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PLANNING JUSTIFICATION REPORT

159 CONFEDERATION STREET
TOWN OF HALTON HILLS (GLEN WILLIAMS)

DECEMBER 2024
FILE #11378

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1. INTRODUCTION

Weston Consulting is the authorized planning consultant for Eden Oak, the registered owner of the lands municipally addressed as 159 Confederation Street, Halton Hills and legally described as LT 26, RCP 1555, EXCEPT PT 2 & 3, 20R8779; S/T 242783, 701169; HALTON HILLS and are shown in *Figure 1 – Aerial Photo of the Subject Lands* (herein referred to as the 'subject lands').

A development scheme is proposed on the 12.26 ha subject lands that comprises of restorative natural heritage works (+/-8.357 ha or 68% of the subject lands) as well as a residential infill development (+/- 3.904 ha or 32% of the subject lands). Both components of this proposal are herein referred to collectively as 'the development'. The development consists of 82 residential units comprised of 81 townhouses and 1 single detached dwelling along with substantial measures to restore areas of cultural woodland, thicket and meadow into more viable and resilient native woodland as further described in the enclosed Environmental Impact Summary Report (EIR).

To facilitate the proposed development Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications have been submitted in accordance with all applicable policies. A future application for Site Plan Control and Draft Plan of Condominium will be required to facilitate the full development of this proposal at the appropriate time.

We note that the applications enclosed in this submission are supported by the specific reports and studies and staff comments that were outlined in the Pre-Application Consultation (PAC) meeting held with staff in May of 2023 and therefore constitute a 'complete application' as described in Section 34(10) and 51(17) of the *Planning Act.*

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2. PURPOSE OF THE REPORT

This Planning Justification Report (herein referred to as the "Report") is submitted to accompany the materials provided as listed in the cover letter (inclusively referred to herein as the 'submission') in support of the proposed development scheme. This submission package provides the necessary planning analysis and justification as to why the proposed development represents good planning to support Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands.

This report evaluates and outlines the nature of the proposed development in the context of the in-force and evolving applicable policy framework. Specifically, this report evaluates the merits of the proposed development through consistency with the Provincial Planning Statement, 2024 (the 'PPS'), acknowledging its now in-force role as a streamlined province-wide land use planning policy framework replacing the former Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both former documents. This report also evaluates the proposed development's conformity to the applicable policies of the Region of Halton Official Plan (which as of July 1, 2024 is no longer a Regional Plan but a Local plan) and the Town of Halton Hills Official Plan including the in-force Glen Williams Secondary Plan, and the Town of Halton Hills Zoning By-law 2010-0050. We note and acknowledge that the update to the Glen Williams Secondary Plan (via OPA 44) is not yet in-force as it is still under appeal at the Ontario Land Tribunal (OLT), therefore this application proposes to amend this in-force version of the plan. That being said, we note that the land use designations in the updated Secondary Plan and general land use permission remain mostly unchanged, and staff acknowledge this amendment would be required regardless of which Secondary Plan is being amended.

This Report provides the analysis and justification for the proposed development in accordance with good planning principles and provides the basis for the advancement of the development applications through the planning process.

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3. SITE DESCRIPTION & CONTEXT

3.1 DESCRIPTION OF SUBJECT LANDS

The subject lands are located at 159 Confederation Street, in the Hamlet of Glen Williams, Ontario (legally described as LT 26, RCP 1555, EXCEPT PT 2 & 3, 20R8779; S/T 242783, 701169; HALTON HILLS). The property encompasses approximately 12.26 hectares (ha) of irregularly shaped land as shown in Figure 1 and is currently vacant. Situated 100 to 150 meters from the Credit River, this site is positioned within a unique area characterized by rural and agricultural areas, open spaces, and low-density single-detached housing.

The access to the site is achieved by one (1) private driveway from Confederation Street into the larger property. It is important to note that this driveway also provided deeded access to two private residential lots as their only means of egress/ ingress (Instruments 242783 and 701169 of the properties at 145A and 147 Confederation Street). The proposed development seeks to maintain, formalize, and enhance these accesses through an improved driveway and appropriate easements.



Figure 1: Aerial Photo of the Subject Lands

3.2 NEIGHBOURHOOD CONTEXT

The Subject Lands are situated in the Hamlet of Glen Williams within the Town of Halton Hills. Glen Williams generally is characterized by its rural landscape and proximity to the Credit River and heritage feel. The surrounding neighbourhood area provides a mix of open spaces and natural heritage features, agricultural lands, and a unique and eclectic mix of low-density residential housing and small businesses in a historic and walkable community atmosphere. This setting provides a unique and suitable context for infill development such as the proposed to incorporate diverse housing options into the existing land use pattern and community of Glen Williams. The following uses are adjacent to the subject lands:

North: Abutting the subject lands to the north are low-density residential uses, natural heritage, and agricultural uses.

East: Low density residential uses, as well as watercourse and natural heritage features abut the subject property to the east, and further east of the historic core.

South: Abutting the subject property to the south is the historic core as well as low-density residential uses and the Georgetown Golf Club further south.

West: Abutting the subject property to the west of confederations street are low-density residential uses, and open spaces, natural uses and agricultural areas further west.

A variety of existing neighborhood amenities, including retail stores, recreational facilities, public schools, and places of worship, are located within 800 meters of the site, a distance generally considered 'walking distance'. Additional amenities can be found within 1 kilometer, as shown in *Figure 2 – Neighbourhood Context Map.* The ability for future residents to have these amenities within walking distance contributes to the strength of the proposed development and will enhance the quality of life for future residents.

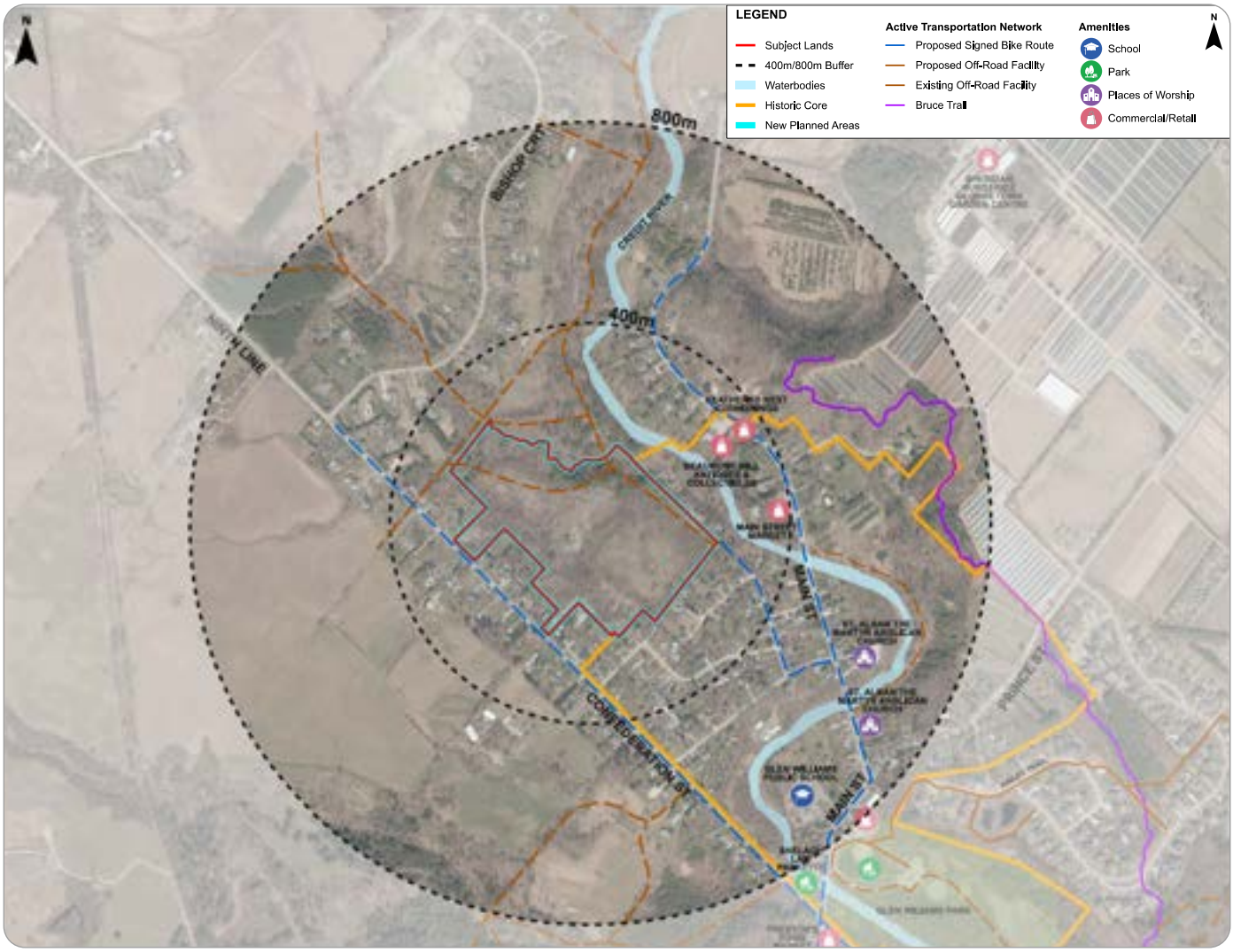


Figure 2: Neighbourhood Context Map

3.3 NEARBY DEVELOPMENT APPLICATIONS

The Subject Lands are surrounded by several development proposals within the Hamlet of Glen Williams itself and nearby areas. Specifically, five (5) nearby development applications have been shown on Figure 3 and further broken down in Table 1 below.

To the north at 12519 Ninth Line, a subdivision for 28 single-detached lot subdivision is under review. To the southwest, Part of Lot 21 Concession 9 is approved for a 32 single-detached lot subdivision. Additionally, 102 Confederation Street, located south of the Subject Lands, is proposed for 34 single-detached residential lots and a natural heritage system, currently under appeal at the Ontario Land Tribunal (OLT); further south, 20 Ransom Street has an approved plan for constructing nine townhouses in two buildings on a private driveway; and an institutional site plan at 222 Mountainview Road includes an addition and renovation.

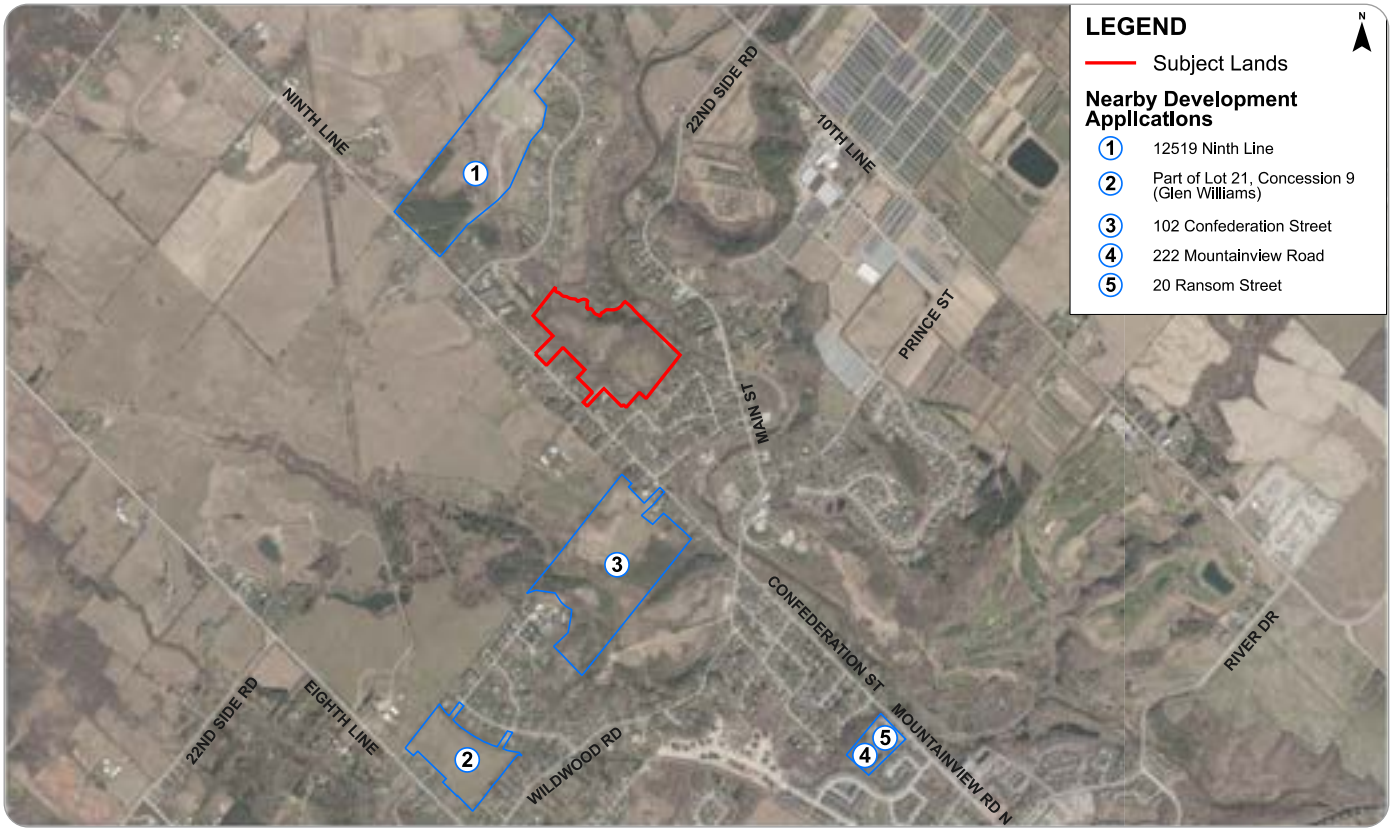


Figure 3: Nearby Developments Map

Table 1: Nearby Developments

Town File		Address	Applications	Proposal/ Use
1	D14, D12	12519 Ninth Line	ZBA, Subdivision	28 single detached lot subdivision. Under Review. Use: Residential
2	D14ZBA09.006, D12SUB09.001, (24T/09001/H)	Part of Lot 21 Concession 9 (Glen Williams)	ZBA, Subdivision	32 single detached lot subdivision. Approved (clearing conditions) Use: Residential
3	D09OPA20.002, D14ZBA20.009, D12SUB20.001	102 Confederation Street (Glen Williams)	OPA, ZBA, Subdivision, Condominium	34 single detached residential lots and natural heritage system. Appealed at OLT and Decision to Approve the settlement (issued Jan 19, 2024). Use: Residential
4	D11SPA07.015.RV2	222 Mountainview Road	Site Plan	Addition and Renovation Use: Institutional
5	D11SPA22.002	20 Ransom Street	Site Plan	Construction of 9 townhouses in two-buildings on a private driveway. Approved (clearing conditions) Use: Residential

3.4 TRANSPORTATION NETWORK

The roads within the Hamlet are primarily designated as local roads with main collector roads being Wildwood Road, Prince Street, and Main Street. The Town of Halton Hills Official Plan schedule B1-Functional Plan of Major Transportation Facilities and Schedule B-2 Right of Way Classifications show Confederation Street as being a 20-metre right of way.

Figure 4 shows the Subject Lands' connections to Regional Transit, which are available through GO Transit and are located approximately two kilometres south of the site at the Georgetown GO Station. Georgetown GO Station provides access to the Kitchener Rail Corridor servicing stops between Kitchener Central Station and Union Station in Toronto.

GO Bus connections are also available at Georgetown GO Station. GO Bus Route 31 provides connections between the University of Guelph and Union Station and GO Bus Route 33 provides connections between the University of Guelph and York Mills in Toronto's North York neighbourhood. VIA Rail also services this train station providing train connections between Sarnia and Toronto. In terms of commuting, the GO Station would be approximately 3.5 kilometres from the site and it is estimated that a commute via car would take an estimate 6 minutes and a commute via bike would take approximately 14 minutes. This proposal contemplates a walkable and active transportation design to make up for the lack of local transit connections.



Figure 4: Transit Connectivity Map

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4. DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 SITE DESIGN - ACCESS, CIRCULATION AND PARKING

The proposed development consists of 81 two-storey townhouse units and 1 two- storey detached dwelling all serviced by a condominium road. Proposed units will range from 2,190 to 2,400 square feet. Each unit includes two interior parking spaces within a private garage and individual driveways that can accommodate an additional two vehicles. Total of 26 off-street visitor parking spaces are located throughout the development. This section of the Report will provide a breakdown of the various components of the proposed development.

The proposed development will be serviced by a 20m driveway that will provide divided two-way driveway from Confederation Street. This entry es divided by a 1.2m wide rumble strip in the middle to allow for control of traffic while maintaining the maneuverability of emergency vehicles and servicing of waste management vehicles as required. This driveway will taper down to a 7.5m private laneway internally to the development which provides access to the proposed units, parking areas and park block. Further details are provided in the enclosed Transportation Impact Study (TIS).



Figure 5: Proposed Site Design

As shown in the enclosed Active Transportation Plan prepared by Weston Consulting, a seamless network of pedestrian pathways is proposed that promotes active transportation and provides a safe environment for future residents. *Figure 6 – Access, Circulation, and Parking* below illustrates the existing trails network and the potential connection points to the proposed development site, one to the north of proposed park and another one to the south across Block 1, to ensure the continuous pedestrian movement. The proposed parks are well-connected to the sidewalks creating safe crossing points for pedestrian.

The proposed development is accessed from Confederation Street. A number of existing dwellings to the south are also linked to the proposed street network to utilize the vehicular circulation. *Figure 6* below also shows the proposed driveway connections to the new driveway. Parking spaces are efficiently located on several points of the site close to the dwelling blocks for easier access and circulation. A total of 26 parking spaces provided across the site providing for a rate of 0.31 visitor spaces per unit. The proposed dwellings are designed to accommodate double-car garages offering more convenient space for future residents and they are accessed by the front driveways. The driveway and pedestrian entryway will be properly separated along the frontages with different paving and design details to increase visibility and ensure a safe environment for pedestrians.

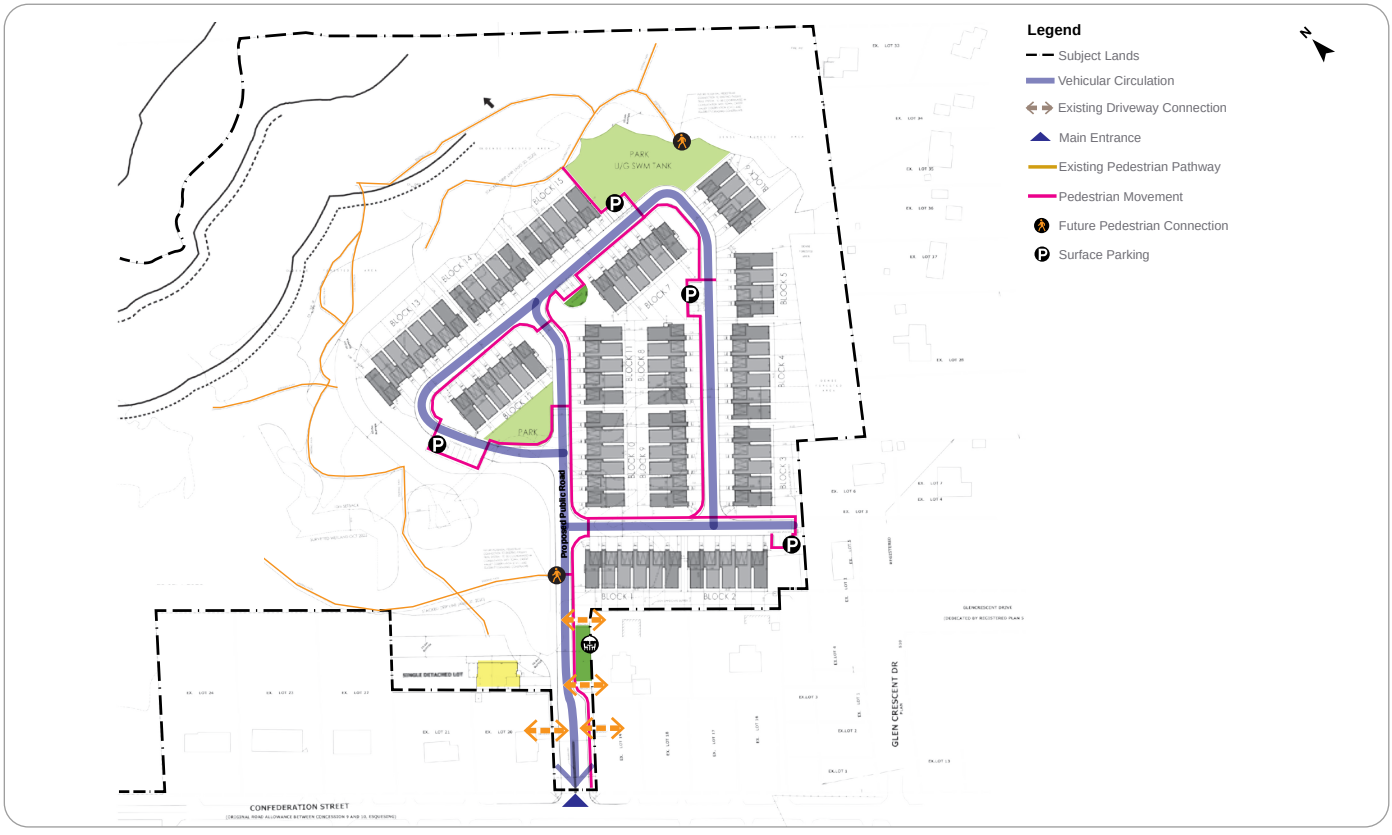


Figure 6: Access, Circulation and Parking

4.2 WASTE MANAGEMENT

Weston Consulting has prepared a Waste Management Plan for the proposed development. The Waste Management Plan confirms compliance with Halton Region's Waste Management guidelines for public collection. The Management Plan details provisions for waste storage in each unit garages, with source separation for garbage, recycling, and organics to be undertaken by residents. The Management Plan includes an AutoTURN analysis from the submitted Transportation Impact Study completed by NextTrans which demonstrates safe navigation for the required Region of Halton waste collection vehicles of the appropriate size within the site. The Plan also outlines the responsibilities of future residents in the collection process, including requiring residents to place waste within 2 metres of the private road for pickup and to return receptacles to their designated storage areas afterward. Further detail can be provided as appropriate during detailed design phases of the development process.

4.3 ENVIRONMENTAL PROTECTION

To determine the Natural Area, Environmental Protection Zone, and developable area for the development, the woodland areas were subject to comprehensive surveys, with detailed analyses starting in 2020. As part of this process, a grid of 10m x 10m squares was surveyed to assess whether areas met the criteria for woodland designation, as defined by the Region of Halton. The limits of the woodlands were staked by LGL staff in 2020, with the participation of Halton Region Forester, Ron Reinholt.

Subsequent field investigations in 2024, conducted by LGL and Colucent Environmental Inc, have led to a reassessment of the woodland boundaries. These investigations considered the ongoing degradation of areas mapped as cultural woodlands in the previous survey and note a spread of invasive species and history of disturbance which has altered the woodland. Consequently, the technical team refined the delineation of woodlands to identify relatively intact areas critical for conservation. The current site plan reflects these updated boundaries, which have been reviewed to ensure development limits that align with the findings. The detailed Environmental Impact Report enclosed within this submission outlines the constraints and opportunities associated with the woodlands on the subject property in more detail.

Further, environmental protections in the form of landscaping strips as shown on the enclosed Landscape Plan will screen the proposed developable area from existing surrounding residential dwellings and change in housing typologies (for example, the interface between existing single-detached and the proposed block townhouse dwelling types). The enhanced Natural Heritage Area will create a natural buffer between the proposed development and adjacent residential dwellings, facilitating a seamless transition of diverse housing into the natural landscape of the Glen Williams area while also opening up the natural area to the existing and future residents of Glen Williams.

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5. DESCRIPTION OF PLANNING APPLICATIONS

This report has been prepared in support of applications to amend the Town of Halton Hills Official Plan and Zoning By-law 2010-0050 to facilitate the proposed development.

The proposed Official Plan Amendment application proposes changing the designation of the subject lands from Hamlet Residential to Special Policy Area 1 (SPA-1). The amendment aims to support the development of a residential townhouse complex consisting of 81 townhouse units and one single-detached dwelling. As townhouses are currently prohibited under the Hamlet Residential designation, SPA-1 would allow for townhouses under specific site provisions.

The proposed Zoning By-law Amendment application seeks to rezone the lands from Development (D) to Hamlet Residential One with site-specific provisions (HR1-XXX). These provisions will include permitting townhouse dwellings and defining development standards such as maximum number of dwelling units, minimum required lot area, maximum number of storeys for townhouse dwellings, minimum required lot frontage, and other zoning requirements. Further, as the proposed development is focused on restoring and protecting the Environmental Protection Zones on the property. Please see attached Draft Zoning By-law Amendment for full details of the proposed Zoning By-law Amendment.

In addition to the OPA and ZBA applications, a concurrent Draft Plan of Subdivision application has been submitted to facilitate the creation of development blocks and a new private road, park, and environmental Protection area as further described in this report. A future Site Plan Approval and Draft Plan of Condo applications will be required to finalize design details, ensuring that the development adheres to the planning and environmental standards set forth by the Town of Halton Hills.

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6. SUPPORTING MATERIALS

6.1 URBAN DESIGN GUIDELINES

This Report is intended to be read in conjunction with the accompanying reports and drawings that have been submitted in support of the applications. This Report relies on findings contained within these materials, which are summarized below for reference.

The proposed development has been designed to harmonize with the unique characteristics of the surrounding built and natural environment, ensuring thoughtful integration with the adjacent residential and natural heritage of Glen Williams. Drawing inspiration from the area's historical identity, the development will feature architectural elements, lot configurations, and streetscapes that align with the established character of the community. The design will prioritize compatibility with the existing neighborhood fabric while introducing thoughtful enhancements that contribute to the area’s sense of place.

These Urban Design Guidelines serve as a framework for development of the lands in general, which will in turn guide any further development towards achieving a cohesive and sustainable development. The provided guidelines emphasize preserving key site attributes, such as mature vegetation and natural features, while creating opportunities to enhance public access and appreciation of these elements such as connections to local hiking trails. Special attention will be given to maintaining visual connections to significant views and integrating site-specific features into the overall design. The Urban Design Guidelines ensure that the project contributes positively to both the community’s long-term growth and its historic identity. Detailed design phases of the project will form opportunities for the review of a more detailed Urban Design Brief specific to this development that can be further evaluated for conformity.

6.1.1 Green Development Standards Checklist.

A Green Development Standards Report ('GDS') has been provided in the submission consolidated by Weston Consulting to support this Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision applications. This report should be reviewed along with other reports and studies submitted for this application. The checklist summary comprises of five main categories including: Energy and Water; Ecology; Resiliency; Transportation; and Innovation.

This checklist is preliminary as there are a number of potential points that may be achievable in a future stage of this development as more detailed design work is done.

6.2 ARCHITECTURAL CONCEPT PLAN AND DRAFT PLAN OF SUBDIVISION

An Architectural Concept Plan, prepared by RN Design Limited February 2024, outlines the preliminary concept and key details related to the parcels of tied land and shared common elements within the proposed development. The plan organizes 81 townhouse units across the development Block 1. Generally, corner units range from 2,240 to 2,400 square feet, while interior units range from 2,190 to 2,350 square feet, with each unit proposed at two storeys/ 25 feet in height. Each townhouse includes two interior parking spaces and individual driveways that can accommodate an additional two vehicles. Furthermore, 26 off-street visitor parking spaces are strategically located throughout the development.

The Concept Plan incorporates enhanced rear yard setbacks for all townhouses, with 6 meters for internal units, and over 10 meters—plus a 3-meter landscaped buffer—for units backing onto existing residential properties. The Applicant plans to develop the site in a single phase.

For more details, the enclosed Draft Plan of Subdivision demonstrates the five (5) blocks proposed on a Preliminary Draft Plan of Subdivision as described below:

- **Block 1** - A development block, consisting of eighty-one (81) Block Townhouse Dwellings, private condo roadways, parking areas, sidewalks, a park and underground stormwater management tank facility among other features.
- **Block 2** - A private lane intended to provide continued and improved shared access by way of Instruments 242783 and 701169 for the properties at 145A and 147 Confederation Street as well as the residents at Block 1 Block 3.
- **Block 3** - Is intended for one (1) Single-Detached dwelling fronting onto a private lane.

6.3 FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT AND ENGINEERING DRAWINGS

- **Block 4** – Is an Environmental Area intended to contain environmental protection and restorative natural heritage works to be dedicated to the Town of Halton Hills at the appropriate time.
- **Block 5** – Provided as a 0.3m reserve for access and control onto Confederation Street.

The Functional Servicing and Stormwater Management Report for the proposed development was produced by Condeland Engineering Ltd and outlines how municipal services such as sanitary sewage, water supply, and stormwater management will support the development.

The report concludes that the proposed development can be effectively supported by the existing municipal infrastructure. The existing sanitary sewer network has sufficient capacity to accommodate the additional load from the development, with plans to connect the proposed townhouses to a sanitary sewer on Confederation Street. The water demand, including both domestic use and fire protection, can also be met by the current water infrastructure.

Stormwater management for the development describes facilities designed to control both the quantity and quality of runoff, ensuring that it does not negatively impact the surrounding area. Temporary erosion and sediment controls will be in place during construction to prevent site runoff from affecting neighboring properties. Additionally, the use of oil/grit separators and infiltration galleries will meet the requirement of removing 80% of total suspended solids from runoff, while on-site water retention systems (such as infiltration galleries mentioned in the Hydrogeology Assessment above) will ensure that the pre-development water recharge rates are maintained. The proposed underground “Green Storm” stormwater management system will provide a capacity of 1,965 cubic meters (93 cubic metres more than required), and is proposed to be located underneath the neighborhood park in the easter corner of the development between parcels of tied land block 5 and block 14 (Block 1 on the Preliminary draft Plan of Subdivision).

Overall, the report confirms that the proposed development is well-supported by necessary municipal services, with comprehensive measures in place to manage water, sewage, and environmental impact.

6.4 CONSTRUCTION MANAGEMENT PLAN

Condeland Engineering Ltd. prepared a Construction Management Plan for the proposed residential development at 159 Confederation Street, Halton Hills. The Plan, outlines the methods and strategies to manage construction while minimizing environmental impacts and disruptions to the surrounding community. Key components include strict erosion and sediment control measures, such as siltation fences, sediment traps, and rock check dams, to protect nearby watercourses and properties. The plan also addresses traffic management, ensuring that all construction access and material storage remain within the site, with no road closures or service disruptions anticipated.

The Construction Management Plan is designed to mitigate potential negative effects on the environment and near-by residents. It includes measures for dust and noise control, secure fencing, and regular communication with the community. This Plan ensures the proposed development will maintain high safety and environmental standards, without compromising the well-being of nearby residents or the natural environment.

6.5 LANDSCAPE PLAN

The Landscape Plan, prepared by Landscape Planning Limited, provides a detailed approach to the landscape treatment for the proposed development. The plan identifies all existing trees impacted by the development and outlines specifications for tree preservation, ensuring that areas of significant vegetation remain untouched – particularly within the environmental protection zones. The plan includes minimum landscape widths and buffer zones, with a 3.0-meter landscaped buffer and a 1.8-meter solid screen fence along the existing residential properties to maintain privacy. Furthermore, landscape screening and/or fencing is proposed for all rear yard privacy areas to ensure that nearby residential lots maintain their current levels of privacy and comfort regardless of their proximity of the proposed development.

Enhanced landscaping treatments along street frontages and building entrances are designed to reflect the local natural landscape, with coordinated planting beds, masonry pillars, and decorative fencing. Townhouse units will have one tree per lot to enhance the streetscape, incorporate entry features at Confederation Street, and ensure direct and safe pedestrian connections throughout the site, including potential future trail connections. The Landscape Plan also details the proposed enhancement of the Environmental Protection Zone buffer with a generous and dense coniferous tree planting on the east portion of the Subject Lands. Please refer to the attached Landscaping Plan and Cost Estimate for the value of landscape works for further details.

6.6 PRELIMINARY GEOTECHNICAL INVESTIGATION AND SLOPE STABILITY REPORT

Sirati & Partners Consultants Limited completed a Preliminary Geotechnical Slope Stability Report on the proposed development lands. The investigation identified stable soil conditions across the site, with loose topsoil and fill materials overlying dense sand and gravel layers. Groundwater was found at varying depths, but significant dewatering measures are not required. The recommended foundation system includes spread footings with adequate bearing capacity for the proposed structures, ensuring a stable and safe development.

The report also outlines best practices for excavation, compaction, and road design. The report suggests the roads to be constructed with a layered asphalt and granular base to accommodate local traffic, and notes that drainage measures should be incorporated to prevent water accumulation and erosion. Overall, the geotechnical investigation supports the proposed development, providing clear guidance to ensure the structural integrity and environmental compatibility of the proposed development.

6.7 HYDROLOGICAL ASSESSMENT AND WATER BALANCE STUDY

Sirati & Partners Consultants Limited completed a Hydrogeological Investigation and Water Balance Assessment on the proposed development lands. The study assessed subsurface conditions, groundwater flow, and water quality on-site. It notes that short-term dewatering will be necessary during construction but will not exceed 31,590 liters per day, and the groundwater should be treated before discharge. The study found that the development will have no significant long-term impact on nearby water features, private wells, or source water protection areas, ensuring that the site remains compliant with environmental regulations.

The report also examined the water balance pre- and post-development, showing a reduction in infiltration due to the increase in impervious surfaces. However, the deficit in infiltration can be offset by diverting 55% of roof runoff to compensate for the post-development impact. Overall, the hydrogeological assessment supports the proposed development and assures that there will be effective water management measures in place to ensure minimal environmental impact and long-term sustainability of the site.

6.8 PHASE ONE AND PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

Sirati & Partners Consultants Limited completed a Phase One Environmental Site Assessment (ESA) of the Subject Lands. The study identified two Areas of Potential Environmental Concern (APECs) related to the site's historical industrial use and the importation of fill material of unknown quality. Potential contaminants of concern include petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), and metals. Due to these findings, a Phase Two ESA was recommended to further investigate soil and groundwater quality.

A Phase Two ESA of the Subject Lands was completed in September 2024, and involved drilling, soil sampling, and groundwater monitoring. Most soil and groundwater samples met environmental standards for residential development, with the exception of one Monitoring well located in the northeast portion of the Subject Lands; well “BH/MW-04” showed levels of trichloroethylene (TCE) and dissolved cobalt that are above regulatory levels for groundwater.

6.9 WELL MONITORING SURVEY

Sirati & Partners Consultants Limited conducted a Well Monitoring Survey to establish baseline groundwater quality for the proposed development. The survey involved a door-to-door campaign to assess private wells within a 500-meter radius and the collection of groundwater samples. Most samples met provincial water quality standards, though elevated levels of TCE were detected in one on-site monitoring well (BH/MW-04). This finding suggests the need for continued monitoring and mitigation during development to ensure groundwater quality remains unaffected, particularly with respect to local wells and the nearby Credit River.

The study concluded that the development is unlikely to significantly impact local water resources, including the Credit River and its tributaries, so long as proper monitoring protocols and mitigation measures are implemented. The development will adhere to the safeguards recommended by Sirati in this report, which will minimize any potential environmental effects and ensure the long-term safety of both groundwater and surface water in the future and current surrounding communities.

6.10 ENVIRONMENTAL IMPACT SUMMARY REPORT

Colucent Environmental Inc., in collaboration with LGL Limited, prepared an Environmental Impact Report (EIR) for the proposed development. The EIR stresses that the site has been significantly disturbed due to historical aggregate extraction, leaving barren areas with poor soil and reduced native vegetation. However, the report identifies key opportunities for environmental enhancement, particularly through restoration of the reduced woodlands and meadows into resilient, native ecosystems. The Top of Bank Staking has been completed in collaboration with Credit Valley Conservation (CVC), ensuring that the most sensitive areas, such as the North Tributary and surrounding woodlands, will be preserved through appropriate setback measures, with buffer zones ranging from 10 to over 50 meters.

The proposed development will adhere closely to the recommendations outlined in the EIR. This includes the recommendation to move beyond the basic elements of a Tree Inventory and Preservation Plan and instead implement a more intricate and forward-thinking “Ecological Restoration/Rewilding, Adaptive Management and Monitoring Plan” on the subject lands. This plan will ensure the conservation of valuable tree species while guiding selective removal of non-native and invasive species with the intention of a diverse deciduous woodland. This will enhance the subject land’s ecological function, provide improved habitat for local wildlife, and could contribute to the overall biodiversity of the Region of Halton Hills.

A significant component of the EIR is the Butternut Tree Assessment, which identified 93 individual Butternut trees, ranging in size and health. A detailed Butternut Health Assessment was completed and submitted to the MECP. The development will ensure that the majority of the Butternut trees, alongside other important species such as Black Ash, will be protected within the restored natural areas, in accordance with the recommendations of the EIR. We will work with staff to ensure the appropriate compensation and Tree Preservation is done according to all applicable policy.

6.11 SCOPED TREE INVENTORY AND PRESERVATION PLAN

The development will adopt an adaptive management and monitoring framework, as recommended in the EIR, to earnestly respond to environmental challenges, including those posed by climate change. Following these recommendations will ensure long-term ecological resilience within the proposed development community and will in turn benefit both the local environment and the surrounding Glen Williams community. The restoration actions outlined in the Environmental Impact Report are a central component to the proposed development's respect for and acknowledgement of the unique natural heritage of the subject lands and the Town of Halton Hills.

The report notes that as the degree of disturbance on the Subject Lands has become better understood, those characteristics and conditions have caused the EIR to broaden beyond certain traditional deliverables. Building on the findings of the (EIR) and a preliminary meeting with staff on site on November 19, 2024, the preparation of a Tree Preservation Plan was undertaken to demonstrate the very specific elements of vegetation management and ensure the protection of significant natural features within the subject lands. This work will form the basis of ongoing Restoration Works as the development process proceeds.

Following the site walk with Town Staff and Tom Hilditch Colucent Environmental Inc. a scoped Tree Inventory and Preservation Plan (TPP) was prepared collaboratively with Staff. This report was developed with insight gained during this site visit. While the Environmental Impact Report (EIR) comprehensively addresses broader environmental considerations, it was determined that a TPP may provide additional value in protecting significant trees and vegetation on the lands.

The TPPincludes an inventory of existing tree species, an assessment of their health and condition, and recommendations for preserving key specimens throughout the development process. The Report also outlines mitigation measures to minimize impacts on the natural environment and promote the sustainable integration of vegetation within the proposed development. The Report reflects this development's commitment to addressing environmental considerations in a thoughtful and collaborative manner providing a net benefit to the natural heritage system.

6.12 TRANSPORTATION IMPACT STUDY

Nextrans Consulting Engineers completed a Transportation Impact Study for the proposed development. The study found that the development will generate minimal traffic, all nearby intersections are projected to continue operating at excellent levels of service, with no capacity issues anticipated under both existing and future conditions.

The study finds that there is ample parking units available for the proposed development and that Transportation Demand Management (TDM) measures, such as promoting cycling and walking, are recommended to further reduce the number of vehicle trips. Overall, the report concludes that the proposed development will have a negligible impact on the existing transportation infrastructure, and it can be adequately accommodated by the surrounding road network.

Vehicle Swept Path Analysis drawing has been provided to ensure that the appropriate emergency and waste vehicles can now effectively maneuver to and from and throughout the site.

On street parking is not allowed in this development to ensure the safe movement of emergency vehicles. A total of four Parking Spaces have been provided, two in each private garage and two within the driveway for each unit to ensure there is ample parking for the residences.

6.13 NOISE/VIBRATION STUDY

J.E. Coulter Associates Limited produced a Noise Impact Study for the proposed development. The study evaluated noise levels generated by road traffic from Confederation Street and Main Street. The highest predicted sound levels for the development, including the townhouse blocks and single-detached unit, are below the Ministry of the Environment, Conservation and Parks (MECP) noise limits for residential areas. No noise mitigation measures, such as barriers or façade upgrades, are required for this project.

The study concludes that the proposed development will not be negatively impacted by road noise, and all units can be constructed using standard materials. From a noise impact standpoint, the proposed development is seen as appropriate for the surrounding environment which enhances the site's suitability for medium density residential development.

6.14 STAGE ONE AND TWO ARCHAEOLOGICAL ASSESSMENT

ASI Heritage Inc was engaged to conduct Stage One and Stage Two Archaeological Assessments of the Subject Lands. The Stage 1 background assessment revealed a registered archaeological site within one km of the Subject Lands. The general physiography and historic mapping indicated potential for pre-contact Indigenous and Euro-Canadian archaeological resources on the property. However, historical records and aerial photos confirmed that gravel pit operations, extending from Lot 23, were present in parts of the property during the 1950s and 1960s. These activities likely reduced the potential for finding such resources in the affected areas.

The Stage 2 field assessment involved a test pit survey at 5 m intervals, expanded to 10 m intervals upon detecting disturbances. No archaeological resources were found during this survey.

Based on their findings, ASI Heritage recommended that no further archaeological assessment of the property is necessary. Further, we note that a Letter from the Ministry acknowledging the review and entry of the Phase 1 and 2 archaeological assessments on the Subject Lands have been filed.

6.15 PHOTOMETRICS LIGHTING PLAN

E-Lumen Consulting Engineers prepared a Photometrics and Lighting Plan in June, 2024. The plan uses Dark Sky compliant LED lights to minimize light pollution and energy usage. Pole-mounted lights will be placed along roads, in parking areas, and along pedestrian paths to ensure safety throughout the site, while maintaining light levels appropriate for residential areas.

The proposed development will follow this lighting plan closely, ensuring that all areas are well-lit for safety without causing excessive brightness or light spillage into surrounding properties. Further refinements can be worked through with staff at the detailed Site Planning Stage if required.

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7. PLANNING POLICY FRAMEWORK

7.1 PLANNING ACT

The following sections provide an analysis of the relevant statutory policy documents to determine if the proposed development is supported by the applicable planning policy framework and represents good planning. These documents include:

- Planning Act
- The Provincial Planning Statement (2024) ("PPS 2024");
- Region of Halton Official Plan, 2022
- Town of Halton Hills Official Plan, 2022
- Glen Williams Secondary Plan (In force)
- Town of Halton Hills Zoning By-law, 2022

In consideration of the proposed land use planning applications, Section 2 of the Planning Act must be considered as it provides the general direction to all land use planning decisions made in the Province of Ontario.

Section 2 – Provincial Interest

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(a) the protection of ecological systems, including natural areas, features and functions;
(b) the protection of the agricultural resources of the Province;
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
(h) the orderly development of safe and healthy communities;
(j) the adequate provision of a full range of housing, including affordable housing;
(p) the appropriate location of growth and development;
(r) the promotion of built form that,
(i) is well-designed,
(ii) encourages a sense of place, and
(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed has regard for the matters of provincial interest including protection of the natural features and demonstrates and efficient use existing transportation, water and wastewater infrastructure. The proposed development will also support safe and healthy communities by proposing compact development with short block lengths and denser residential units to promote active transportation.

Section 22 (1) Official Plan Amendments

Section 22 (1) states that if a person or public body requests a council to amend its official plan, the council shall,

(a) forward a copy of the request and the information and material required under subsections (4) and (5), if any to the appropriate approval authority, whether or not the requested amendment is exempt from approval; and
(b) hold a public meeting under subsection 17 (15) or comply with the alternative measures set out in the official plan. 1996, c. 4, s. 13; 2004, c. 18, s. 4 (1); 2006, c. 23, s. 11 (1).

Section 34 (10) Zoning By-law Amendments

Section 34 (10) states that any by-law passed under this section or a predecessor of this section may be amended so as to permit the extension or enlargement of any land, building or structure used for any purpose prohibited by the by-law if such land, building or structure continues to be used in the same manner and for the same purpose as it was used on the day such by-law was passed. R.S.O. 1990, c. P.13, s. 34 (10).

Section 51(17) Draft Plan of Subdivisions Contents

Section 51(17) of the Planning Act prescribes the required information that shall be shown on a draft plan of subdivision. This includes:

(a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;
(b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
(c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;
(d) the purpose for which the proposed lots are to be used;
(e) the existing uses of all adjoining lands;
(f) the approximate dimensions and layout of the proposed lots;
(f.1) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units;
(g) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;
(h) the availability and nature of domestic water supplies;
(i) the nature and porosity of the soil;
(j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
(k) the municipal services available or to be available to the land proposed to be subdivided; and
(l) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3); 2016, c. 25, Sched. 4, s. 8 (1).

The contents listed in Subsections (a) through (l) have been included within the title block of the submitted draft plan of subdivision prepared by Weston Consulting.

The planning applications are planned to be processed in accordance with Sections 22 (1), 34(10) and 51(17) of the Planning Act.

The submission constitutes a complete application as described in Section 34(1) and 51(17) of the Planning Act.

7.2 PROVINCIAL POLICY STATEMENT, 2024

The Provincial Policy Statement came into effect on May 1, 2020 (the 'PPS'). It was approved under the authority of Section 3 of the Planning Act and includes policy direction on all matters of provincial interest. The PPS encourages appropriate development while protecting provincial interests, such as public health and safety, and the quality of the natural and built environment. The province has since released a draft Provincial Policy Statement (2024), that once in effect on October 20, 2024 will replace the PPS 2020 and consolidate the Growth Plan and PPS 2024 into one document (the new document herein referred to as the 'PPS 2024'). One of the key principles of this newly proposed PPS 2024 document is to support the achievement of the province's ongoing housing objectives.

The PPS requires that all land use planning decisions "shall be consistent with" the policies outlined in the PPS. The PPS encourages efficient land use planning and growth management to create and maintain strong communities and a healthy environment while encouraging economic growth over the long term. The PPS also encourages the efficient use of existing infrastructure and public service facilities and requires that municipalities plan for an appropriate range and mix of land uses throughout the Province. The PPS supports intensification, infill, and redevelopment where appropriate in order to promote the efficient use of land where infrastructure and public services are available.

Building Strong Healthy Communities

Section 1.0 of the PPS provides direction related to "Building Strong Healthy Communities" and is applicable to the Subject Lands. It generally encourages a variety of land uses within communities and encourages initiatives that make efficient use of land and infrastructure to promote strong, livable, healthy and resilient communities.

Section 1.1.1 provides specific policy direction of which the following is directly applicable and relevant:

1.1.1 Healthy, liveable and safe communities are sustained by:

- *(a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;*
- *(b) accommodating an appropriate affordable and market-based range and mix of residential housing types (including single detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons)[…];*
- *(c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;…*

The proposed development takes into consideration the policies of Section 1.1.1 of the PPS, as it contemplates a range of unit sizes assisting in creating a mix of housing types in the surrounding area, which may be more attainable, in comparison to the predominant larger single-detached dwellings located in the residential neighbourhood situated in the Hamlet of Glen Williams. The proposed development will provide for increased varying typology and increased densities in manner that will efficiently utilize existing land and infrastructure while providing appropriate development standards.

The proposed development also proposes to make use of existing municipal servicing infrastructure, which has capacity available to service the proposed development as noted in the FSR/SWM Report enclosed with these applications. Providing additional dwellings in an area with existing and available infrastructure capacity contributes additional tax revenues for the municipality without requiring increases to public operating and capital expenditures, thus assisting the municipality in becoming more financially resilient.

Settlement Areas

The subject lands are located within an existing Settlement Area. Section 1.1.3 of the PPS provides policy direction for managing land use patterns and promoting the vitality of settlement areas. The PPS directs that settlement areas should be the focus of growth and development in order to achieve long-term economic prosperity, make wise use of land resources and utilize existing infrastructure and services.

Section 1.1.3.1 and Section 1.1.3.2 state that:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- *a) efficiently use land and resources;*
- *b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- *c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- *d) prepare for the impacts of a changing climate;*
- *e) support active transportation;*
- *f) are transit-supportive, where transit is planned, exists or may be developed; and*
- *g) are freight-supportive.*

The subject lands are located within an existing settlement area. The proposed development represents an intensification of the Subject Lands as it proposes the redevelopment of an underutilized property. The developable portion of the Subject Lands allows for an efficient development pattern to be created which supports a compact built form. The proposed development promotes the preservation of greenspace by ensuring that the natural features on the site remain protected and through the creation of landscaped open space areas as part of the proposed development.

Section 1.1.3.4 speaks to the importance of mitigating risks to public health and safety stating that:

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

The Settlement Area policies of the PPS recognize that the achievement of growth objectives requires redevelopment and intensification in a manner which supports the efficient use of land and resources, and minimizes impacts on public health and safety, which includes the environment. It is our opinion that the proposed development provides for an appropriate scale of development which takes advantage of the Subject Lands's potential for redevelopment while respecting its inherent natural features.

Section 1.4 Housing

Section 1.4 of the PPS provides policies for developing an appropriate range and mix of housing options to meet the *"anticipated needs of existing and future residents within a regional market area".* The purpose of these policies is to ensure that all municipalities are planning for anticipated growth in a coordinated manner in order to avoid causing negative impacts and externalities resulting from a municipality failing to meet the housing needs of the community.

These impacts could include housing demand outstripping supply for specific dwelling types, sizes or tenure, community members being underhoused or unable to obtain attainable housing, and even externalities on other municipalities as community members may be pushed outside the limits of the municipality to find housing. The following policies from Section 1.4 are intended to encourage municipalities to reduce per-unit infrastructure liabilities on the municipality by focusing a large portion of new residential development to existing neighbourhoods with available infrastructure to serve new residents and are relevant to the proposed development:

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) *maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

…c) directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and

f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety

The proposed development will support the Town of Halton Hills in accommodating residential growth by proposing the development of a dense form of housing that is appropriate for the local context and situated in an already built-out area of the Town, allowing for an efficient use of land, infrastructure, and public service facilities. The proposed subdivision not only efficiently uses land but will assist in diversifying the housing stock and provide for a more attainable form of home ownership. Further, block townhouses on the subject lands will ensure that the ecological health of the existing natural features is not adversely impacted by over development of the site in the future.

Section 1.5 Public Spaces, Recreation, Parks, Trails, and Open Space

Section 1.5 of the PPS provides policy direction for the promotion of active and healthy communities. This development provides active transportation opportunities and linkages to recreational trails and open space areas while minimizing negative impacts on protected areas.

Section 1.6 Infrastructure and Public Services Facilities

Section 1.6 of the PPS provides direction to municipalities for the planning of new infrastructure and public service facilities, emphasizing that such infrastructure and facilities shall be *"provided in an efficient manner that prepares for the impacts of a changing climate."* This section also specifically directs municipalities to plan for infrastructure in a way that cultivates resilience against a changing climate.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
   1. municipal sewage services and municipal water services; and
   2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;

b) ensure that these systems are provided in a manner that:
   1. can be sustained by the water resources upon which such services rely;
   2. prepares for the impacts of a changing climate;
   3. is feasible and financially viable over their lifecycle; and

4. *protects human health and safety, and the natural environment;*

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.7 Planning for stormwater management shall:

a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
c) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
d) *mitigate risks to human health, safety, property and the environment;*
e) *maximize the extent and function of vegetative and pervious surfaces; and*
f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

As mentioned in the attached Functional Servicing and Stormwater Management Report completed by Condleland Engineering Ltd., the proposed development would not cause an overloading of the local system. Further, recommendations for environmentally conscious Low Impact Development instruments such as infiltration galleries to capture and retain 50% of roof stormwater runoff and a Greenstorm system to reduce proposed development storm runoff to pre-development levels are in place to comply to the policies within the PPS.

1.6.7 Transportation Systems

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The proposed development aligns with the intent of Section 1.6.7.4 of the PPS by promoting a compact, medium-density form that minimizes vehicle trips through walkable design and proximity to existing services. The inclusion of active transportation connections generates sustainable transportation options in Glen Williams.

1.6.10 Waste Management

1.6.10.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage, and promote reduction, reuse, and recycling objectives. Waste management systems shall be located and designed in accordance with provincial legislation and standards.

The proposed development will use a public waste management service that will comply with Section 1.6.10 of the 2020 PPS. The system is designed to accommodate current and future waste management needs while encouraging reduction, reuse, and recycling practices. Tailored to the specific needs of the development, the waste management system will adhere to provincial legislation and standards, ensuring sustainable and efficient waste handling that minimizes environmental impacts.

Section 1.7 Long-Term Economic Prosperity

Section 1.7 of the PPS provides policy direction for supporting long-term economic prosperity through planning policies and provides a list of provincial priorities that municipalities shall take into consideration when making land use planning and policy decisions. As the proposed development is exclusively for residential uses, only the following items from policy 1.7.1 apply to the proposed development:

1.7.1 Long-term economic prosperity should be supported by:

…b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;

c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;…

e) encouraging a sense of place, by promoting well-designed built form and character, including built heritage resources and cultural heritage landscapes…

k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature…

The proposed development will promote long-term economic prosperity by helping to enhance and diversify the Town of Halton Hills' housing stock with options that appeal to different household sizes and incomes. The proposed development will respond to the lack of smaller homes attainable for smaller families, couples, and single occupants, which provides additional opportunities for residents to 'age in place' and makes the community more inclusive. The Subject Lands has also been designed to enhance and revitalize the adjacent natural heritage features, which is further discussed in the Environmental Impact Report prepared by Colucent Environmental (as discussed in Section 6 – Supporting Materials).

Summary:

As a vacant and compact site, the proposed development aligns with the above policies with regards to settlements areas that preserves natural features and introduces diverse housing options to the local municipality.

Section 2.0 Wise Use and Management of Resources

The conservation of biodiversity is a key feature of the planning policy statement; protecting natural heritage, water, agriculture, mineral and archeological resources is crucial to the Policy Statement as it foster's environmental health and social well-being.

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

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

The proposed development is not simply a townhouse development, it is a proposal for restoration and enhancement of the natural features found around a townhouse development. This development aims to protect and maintain the natural features of this parcel by enhancing and building on the Environmental Protection Zones (EP1; EP2) of the subject lands. This is shown in our Zoning By-law Amendment which does not seek to change the zoning of the Environmental Protection Zones.

Instead, the proposed development will enhance the resources of this ecologically vital area by developing additional natural features, and which will compliment the woodlands and wildlife habitants found within the parcel. Our Draft Zoning By-law Amendment illustrates this in the proposed rezoning of a portion of the Development (D) zone to Environmental Protection Two (EP2). This rezoning aims to create natural linkages within the property, benefiting wildlife and establishing a connected corridor for through-hikers and residents.

2.2 Water

2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- *f) implementing necessary restrictions on development and site alteration to:*
  1. *protect all municipal drinking water supplies and designated vulnerable areas; and*
  2. *protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;*
- *g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;*

The proposed development aligns with PPS guidelines as it pertains to Water management. A hydrogeological assessment was completed by Sirati & Partners in July 2024 which indicates that the proposed development will decrease infiltration on the Subject Lands, however, there are LID measures that can use compensate for this infiltration deficit.

2.6 Cultural Heritage and Archaeology

Policy 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The proposed development has considered archaeological resources and based on the attached Report (Phase 1 and 2) by ASI Heritage, has been cleared of any archaeological concerns.

Summary

The proposed development aligns with the Provincial Policy Statement (PPS) 2020 by promoting efficient land use, diversifying housing stock in the Town of Halton Hills and specifically within the Hamlet of Glen Williams, utilizing existing municipal infrastructure, and supporting financial sustainability for the Town and its future residents. The proposed development seeks to focus growth within an existing development area, optimize land and resources, and convert an underutilized property into a compact, resilient, and functional community – all while enhancing and regenerating the natural features of the woodlands it will be located within.

7.2 Proposed Provincial Planning Statement, 2024

In addition to the policies described in Section 7.1 (PPS, 2020) above, this report acknowledges the changing policy framework and the legislation that will be in effect at the time of this applications recommendation of staff and the ultimate decision of Council.

The 2024 Provincial Planning Statement (2024 PPS), which is intended to come into full force and effect on October 20, 2024, replaces the 2020 PPS and consolidates its policies with the Growth Plan for the Greater Golden Horseshoe. It reflects Ontario's focus on increasing housing supply, supporting economic growth, and promoting climate resilience.

The PPS 2024 stresses the focus on efficient land use, intensification, and the development of complete communities, while maintaining policies that protect natural heritage and key environmental areas.

The 2024 PPS continues to direct that all planning decisions "shall be consistent with" provincial policies, emphasizing housing affordability, climate adaptation, and sustainable development. A key change is the province's push for higher densities and the promotion of diverse housing options; the 2024 PPS addresses affordability and housing shortages more directly than the 2020 PPS.

2.0 Building Homes Sustaining Strong and Competitive Communities

Section 1.0 of the 2024 PPS strengthens the focus on building complete, resilient communities. The policies prioritize compact, transit-supportive development, efficient infrastructure use, and equitable access to housing and services. The 2024 PPS requires municipalities to plan for diverse housing types, including affordable, senior, and student housing, responding to changing demographics and workforce needs.

2.2 Housing

A key priority in the 2024 PPS is housing supply and affordability. Section 2.2 requires municipalities to facilitate a broader mix of housing types, addressing affordability for low- to moderate-income households. This expands on the 2020 PPS by directing municipalities to intensify development in underutilized areas and along transit corridors, aligning with Ontario's housing goals. The 2024 PPS reinforces settlement areas as the focus for growth, with a stronger emphasis on intensification and redevelopment.

2.3 Settlement Areas and Settlement Area Boundary Expansions

Policies related to Settlement Areas in the 2024 PPS are similar to that from the 2020 version. The 2024 PPS provides policy direction to ensure land use patterns are based on densities and mix of land uses which

a) *efficiently use land and resources;*
b) *optimize existing and planned infrastructure and public service facilities;*
c) *support active transportation;*
d) *are transit-supportive, as appropriate; and*
e) *are freight-supportive.*

Further, Subsection 3 states that *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The proposed development efficiently uses the developable areas of the lands and introduces a compact built-form that offers a mix of housing options not currently found within the community.

4.1 Natural Heritage

The 2024 PPS provides updated policy direction on natural heritage protection. Section 4.1.2 notes that the *diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.* The proposes development is consistent with this policy as ecological functions of the natural heritage system will be maintained through its preservation. Further, rehabilitation and restoration strategies are considered within section 10 of the EIR.

7.3 REGION OF HALTON OFFICIAL PLAN, 2022

It should be noted that at the time of preparing these development applications, the 2024 PPS had not yet come into force. The submitted Environmental Impact Report provided an assessment of the 2020 PPS under section 4.1 of that report.

The Halton Region Official Plan ("ROP") was adopted by Regional Municipality of Halton in 1994 and approved by the Ministry of Municipal Affairs in 1995. An interim Office Consolidation of the Regional Official Plan was released on November 10, 2021 and has been updated to conform to Provincial policies through the approval of ROPA 48 and 49. The policies of the Official Plan guide new planning and development in Halton Region while meeting the needs of existing residents and businesses in the Region. It provides directions and policies that guide economic, environmental and community planning decisions to manage growth. The policies in the ROP will help to direct and coordinate more detailed planning by local municipalities. In addition, it provides a framework for coordinating planning with adjacent municipalities, as well as other jurisdictions.

In the Development Criteria section - within Part III of the ROP – section 57. States that "Development is directed to environmentally suitable areas with the appropriate land use designation in accordance with the goals, objectives and policies of this Plan."

The subject lands are located within the Hamlet Area of the Regional Structure Map (Figure 7). As per Part III, Land Use Designations within of the ROP, Hamlets are mutually exclusive to all other designations, and have the objective of providing limited opportunities for rural, non-farm residences in identifiable communities and to accommodate rural, non-farm uses (102). Further, section 103 of the ROP states that… "Hamlets are compact rural communities designated to accommodate future residential growth in the rural area..."

Regional Official Plan Amendment (ROPA) No. 48 amended the ROP so that Area Specific-Plans (such as secondary plans) must be prepared by local municipalities for settlements areas such as Hamlets and be in accordance with the policies of the ROP. The development meets the above Land Use Designation criteria set by the Region of Halton.

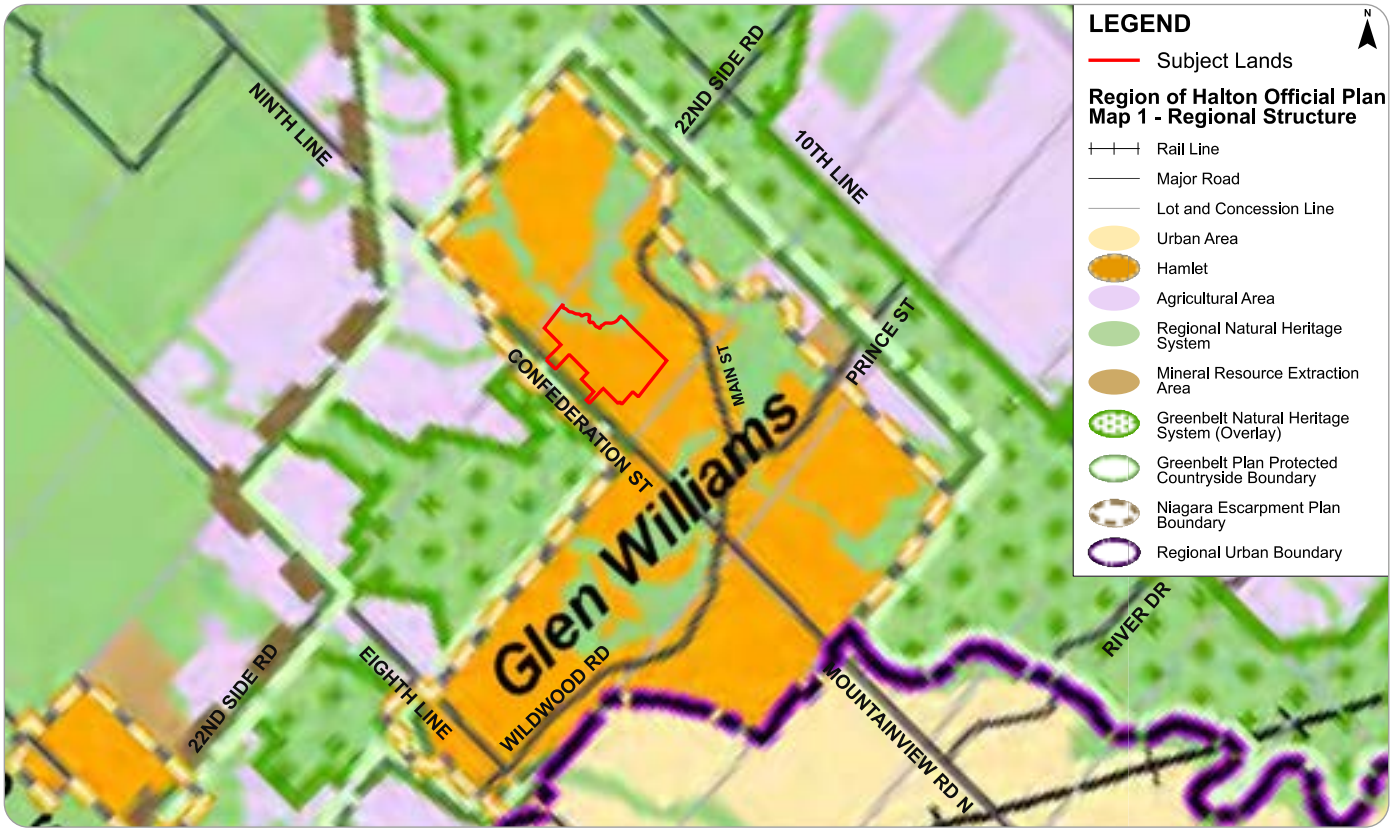


Figure 7: Halton Region Official Plan Map 1 – Regional Structure

The proposed development is for a compact rural townhouse development within the Hamlet of Glen Williams, proposes compact non-farm residences, and directs future residential growth in an area that is environmentally suitable for such development.

Housing

Section 84 of the Region Official Plan provides goals, objectives, and policies for Housing. Halton Region's goal for housing is to supply residents with an adequate mix and variety of housing to satisfy differing physical, social, and economic needs.

The Region lists several objectives for housing and the following are relevant:

- *To establish housing targets by type and appropriate density for the Local Municipalities and the Region as a whole.*
- *To coordinate, improve upon, and expedite the development approval process so as to reduce the overall cost of housing.*
- *To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.*
- *To meet housing needs through the provision of Assisted Housing, Affordable Housing and Special Needs Housing in Halton.*
- *To integrate Assisted and Special Needs Housing with Market Housing.*

7.4 TOWN OF HALTON HILLS OFFICIAL PLAN, 2022

- *To encourage the Local Municipalities and the building and development industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, universal physical access, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles.*

The Region outlines policies for housing and some of them are as follows:

- *Monitor the development approval process to achieve at all times a minimum of three-year supply of draft approved and/or registered residential units for the Region as a whole*
- *Adopt the following housing targets: that the per cent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings be at least 65 per cent to 2031 and at least 75 per cent each year thereafter;*
- *Require Local Official Plans to provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and projected demands reflecting socio-economic and demographic trends.*

The proposed development allows for the Town of Halton Hills to use appropriately designated land to assist the Region of Halton in reaching their housing targets for townhouses. Further, the proposed development allows for the implementation of environmentally conscious and economically attainable housing options for various residents, without compromising the physical character of local neighbourhoods.

The Town of Halton Hills Official Plan was adopted by Town Council in September 2006, approved by Halton Region in March 2008, and consolidated in December 31, 2020. The May 1, 2019 to December 31, 2020 consolidation of the Official Plan consolidates Official Plan Amendments Nos. 35, 36, 38, 39 and 41. The Official Plan sets out the Town's policies for growth and development through to 2031, and applies to all lands within the Town.

Part A – Goals and Strategic Objectives

The Town of Halton Hills Official Plan outlines the overarching goals of the municipality, outlining the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, rural lifestyle, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in Halton Hills.

To achieve this, the Official Plan is split into multiple sections that each outline specific objectives and goals to reach.

Natural Heritage and Water Resources (A2.1)

The goal of this section is to protect, enhance and where possible restore, significant natural heritage features and related ecological functions in the Town for present and future generations. From this, objectives are listened in order to meet this goal.

A2.1.2

a) To protect significant natural heritage and hydrologic features and their associated ecological functions;
b) To ensure that a comprehensive understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Town;

c) *To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis;*
d) *To maintain and enhance significant woodland features and the habitats and ecological functions they provide;*

Several environmental studies such as Environmental Impact Study, Hydrogeological, Geotechnical, Tree Preservation Plans, Butternut Tree Assessment, Tree Inventory and Preservation Plan have been completed to understand the surrounding natural environment, and to identify areas of constraint where development will be restricted, and areas of opportunities for improvement in which natural enhancements have been suggested.

A2.1.2

e) *To recognize that a healthy community is made up of an interconnected system of open spaces and natural heritage features;*
f) *To promote the retention of natural heritage features so that they can be enjoyed by future generations and serve as a legacy of the community's desire to protect their role and function;*
g) *To increase awareness of the role natural heritage features play in establishing the character of the community;*
h) *To minimize negative changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands;*
i) *To prohibit development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands;*
j) *To prohibit the loss or fragmentation of provincially significant wetlands and significant habitat of endangered and threatened species;*

By leaving the areas within the Natural Heritage System untouched, we are allowing for the system to stay as an uninterrupted, continuous system.

A2.1.2

m) *To promote land use decisions that incorporate water conservation measures and the efficient use of water resources on a watershed and sub-watershed basis;*
n) *To encourage the establishment of a greenspace network that links environmental and recreational resources both within and beyond the boundaries of the Town as part of the development of a Natural Heritage Strategy;*

We have also completed a drainage plan, Functional Servicing Report, Stormwater Management Report, Hydrological Study, and a Water Balance assessment to ensure efficient usage of water resources and retention of watershed/subwatersheds.

o) *To encourage the development of a safe, convenient, affordable, efficient and energy conserving transportation system that minimizes impacts on the natural environment;*

By proposing a higher-density development with townhomes, we are proposing a more safe, convenient, affordable and efficient community that minimizes impacts on the natural environments. By studying the surrounding area and identifying areas with limited environmental impact, the proposed development can maintain these attributes at a much higher efficiency than single-detached lots.

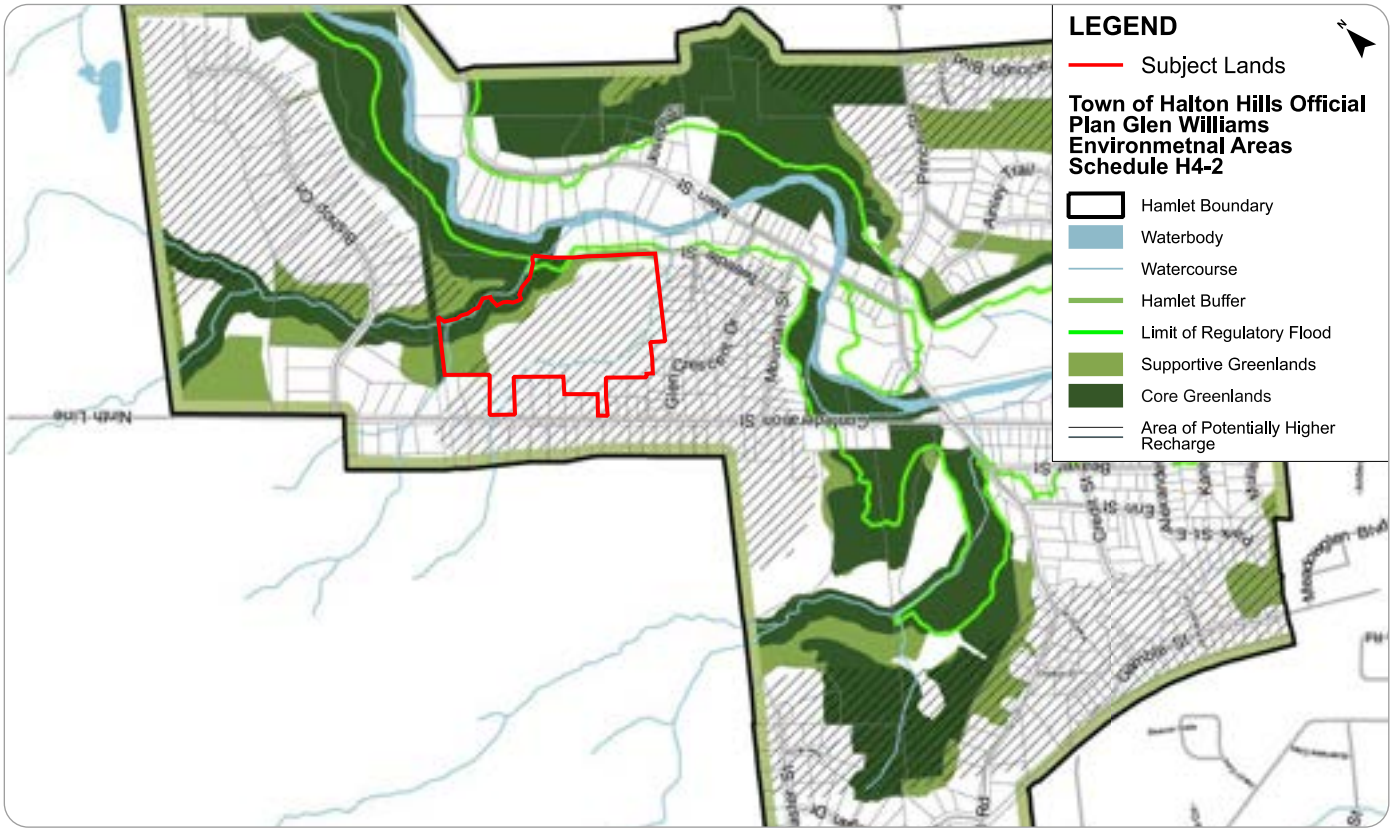


Figure 8: Glen Williams Secondary Plan – Environmental Areas (Schedule H4-2)

Growth and Settlements (A2.2)

The goal for growth and settlements in the Official Plan is to direct most forms of development to urban areas where full wastewater and water services are available and to support the efficient use of land in these areas. Although most development is being considered in the urban areas of Halton Hills, infill developments are also permitted within Hamlets to provide a greater mix of housing and allow appropriate future growth.

A2.2.2

c) To permit development within the Hamlets that maintains and enhances hamlet character and scale in accordance with the policies contained within this Plan and approved Secondary Plans;

Rural Character (A2.4)

By allowing for greater density for the proposed development, the community will receive greater investments in neighbourhood amenities such as new parks, useable green spaces, and access to trails can receive greater investment higher usage than single-detached lots.

This development follows the goal to protect, maintain and enhance the open space character of lands outside of the Urban Areas and the Hamlet Areas for enjoyment by present and future generations.

Cultural Heritage (A2.6)

Section A2.6 gives an overview of policies that are given to identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community. By conducting studies to identify any cultural heritage resources within and surrounding the properties, we have insured that there will be no destruction/altering of any cultural heritage resources. The Glen Williams Secondary Plan further defines policies and visions for cultural heritage, where we have given a more in-depth analysis.

Infrastructure (A2.8)

Housing (A2.9)

The goal of housing development in the Official plan is to provide an adequate housing supply and range of housing choices to meet the needs of present and future residents. To achieve this, the proposed development provides a housing typology that does not currently exist in the area which allows for a full range of housing choices. Especially during a housing crisis, townhomes developments should be realized for their potential to provide denser, more affordable and efficient lots that can meet the housing needs of present and future residents.

A2.9.2

b) *To assist in the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations;*
c) *To encourage the use of surplus public lands for affordable housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;*
d) *To ensure that a full range of housing opportunities are available for residents in the Town in accordance with the Town's Municipal Housing Statement;*

Sustainable Community Development (A2.11)

This section aims to promote community development in a manner that is sustainable for present and future generations. Higher-density residential developments are a significantly more sustainable practice than the permitted single-detached lots under the Subject Lands's designation.

A2.11.2

a) *To develop an energy efficient mix of land uses in urban areas by integrating land use planning with energy conservation practices that take into account community layout, building types and densities, mix of uses and other factors that contribute to creating efficient, vibrant, compact, complete and healthy communities;*

With the completion of multiple environmental studies, the proposed development accounts for the proposed layout, building types and densities of the surrounding area and suggested a denser development that can aid in creating a more efficient, vibrant, compact, complete and healthy communities.

Part C – Environmental Management Objectives

Part C of the Official Plan outlines the Environmental Management Objectives of Halton Hills with respect to Watercourses (C3), Natural Hazards (C4), Water Resource Management (C5), Groundwater Management (C6), Watershed Planning (C7), Stormwater Management (C8), Tree Preservation/ Planting (C9), Erosion/Sediment Control (C10), and various other factors relating to environmental policies. We have given consideration to these policies. However, the policies are further defined in the Glen Williams Secondary Plan where additional analysis is provided.

Part E - Agricultural and Rural Land Use Policies

Schedule A1 – Land Use Plan of the Official Plan designates the Subject Lands Hamlet and identifies it to be within the Glen Williams Secondary Plan. The Hamlet designations specifically emphasize needing to carefully control new residential development in the Hamlets in order to maintain the character and scale of Glen Williams and Norval and ensure that all development in the Hamlets is serviced by appropriate sewer and water services that reflect the location of each Hamlet, the amount of planned development in each and its character.

Additionally, Schedule H4-1 further designates the Subject Lands within the Glen Williams Secondary Plan as Hamlet Residential Areas.

Permitted uses in the Hamlet Residential Area designation are limited to:

a) *single detached dwellings;*
b) *bed and breakfast establishments subject to Section E1 .4.3 of this Plan;*
c) *home occupations and cottage industries subject to Section E1 .4.4 of this Plan;*
d) *residential care facilities meeting the definition of a Group Home Type 1, subject to the requirements of the implementing Zoning By-law and Section G11 of this Plan; and*
e) *accessory apartments in single detached dwellings subject to Section E1 .4.10.*

A site specific amendment will be required to permit the block townhouse unit type on the subject lands.

Part F - General Development Policies

Subdivision of Land

Following requirements of section F1 and the development policies listed in section F1.3, the proposed development application is being submitted with a Draft Plan of Subdivision, splitting the Subject Lands into three major parcels: Municipal roads, private property, and environmental areas.
Rural Design

The Official Plan sets design and development standards by:

> *It is the intent of Council to only permit development outside of Urban Areas, Hamlet Areas and Rural Cluster Areas that is compatible with the character, role and function of the rural landscape since the existing character of the rural area greatly contributes to the quality of life enjoyed by the Town's residents... It is the intent of this Plan to protect the natural and rural character of the rural landscape in accordance with the policies of this Plan.*

Cultural Heritage and Transportation

Many other policies Part F of the Official Plan, such as Cultural Heritage Resources (F5) and Transportation (F6) are more strictly defined by policy in the Glen Williams Secondary Plan. Further analysis into these policies in its respective section.

Public Parkland

Following the policies listed in section F7, the proposed development maintains a system of public open space, parkland and recreational facilities that meets the needs of present and future residents by providing more dense housing options that can sustain a greater area of open space and allows for greater connectivity to the surrounding trails and parks. By avoiding development on any environmentally sensitive areas, the proposed development is able to protect and enhance the public open space and parkland areas in a manner that is consistent with the 'environment-first' objectives of this Plan, and allow for access to these spaces for accommodating appropriate levels of public use.

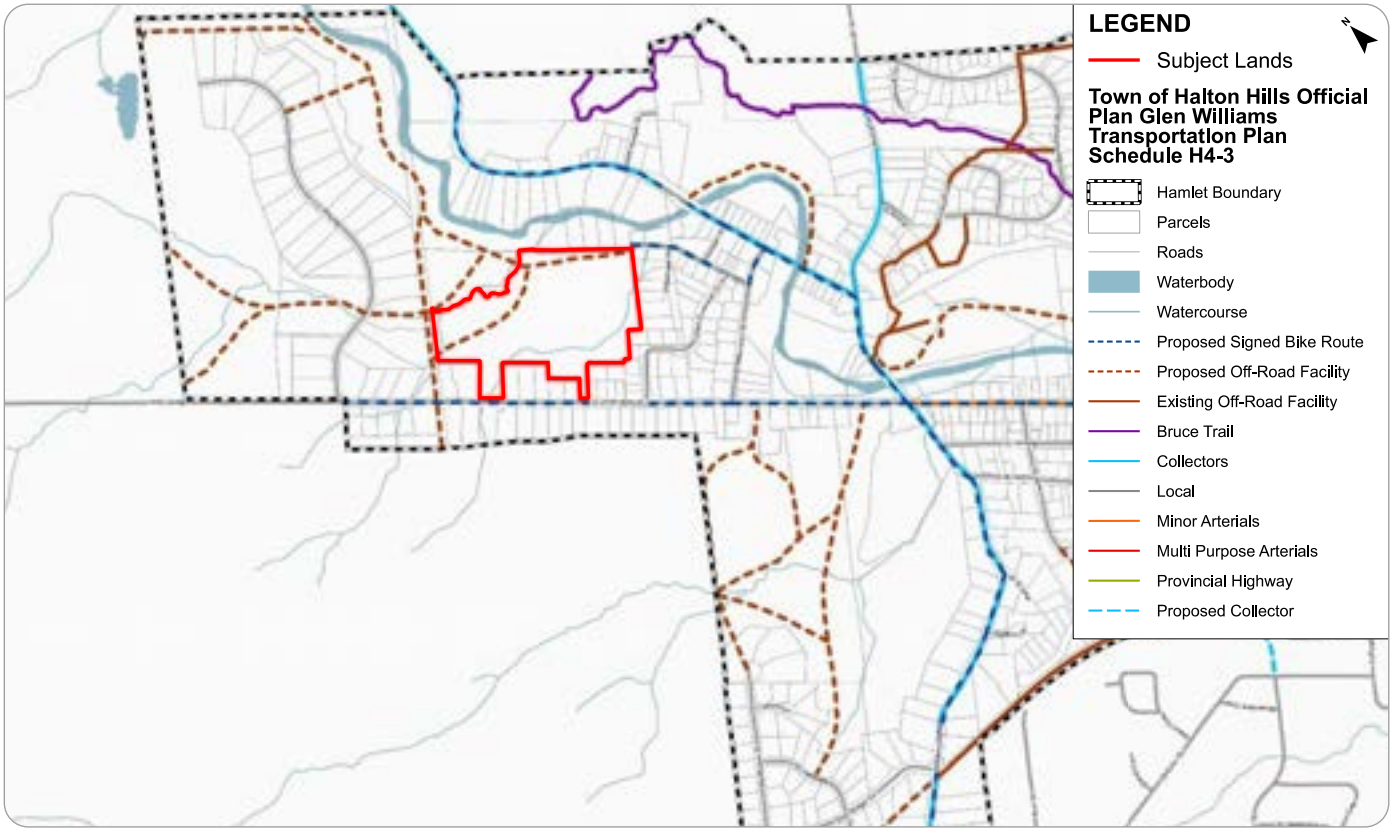


Figure 9: Glen Williams Secondary Plan - Transportation Plan (Schedule H4-3)

7.5 GLEN WILLIAMS SECONDARY PLAN (IN FORCE)

7.1.1 7.6.1 OPA 44 and OLT Case Number OLT-22-004222

On October 4, 2021 Council for the Town of Halton Hills adopted By-law 2021-46, or Official Plan Amendment No. 44, an update to the Glen Williams Secondary Plan. This update is currently under appeal before the Ontario Land Tribunal (OLT). Staff have noted that depending on the timing of the application, this proposal would either be evaluated against the current in-effect Secondary Plan or the newer update (OPA 44). However, staff also noted that the land use designations and their permissions remain mostly unchanged between the two versions and therefore an OPA would still be required regardless of the version being amended. This Planning Justification Report evaluates the merits of the development against the in-force Secondary Plan policies.

7.1.2 Glen Williams Secondary Plan (In Force)

Part H of the Halton Hills official Plan speaks to the Glen Williams Secondary Plan outlines the goals for the community in section H4.1, aiming to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the compact character of the Hamlet, in an environmentally protective and cost-effective manner.

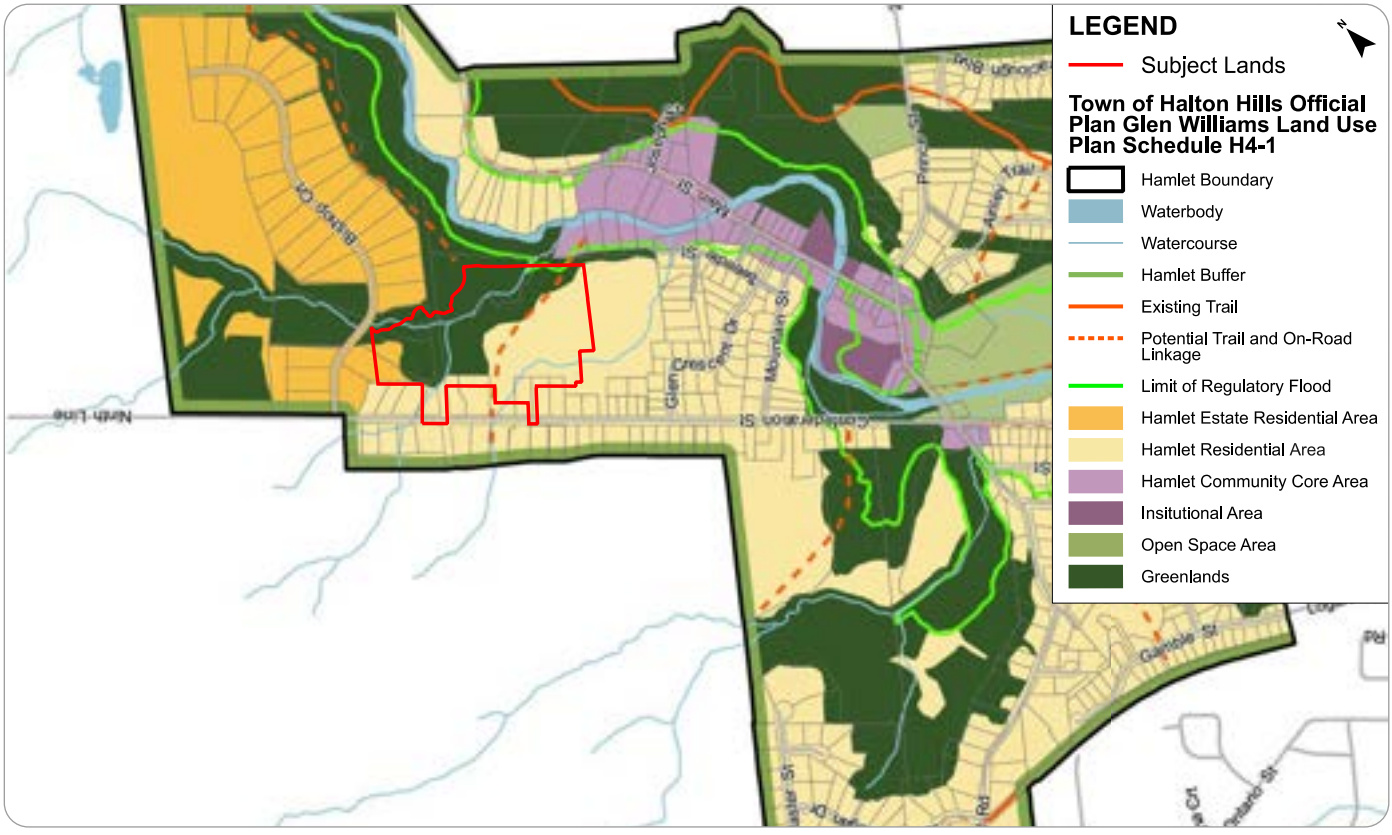


Figure 10: Glen Williams Secondary Plan – Land Use Plan (Schedule H4-1)

The site is currently designated as a New Planned Area and has the following land use designations: Hamlet Residential Core, Natural Heritage System, and Natural Heritage Supportive Area.

- The objective of the Hamlet Residential Core designation is to allow for gradual and limited growth overtime in a manner that is consistent with the character of the Hamlet using innovative subdivision design and architectural requirements.
- The New Planned Areas designation broadly outlines the need for compatibility of new proposed developments with the existing natural and cultural heritage elements.
- The proposed development considers the existing built and natural environment through it's building setbacks, environmental buffers, scale, height, massing, access and circulation, and overall architectural approach to the townhouse development and thus adheres to the overall intent of the Hamlet Residential Core

designation which seeks to allow for gradual intensity over time

From this, section H4.2 outlines a list of objectives to achieve this goal:

b) To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;
c) To preserve the delicate balance between hamlet development and the protection of environmental features and functions such as landforms, vegetation, water and associated features and groundwater recharge;
d) To reinforce the importance of visual and physical access to open space, including valleylands, trails and parks, as an integral part of Glen Williams' hamlet design pattern
g) To maintain, enhance and restore the health of the natural environment
h) To ensure subdivision design that incorporates a wide variety of lot sizes consistent with the hamlet character and the method of water and wastewater servicing;
i) To encourage architectural styles that are consistent with the hamlet character and meet a broad range of housing needs;
j) To provide for growth only where it can be shown not to create any negative fiscal impacts to the Town of Halton Hills; and,
k) To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features, and parks and the developed areas of the Hamlet.

Policies b), h), i), j), and l) speak to the built form of the secondary plan that focus on preserving, maintaining, and enhancing the contextual character, heritage and architectural style of the community while incorporating a mix of new housing supply to meet a broad range of housing needs. By adding townhome units, the development aims to provide a housing typology and size that is not currently found in the community to meet a broader range of housing needs as the area continues to evolve. With this evolution of the community, the development aims to build upon the unique heritage character of Glen Williams by providing architectural styles that are consistent, compatible, context sensitive, and respectful of the existing character of the neighbourhood and hamlet.

Policies c), d), g) and k) speak to the Environment-First philosophy of the Plan, aiming to find a balance between Hamlet development and protection of environmental features by maintaining, enhancing, and restoring the natural environment while increasing the access to open and natural spaces by through new linkages throughout the community. The proposed development maintains the natural environment by restraining development to only sections of the Subject Lands that are not designated Natural Heritage System.

The development goes further by enhancing and restoring the natural environment through the addition of vegetation buffers, planting additional vegetation in Supportive Greenlands and Core Greenlands, and increasing access and linkage to green spaces by planning for future potential pedestrian connections to the existing passive trail system.

Environmental

The Glen Williams Secondary Plan aims to find a balance between the protection of the Valleylands and the allowance of limited development consistent with the character of the Hamlet. Since the Subject Lands has sections that are designated Core Greenlands, Supportive Greenlands, and Hamlet Residential Area, the development is consistent with the policy's goal to find a balance between these two factors. The Site Plan outlines the setbacks mentioned in section H4.3.3, H4.3.4 to accommodate future trails and ensure protection of fish habitats. Additionally, an Environmental Implementation Report, Site Servicing Plan, Functional Servicing and Stormwater Management Report, to satisfy the conditions stated in policies H4.3.2-H4.3.7.

Heritage

The Subject Lands has been identified as having potential archeological resources, which applies the policies in section 4.3.10:

Development that impacts on areas identified for potential archaeological significance will require a Stage 2 Field Assessment… 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. To address the concerns of archeological resources, a Stage 1 and 2 Archeological Assessment and reliance letter have been completed to fully understand any archeological concerns that may arise from the proposed development. This report concludes that no further assessment of the property is required.

With such emphasis throughout the Official Plan on maintaining and enhancing the cultural heritage in Halton Hills, the Glen Williams Secondary Plan further describes its policies relating to this:

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 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.

To address these concerns, theUrban Design Guidlines have been completed to outline the proposed developments conformity and impact on the surrounding community, and any steps that have been taken to keep the development consistent with the Hamlet Design and Heritage Protection Guidelines.

Transportation

A traffic study will be required for all new developments and may conclude that there is a need for certain road improvements 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.

A Traffic Impact Study has been completed to address the concerns of traffic listed in section 4.3.12.

Designation – Hamlet Residential Area

The subject lands are designated Hamlet Residential Area on Schedule H4-1, which aims 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 techniques.

The uses permitted within the Hamlet Residential Area designation shall be limited to:

a) single detached residential uses;
b) bed and breakfast establishments (consistent with the policies in the Town of Halton Hills Official Plan);
c) 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; and
d) accessory apartments in single detached dwellings subject to Section E1 .4.10. Adult entertainment uses shall be prohibited in the Hamlet Residential Area designation.

It is important to the note that the proposed development does not conform with the uses within the Hamlet Residential Area designation, as the development consists of mostly townhouses. Although the proposed development does not conform to the permitted uses, it does conform with the general intent and purpose of the designation and 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;

Due to the requirement of policy b), a draft plan of subdivision has been provided to separate the subject lands into three primary blocks: roads, a residential block, and an environmental block. Following the registration of the Draft Plan of Subdivision, a plan of condominium will be provided to further separate the individual townhomes and private roads.

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:
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 Lands, and includes, but is not limited to, a Stormwater Management Plan;

In accordance with these policies, a Traffic Impact Study, Urban Design Guidelines, Functional Servicing Report, Stormwater Management Report, Environmental Implementation Report, and a Tree Preservation Plan has been completed and submitted along with this application to address all concerns for the Plan of Subdivision.

d) *The minimum lot size for residential development on Regional water and wastewater services will 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 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 plan of 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;*

The development proposes a net density of 21 units per hectare (exclusive of natural heritage areas) , contrary to the densities set out in policies d) i) and ii). Therefore, an Official Plan Amendment will be necessary to permit the proposed density. Although the densities do not achieve the above mentioned densities, the creation of denser townhouse lots allow the objectives e) and h) listed in section H4.2 to be achieved by providing more housing closer to the commercial core to enhance its vitality and providing a variety of lot sizes that do not currently exist in the are.

A hydrogeological study will 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.

To conform with this policy, a Hydrological Study and Water Balance Assessment has been completed and submitted with the development application.

Section H4.3.13 provides direction on change in mature neighbourhoods. While the proposed development is not proposing development within a mature neighbourhood, but rather adjacent to one, it is important to consider these policies. These policies note the following:

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 hamlet. These areas are delineated in the Zoning By-law.

In reviewing Schedule A19- Glen Willans of By-law 2010- 0050, the subject lands are not identified as with an Mature Neighbourhoods overlay. This the policies of

Greenlands

Schedule H4-1 designates portions of the Subject Lands Greenlands, which is further designated into Supportive Greenlands and Core Greenlands in Schedule H4-2.

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.*

The proposed development has been submitted with the requested environmental Impact Report to identify any environmental concerns on the Subject Lands. With this, the proposed development does not propose any development in these areas, maintaining the Greenlands keeping the valley as a continuous natural open space system. Additionally, the proposed development provides opportunities to improve these areas with planting buffers and additional planting of native species in the surrounding forests. By allowing for access to the surrounding trail network, the proposed development also provides opportunities, where appropriate, for passive outdoor recreational activities.

It is important to note that the Town of Halton Hills has initiated their Municipal Comprehensive Review to update their Official Plan. At the time of preparing this Planning Justification, the Town has approved the Terms of Reference for the new Official Plan Review with the new OP targeted for approval in the Summer of 2026. At this time, no new draft policies have been released that need to be considered as part of this development proposal.

7.6 TOWN OF HALTON HILLS ZONING BY-LAW 2010-005

The subject lands are currently zoned “D” Development, “EP1” Environmental Protection Zone One and “EP2” Environmental Protection Zone Two. Enclosed with this application submission is a draft Zoning By-Law Amendment which considers the change of zoning for the proposed Draft Plan of Subdivision. The draft Zoning By-law proposes that a portion of property zoned “D” Development (a placeholder zone intended for development) be converted to “HR1” Hamlet Residential One with a site-specific provision (HR1-XX). Further “D” Development land is proposed to be converted to “EP2” Environmental Protection Zone Two to protect and enhance the natural heritage withing the Subject Lands.

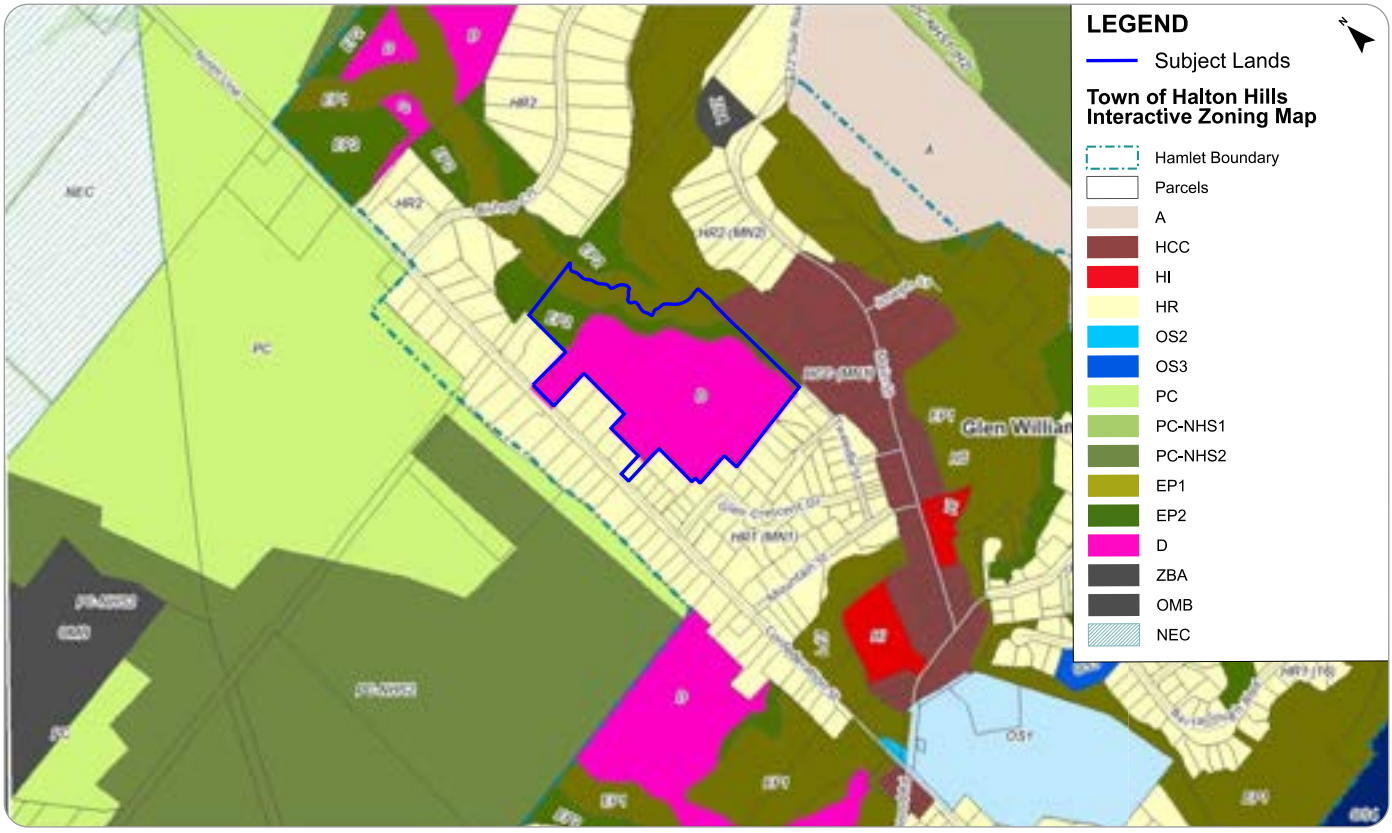


Figure 11: Town of Halton Hills Zoning By-Law

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8. APPLICATION SUBMISSION SUMMARY

An Official Plan Amendment and Zoning By-law Amendment are both needed to facilitate the proposed development and to effectively implement the policy directions associated with the designations associated with the subject lands.

The Official Plan Amendment will redesignation these lands from Hamlet Residential Area, to Hamlet Residential Area - Special Policy Area 1. This application will create a Special Policy Area within the Glen Williams Secondary Plan to permit block townhouse dwellings and allow for an increased density of 22.51 units per hectare.

The Proposed Zoning By-law Amendment seeks to rezone the subject lands from D- Development Zone to a Hamlet Residential One with Site Specific Provisions – HR1-XXX and refine the limits of Environmental Protection Two – EP2.

Table 2: HR1-XXX Site Specific Provision Table

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX	HR1-XX	159 Confederation Street (Glen Williams) LT 26, RCP 1555 , EXCEPT PT 2 & 3, 20R8779 ; S/T 242783, 701169	Block Townhouses Single-Detached Dwellings			(i) Maximum number of dwelling units – a) Single detached dwelling – 1 unit b) Townhouse dwellings – 81 units; (ii) Minimum required lot area – 0.02 hectares (0.05 acres) (iii) Maximum number of storeys for the townhouse dwellings – 2; (iv) Minimum required lot frontage – 7.6 metres; (v) Minimum required front yard – 4.5 metres (vi) Minimum required rear yard – 4.2 metres. (vii) Minimum required interior side yard – 1.5 metres. (viii) Minimum required exterior side yard – 1.5 metres (ix) Maximum height – 11.5 metres; (xi) Minimum required number of guest parking spaces – 26 parking spaces;

The Draft Plan of Subdivision Application is also being submitted concurrently with our Official Plan and Zoning By-law amendment applications described above. A breakdown of each block within the Draft Plan is provided below as well as a visual representation of the Plan ad Shown in Figure XX below.

Block 1: Residential Development Block of 3.598 hectares. To be used for the proposed townhouse dwellings.

Block 2: Private roadway comprised of 0.175 ha. This area is intended to provide access from Confederation Street to Block 1 and 3, but also to maintain legal access to existing lots of record off property (Instruments 242783 and 701169 of the properties at 145A and 147 Confederation Street).

Block 3: Residential Block of 0.130 hectares. To be used for the purpose of one single detached dwelling.

Block 4: Environmental Area of 8.357 hectares. This area contains environmental features, restoration areas and its associated buffers to development.

Block 5: 0.30m reserve area of 0.001 hectares for the Private Street of Block 2.

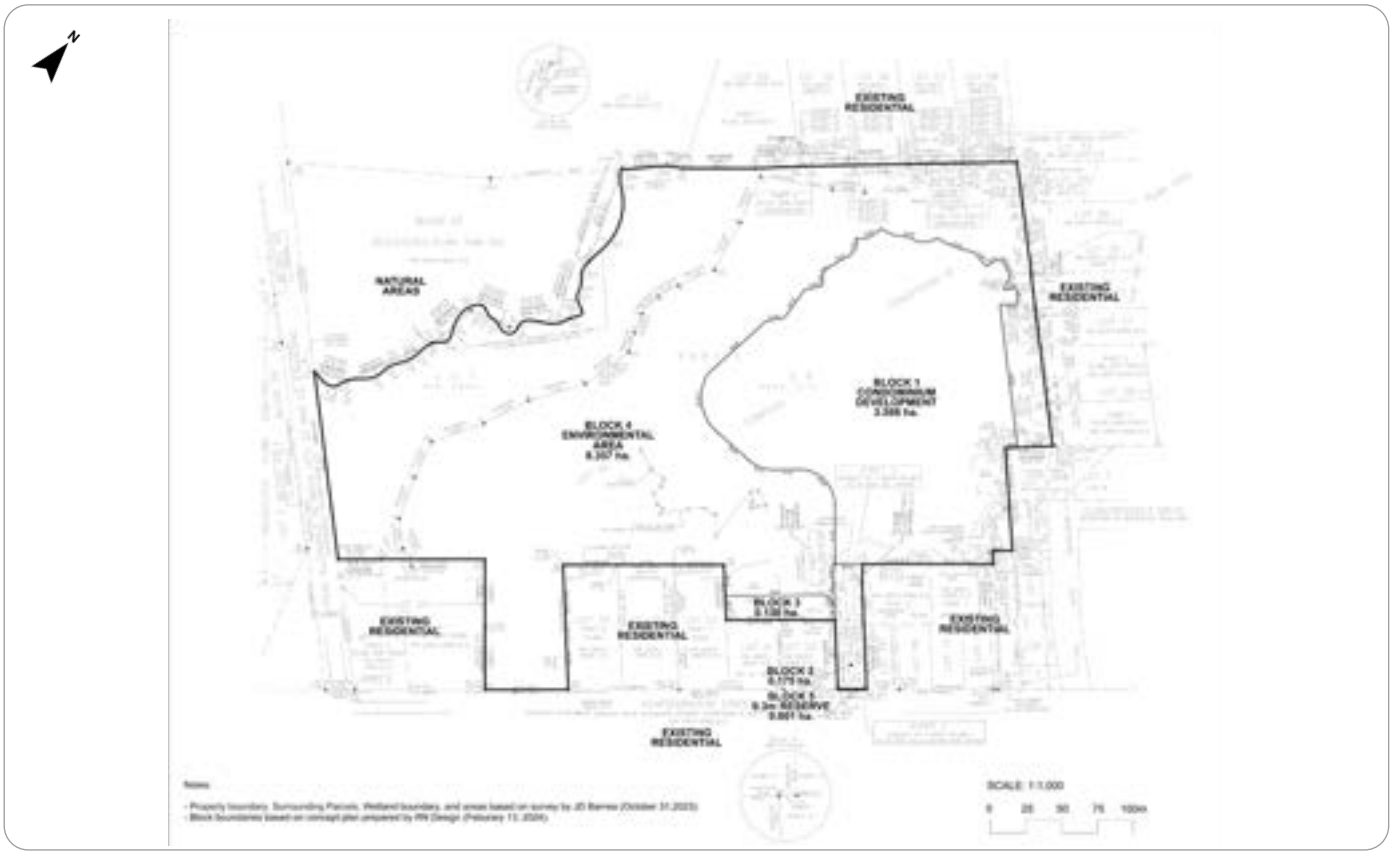


Figure 12: Draft Plan of Subdivision

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9. PUBLIC CONSULTATION STRATEGY

To support our application and in accordance with the requirements of the Planning Act, the following Public Consultation Strategy is being put forward:

- Once the applications are 'deemed complete' by staff, it is expected that the Town of Halton Hills will post the applications and its' supporting materials on their Active Development Application website to allow for public review of the material. Contact information will be included in the link.
- At the appropriate time, the Town of Halton Hills staff will schedule a Statutory Public Meeting where Weston Consultant and the Applicant will present the development proposal to the Town Council and the Public to gather additional feedback and commentary. Notices for said meeting will be mailed by the Town of Halton hills to all landowners within 120m of the subject lands.
- Additionally, the Applicant will post a development sign on the subject lands outlining the details of the proposal and the contact information to provide questions or comments on the development. The meeting date information of the above noted Statutory Public Meeting will be added to the development sign within 20 days of the meeting.
- At the appropriate time, the Town Planning Staff will prepare a recommendation report to the Planning and Development Committee. Both staff and the Applicant will provide additional information to Committee and the Public.
- The recommendation approved by Committee will be ratified by Council where the Public will have additional opportunities to provide comments prior to a final decision.
- In addition to the formal process outlined above, Weston Consulting will make themselves available to the Public to assist in answering questions and to provide updates.

We trust that the foregoing Public Consultation Strategy is satisfactory and in compliance with provincial legislation. Weston Consulting remains committed to facilitating public engagement and will assist in facilitating the public engagement process.

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10. PLANNING ANALYSIS

10.1 POLICY CONTEXT

The subject lands are located within an existing Settlement Area as identified by the Provincial Policy Statement. Policies direct that these areas accommodate Province's growth and a mix of housing types. In addition, the Region of Halton Official Plan and Town of Halton Hills contain policies that support development that provides a range of housing types, protection of natural heritage features and I supported by municipal services. The development allows for an efficient use of currently underutilized lands through compact development and provides for a greater range and mix of housing while maintaining compatibility with the surrounding context with the increased setbacks and proposed landscape buffers.

10.2 COMPATIBILITY

The proposed development is considered an isolated pocked of development within the Glen Willians community. The majority of the proposed development does not back onto existing residential development. Of the proposed 82 units, the 15 units that do back onto existing residential have increased rear yards setbacks ranging from 10m to 14m which include 3m enhanced landscape buffer to accommodate plantings to buffer the units.

It is acknowledged that the Glen Williams Secondary Plan does not permit the proposed built forms, however the townhouse units have been massed in a manner to match newer residential development within the area.

The Town's Official Plan provides a definition of Compatible which is copied below. Based on this definition, it is our opinion that the proposed development can co-exist with the existing community without negative impacts. The enclosed supporting studies show how potential impacts have been addressed.

> *Means the development or redevelopment of uses as well as new housing, replacement housing, additions, or alterations, which may not necessarily be the same as or similar to the existing development, but can coexist with the surrounding area without negative impact.*
>
> *Means in context of the Niagara Escarpment Plan Area where the building, structure, activity or use blends, conforms or is harmonious with the Escarpment's ecological, physical, visual or cultural environment.*

10.3 ENVIRONMENTAL PROTECTION

Considerable analysis has been undertaken to evaluate the natural heritage features that exist in the subject lands which include, watercourse, significant woodlands, and significant wildlife habitat. These features has been assessed to determine the appropriate buffers and development limit. Avoidance and restoration of retained natural areas are proposed mitigation strategies. This analysis is captured within the submitted Environmental Impact Report and is reflected on the conceptual architectural plan.

10.4 SERVICING AND INFRASTRUCTURE

The proposed development will utilize both existing municipal water and wastewater services in a manner that protects human health and the natural environment. Moreover, the proposed development will meet and conform to the municipal standards for all infrastructure. Please refer to the Functional Servicing and Stormwater Management Report for additional information.

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11. SUMMARY AND CONCLUSION

Based on our review of the site, context, planning policy and supporting materials, it is out opinion that the proposed development and associated applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications is based on the merits of good planning principles. The proposed development consisting of 82 new residential units will provide gentle intensification of currently underutilized lands while protecting, enhancing and reconnecting disturbed environmental areas which will contribute to a net benefit for existing residents and the future generations to come. The subject lands are well connected by major arterial roads and municipal services and will enhance the community of Glen Williams while protecting against development pressures on agricultural lands. and associated planning applications should proceed with a positive Staff Recommendation and ultimate Council approval through the processes prescribed by the Planning Act.


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