net acre), and must not exceed the available wastewater servicing reserve of 2,600 population equivalent at the

Georgetown Wastewater Treatment Plan, subject to the policies of Section H4.3.5 of this Plan;

- ~~e) 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; and,~~
- b) Applications for new development within the New Planned Areas identified shall be subject to the applicable policies of Section H4.3.13.
- c) Intensification within the Hamlet Residential Area may be permitted through the construction of a new dwelling on an existing vacant lot, land division, the conversion of an existing building into one or more units, only where it has been determined to be compatible with the lot area and lot frontages of the surrounding neighbourhood and designed in accordance with the Hamlet ~~Urban~~ Design and Heritage Guidelines contained in Appendix A and the implementing Zoning By-law.
- i) Intensification within the Hamlet Residential Area shall be evaluated using the following criteria to maintain and protect the existing area character:
 - ii) The built form of development including scale, height, massing and architectural character and materials is compatible with the surrounding neighbourhood and character area identified in Section H.4.3.13 if applicable.
 - iii) New development should be compatible with the setbacks and lot siting, ~~orientation~~ orientation, and separation distances within the surrounding neighbourhood and character area identified in Section H.4.3.13 if applicable.
 - iv) Where intensification represents a transition between different land uses or housing forms, appropriate transition in built form should be achieved.
 - v) New development shall be compatible with the lot areas and lot frontages within the surrounding neighbourhood and if within a character area identified in Section H.4.3.13, compatible with the character area.
 - vi) New development shall minimize impacts on adjacent properties in relation to, but not limited to, ~~(but not limited to?)~~ grading, drainage, location of services areas, access and circulation, privacy and microclimatic conditions such as shadowing.
 - vii) New development should ensure appropriate connectivity to ensure appropriate traffic circulation, and pedestrian and cyclist access in order to ensure convenient access to community facilities including schools, parks and community centres.
 - viii) Infrastructure shall be readily available to provide adequate water, wastewater, waste management, fire protection and utilities.
- d) Notwithstanding the policies of Section H4.3.5 as they pertain to the limitation on private individual wastewater treatment systems and Section H4.5.3 (a) of this Plan, the

lands described as being Part of the West Half of Lot 20, Concession 10, Town of Halton Hills (Esquesing) known as the “Devins Subdivision, File No. 24T-03002/H”, may be developed on private, individual wastewater treatment services, subject to all other applicable policies of this Plan.

A hydrogeological study ~~will~~ shall be required to the satisfaction of the Region of Halton and Credit Valley Conservation. Additional treatment for nitrogen, phosphorous and bacteria shall be required, consistent with the recommendations of the Scoped Subwatershed Plan for Glen Williams and Regional Rural Servicing Guidelines.

~~f)e)~~ Section H4.10 Implementation describes the development approval processes and planning tools that the Town shall apply to implement the policies of the Plan and shall be considered as part of applications for new development.

H4.6 HAMLET ESTATE RESIDENTIAL AREA

H4.6.1 Purpose

Areas designated *Hamlet Estate Residential Area* consist of larger estate lots that provide a transition between the rural area and the core area of the Hamlet.

The *Hamlet Estate Residential Area* designation ~~will~~ shall not be provided with piped Regional wastewater services and no allocation of wastewater servicing capacity has been reserved or will be required as part of an approval by Council of a development application in this designation. Development in these limited areas will therefore proceed on the basis of private wastewater systems and piped water supply subject to the policies of this Plan.

H4.6.2 Permitted Uses

The uses permitted within the *Hamlet Estate Residential Area* designation ~~shall be limited to:~~ may include:

a) single detached residential uses; ~~and,~~

b) secondary suites; and,

~~b)c)~~ home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation use shall not include any adult entertainment uses.

~~Adult entertainment uses shall be prohibited in the *Hamlet Estate Residential Area* designation.~~

H4.6.3 Land Use Policies

Development within the *Hamlet Estate Residential Area* designation shall be consistent with the following land use policies:

- a) Lot creation shall occur by way of plan of subdivision for any development proposal if over four lots, including the retained lands, are being created and/or the owner is retaining sufficient lands for the development of additional lots;
- b) Prior to draft plan approval, plans of subdivision must be supported by the following studies, conducted by qualified consultants, which may be scoped as determined to be appropriate by the Town or Region, in consultation with Credit Valley Conservation:
 - i) A Transportation Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;
 - ii) A study that examines land use compatibility with the sand and gravel aggregate resource on the adjacent property, and provides recommendations regarding subdivision design to address issues of public health, public safety and environmental impact;
 - iii) A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community.

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 H4-1;
 - 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;
- iv) A Functional Servicing Plan that will address the approach to supplying water and sanitary services to the proposed development, consistent with the relevant provisions of Section H4.3.5 of this Plan; and,
 - v) An Environmental Implementation Report that implements the Glen Williams Scoped Subwatershed Plan at the tributary level for the subject property, and includes, but is not limited to, a Stormwater Management Plan;

- a) A maximum density of 2.5 dwelling units per net hectare may be permitted in areas designated Hamlet Estate Residential.

e)b) Lot sizes for residential development on Regional water and private septic services are subject to the suitability of the soil conditions in the development area and Regional criteria for septic systems but under no circumstances shall the minimum lot area be less than 0.4 hectares (1.0 acre); and,

d) 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- Hamlet~~ Design and Heritage ~~Protection~~ Guidelines of this Plan.

e) ~~H4.7~~ ~~Institutional Area~~

~~H4.7.1~~ ~~Purpose~~

~~The purpose of the Institutional Area designation is to recognize the institutional uses within Glen Williams and their role in the community.~~

~~H4.7.2~~ ~~Permitted Uses~~

~~The predominant use of land designated Institutional Area shall be for purposes such as:~~

~~public and private institutional activities;~~

~~public utilities;~~

~~schools;~~

~~community centres;~~

~~day care centres;~~

~~nursing homes;~~

~~funeral homes; and,~~

~~cultural, educational, religious and fraternal buildings.~~

~~H4.7.3~~ ~~Land Use Policies~~

~~Development within the Institutional Area designation shall be consistent with the following land use policies:~~

~~Adequate off street parking for institutional uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;~~

~~Adequate landscaping, tree planting and buffering shall be provided; and,~~

f)c) ~~The majority of the areas designated Institutional Area are situated within the Regulatory Floodplain of the Credit River, and development is subject to the policies contained in Section H4.9 of this Plan.~~

~~H4.87~~

~~OPEN SPACE AREA~~

H4.87.1 Purpose

The purpose of the *Open Space Area* designation is to recognize and provide for open space uses within the Hamlet of Glen Williams.

H4.87.2 Permitted Uses

The uses permitted within the *Open Space Area* designation ~~will~~may include public and private open space uses such as:

- a) parks;
- b) cemeteries; ~~and,~~
- ~~c) trails;~~
- ~~d) community centres; and,~~
- ~~e) conservation uses.~~

H4.87.3 Land Use Policies

~~All parks within the Hamlet exhibit characteristics of both Community and Neighbourhood Parks as defined in the Halton Hills Official Plan. Glen Williams Park serves the local area, as well as acting as a trailhead for the Town-wide network of trails. Development of parkland in the Hamlet shall be consistent with the parkland policies of the Halton Hills Official Plan.~~

~~Development within the *Open Space Area* designation shall be consistent with the following land use policies:~~

- ~~a) Adequate off street parking for park uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended; and,~~
- ~~b) Adequate landscaping, tree planting and buffering shall be provided.~~
- ~~a) Open Space areas shall serve local areas for active and/or passive recreational uses and shall provide for connections to trails and the public realm.~~
 - ~~b) Development of parkland in the Hamlet shall be consistent with the parkland policies of the Official Plan and the Recreation and Parks Strategic Action Plan.~~
 - ~~c) Adequate off street parking for park uses shall be provided on site in accordance with the Zoning By-law as amended.~~

H4.98

GREENLANDS

H4.98.1 Purpose

Greenlands are designated on Schedule H4-1 of the Secondary Plan. The purpose of the *Greenlands* designation is:

- a) to identify lands which are flood susceptible for the protection of life and property;
- b) to protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;
- c) to maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;
- d) to provide opportunities, where appropriate, for passive outdoor recreational activities;
- e) to contribute to a continuous natural open space system, to provide a visual buffer or separation of communities and to provide continuous corridors between ecosystems;
- f) to protect significant scenic and heritage resources; and,
- g) to maintain or enhance fish and wildlife habitats.

Land designated as *Greenlands* on Schedule H4-1 are more specifically categorized as either *Core Greenlands* or *Supportive Greenlands* on Schedule H4-2 of the Plan.

H4.98.2 Core Greenlands

The *Core Greenlands* designation contains the most important natural features and areas that perform the most critical ecological functions, as described in the Scoped Subwatershed Plan for Glen Williams. No new development shall be permitted within the *Core Greenlands* designation, with the exception of those uses specified in subsection H4.9.2.2 of this Plan.

H4.98.2.1 Criteria for Designation as Core Greenlands

The *Core Greenlands* designation consists of natural areas that meet one or more of the following criteria:

- a) Credit River Valley Conservation Authority Regulatory Floodplain;
- a) ~~Areas within the Regulatory Flood Plain, as determined and mapped by Credit Valley Conservation, and refined from time to time, as shown on Schedule H4-1 of this Plan;~~
- b) Areas of fish-Fish habitat;
- c) Significant Valleylands;
- ~~b)d) Significant Wetlands;~~
- e)e) Significant Woodlands within or contiguous to the main valley system of the Credit River; and,
- ~~e)f) Riparian corridors linked to watercourses with fish habitat.~~

H4.98.2.2 Permitted Uses

The following uses may be permitted within the *Core Greenlands* designation shown on Schedule H4-2, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner;
- c) Forest, wildlife and fisheries management;
- d) Archaeological activities;
- e) Essential public roads, transmission and utility facilities;
- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the bylaw adopting this Plan.

H4.98.2.3 General Land Use Policies

The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated *Core Greenlands* or lands identified as within the limit of the Regulatory Flood plain. Buildings or structures associated with the uses permitted in subsection H4.9.2.2 ~~will~~ shall be developed in accordance with the following:

- a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and
- b) Such buildings, structures and works are designed in a manner which:
 - i) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
 - ii) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
 - iii) will result in no changes to the natural quality and quantity of ground and surface water resources;
 - iv) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
 - v) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions; and,

- vi) the required setbacks established in accordance with the policies of subsection H4.9.4 of this Plan can be met.

H4.98.2.4 Land Use Policies – Replacement or Expansion of Existing Uses

It is the policy of this Plan to require that any expansion or replacement of existing uses or permitted buildings within *Core Greenlands* or lands identified as within the limits of the Regulatory Flood, shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the policies in subsection H4.9.2.3 and the following:

- a) Expansions of existing buildings must be dry flood-proofed to the regulatory flood level and velocity. Floodwater storage and conveyance must also be addressed to the satisfaction of ~~Credit Valley~~ Conservation Authority and the policies of this Plan;
- b) Buildings destroyed by fire or other means ~~will~~shall be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood~~plain~~ and the building is flood proofed to the satisfaction of Credit Valley Conservation;
- c) That safe access is provided to any expanded or replacement development for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;
- d) Notwithstanding the permitted uses of the *Institutional Area* designation, no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction; and,
- e) Notwithstanding any policies of this Plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

H4.98.2.5 Development Evaluation Criteria

The Town in consultation with the Region of Halton and Credit Valley Conservation shall require as a basis for the evaluation of any proposed development within or adjacent to a *Core Greenlands* designation or lands identified as within the limit of the Regulatory Flood the submission of:

- a) Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, the Region of Halton, and Credit Valley Conservation, which address:
 - i) the existing environmental and/or physical hazards which affect the site;
 - ii) the potential impact of such hazards;

- iii) the potential impact of the proposed works on the lands and features in the *Greenlands* designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,
 - iv) techniques and management practices so that the identified impacts may be mitigated;
- b) An Environmental Impact Study prepared to the satisfaction of the Town and the Region of Halton in consultation with Credit Valley Conservation, which provides an inventory and analysis of all natural features and ecological functions on the site including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of an Environmental Impact Study, the identification in the field of the exact boundary of all *Greenlands* and other natural areas shall be required; and,
- ~~c) A detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town which demonstrate:~~
- ~~i) how natural ecological, valleyland and erosional systems and processes will be maintained including tree compensation plans where necessary; and,~~
 - ~~ii) how disruption to existing landforms and landscape features will be minimized.~~

H4.98.3 Supportive Greenlands

The *Supportive Greenlands* designation contains functions and linkages that support the ecological function of the features in the *Core Greenlands* designation. These areas would benefit from rehabilitation or restoration efforts to enhance their ecological value.

Any proposal for development within the *Supportive Greenlands* designation must be accompanied by an Environmental Implementation Report that can demonstrate the ecological function of the area can be maintained, and environmental impacts can be appropriately mitigated. Upon evaluation, these areas may meet the criteria for designation as *Core Greenlands*, and shall be placed in that designation by amendment to this Plan.

A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix ~~BX7~~ to this Plan.

H4.98.3.1 Criteria for Designation for Supportive Greenlands

The *Supportive Greenlands* designation contains areas that have natural heritage features and ecological functions but may not have specific provincial policy to regulate development.

Supportive Greenlands areas include features such as:

- ~~_____~~-woodlots;
- ~~_____~~-unevaluated wetlands;
- ~~_____~~-steep slopes; and
- minor tributaries of the Credit River.

H4.98.3.2 Land Use Policies

In general, the land use policies that apply to the *Core Greenlands* designation shall also apply to the *Supportive Greenlands* designation. However, development may be permitted in *Supportive Greenlands* areas where an Environmental Implementation Report is completed that illustrates how the environmental function of this area can be protected and improved through actions such as stream rehabilitation efforts, reforestation and vegetative planting programs.

Development permitted in *Supportive Greenlands* areas through the approval of an Environmental Implementation Report by Credit Valley Conservation and the Town of Halton Hills ~~will~~ shall be consistent with the policies of the adjacent land use designations. In these cases, an amendment to the Plan ~~will~~ shall not be required.

H4.98.4 Greenlands Setbacks

Setbacks shall be in accordance with Credit Valley Conservation Authority Regulations, as updated periodically, and in accordance with Part C of the Official Plan.

~~Although not considered to be part of either *Greenlands* designation, a general lot line setback of 5 metres from the stable top or staked top of bank (whichever is greater) or staked bottom of the bank of valley features shall be required for all development unless a subwatershed study, Environmental Impact Study or geotechnical study, undertaken to the satisfaction of Credit Valley Conservation, recommends more appropriate setbacks based on the natural features and functions of the area.~~

~~A minimum 5 metre setback is also required from any identified erosion allowance associated with a watercourse.~~

~~A minimum building setback of 5 metres from the regulatory flood line will be required for all new development or additions.~~

~~A minimum setback based upon the calculation of meander belt width of the watercourse is also required.~~

~~In non-valley situations a 30 metre setback from the bank of the watercourse is required, or 5 metres from the floodline, whichever is greater unless the setback is within the *Core Greenlands* designation.~~

H4.98.5 Greenlands Zoning

The boundaries of the *Greenlands* are delineated in a conceptual manner on Schedules H4-1 and H4-2. The extent and exact location of the boundaries shall be delineated in the implementing zoning by-law in accordance with detailed mapping, studies or field investigations conducted by the Town, Credit Valley Conservation and Provincial agencies, and ~~will~~ shall not require an amendment to this Plan.

The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the *Greenlands* designation in relation to the extent and severity of the natural environmental features and ecological functions of the area. This general setback ~~will~~ shall be evaluated for specific development applications by the Town

and the Region of Halton in consultation with Credit Valley Conservation, and as established in the zoning bylaw, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

~~H4.9.6 Ownership~~

~~Where any land designated as *Greenlands* is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the *Greenlands* designation through the development approval process as permitted by legislation. Existing agricultural operations within the *Greenlands* designation will be recognized.~~

~~H4.9.7 Parkland Dedication~~

~~Where new development is proposed on a site, part of which is designated *Greenlands*, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.~~

PART FOUR: IMPLEMENTATION

~~H4.910 IMPLEMENTATION POLICIES~~

The provisions of the Town of Halton Hills Official Plan and the Planning Act, as amended ~~from time to time~~, regarding Implementation, shall apply ~~in regard~~ to this Plan. This Section of the Secondary Plan contains additional policies for how implementation tools are to be utilized to meet the objectives of the Plan.

H4.9.1 General

Where a policy in the Secondary Plan is in conflict with a policy in the Official Plan, the more restrictive policy shall apply.

Site plan control applications shall conform to the current regulations in the Official Plan.

H4.9.2 Amendments to this Plan

It is the intent of this Plan to serve as the basis for managing change in the Hamlet ~~until 2031~~. Any amendments to this Plan should be in conformity with Section G2.1 *Amendments to the Plan* of the Official Plan.

H4.9.3 Zoning By-laws

The implementing zoning by-law shall be used to implement the objectives and policies of this Plan by regulating use of land, buildings and structures in accordance with the provisions of the Planning Act and may be more restrictive than the provisions of the Plan. It is not intended that the full range of uses or densities permitted by this Plan ~~will~~ shall be permitted by the implementing zoning by-law in all locations and circumstances. –

H4.9.4 Site Plan Control

Site plan control is a key mechanism to implement the **UrbanHamlet** Design policies of this Plan and the *Hamlet of Glen Williams UrbanHamlet Design and Heritage Guidelines*. The Hamlet guidelines shall form the basis for site plan approval including the review and approval of building elevations to the satisfaction of the Town of Halton Hills. The Town may also require an **Urban-Design Brief** in support of a site plan application.

H4.9.5 Legal Non – Conforming Uses

Uses that were legally existing at the date of the adoption of this Plan, which do not conform to the designations and policies of this Plan, may be recognized in the implementing Zoning By-law. In some instances, it may also be appropriate and practical to allow the replacement, extension or enlargement of non-conforming uses. Reference should be made to Section G5.1, *Legal Non – Conforming Uses* of the Official Plan.

H4.9.6 Noxious Uses

No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted within the Hamlet.

H4.9.7 Complete Application Requirements

Pre-consultation submissions are encouraged for all *Planning Act* applications, in accordance with Section G12.1, *Pre-Consultation* of the Official Plan.

Complete application requirements shall be consistent with the **complete application requirements** of the Official Plan. In addition to the list of requirements in the Official Plan, the following studies **may be required** as part of a *Planning Act* application:

- a) **Urban-Design Study** – in accordance with the requirements in the **Urban-Hamlet Design and Heritage Guidelines**
- b) **Heritage Impact Assessment**
- c) **Environmental Impact Study**
- d) **Environmental Implementation Report**

A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix B to this Plan.

Lot creation shall occur by way of plan of subdivision for any development proposal if more than four lots, including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots;

H4.9.8 Plans of Subdivision:

—Prior to draft plan approval, plans of subdivision must be supported by the following studies, conducted by qualified consultants, which may be scoped as determined to be appropriate by the Town or Region, in consultation with Credit Valley **Conservation**:

- a) A Transportation Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;
- a) b) A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community. 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 H4-1;
 - 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;
 - vi) A Functional Servicing Plan that addresses the approach to supplying water and sanitary services to the proposed development consistent with the Master Servicing Plan as required in Section H4.3.5 of this Plan; and
 - vii) An Environmental Implementation Report that implements the Glen Williams Scoped Subwatershed Plan at the tributary level for the subject property, and includes, but is not limited to, a Stormwater Management Plan.

H4.9.8 Development on Partial Services

Prior to any development on partial services (municipal water and private septics) an Environmental Implementation Report shall be required to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation to ensure that groundwater resources shall not be impacted in terms of either water quantity or quality, or impacts on other environmental resources as defined by Credit Valley Conservation.

Any residential development proposal containing four or more lots including the retained lot and adjacent to residential areas serviced by a private water supply system shall be subject to an Environmental Implementation Report that shall contain a hydrogeological study to address the protection of the existing groundwater supply in terms of both quantity and quality.

Applications that have the effect of creating less than four lots may be subject to a hydrogeological study depending on local conditions and the discretion of the Region of Halton, the Town of Halton Hills and/or Credit Valley Conservation.

A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix X7 to this Plan.

H4.9.9 Ownership

Where any land designated as Greenlands is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the Greenlands designation through the development approval process as permitted by legislation.

Existing agricultural operations within the Greenlands designation shall be recognized.

H4.9.10 Parkland Dedication

Where new development is proposed on a site, part of which is designated Greenlands, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.

Parkland dedication or cash-in-lieu of parkland should be secured through development applications and used towards developing and acquiring public parkland and/or public recreational facilities. Should the Town adopt a Community Benefit charge by-law, parkland dedication should be acquired in accordance with the by-law.

Lands designated Greenlands within a development site shall not be considered acceptable as dedication for park purposes as required by the Planning Act. ~~If a development site includes lands designated Greenlands, that portion of the site will remain as open space but will not be counted towards parkland dedication~~

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