

# GLEN WILLIAMS - PHASE 2

## Urban Design Guidelines

Hamlet of Glen Williams, Town of Halton Hills



*Prepared For:*

1404649 Ontario Limited  
(Charleston Developments)

*Prepared By:*



**JOHN G. WILLIAMS LIMITED**  
ARCHITECT

40 Vogell Road, Suite 46 | Richmond Hill, ON L4B 3N6  
T 905.780.0500 | [www.williamsarch.com](http://www.williamsarch.com)

Project No. : W-2414  
March 10, 2021

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## 1.0 INTRODUCTION

### 1.1 Purpose

These Urban Design Guidelines (UDG) have been prepared on behalf of 1404649 Ontario Limited (Charleston Developments) for their proposed 28 lot estate residential subdivision, known as “Glen Williams - Phase 2”, located within the hamlet of Glen Williams in the Town of Halton Hills. The UDG is required as part of the draft plan of subdivision application to ensure the proposed development will preserve or enhance the cultural and natural character of the community.

The UDG will describe how the proposed development will maintain the hamlet character of the community and appropriately relate to the local built form and landscape context. The intent is to establish a design vision for the visual character and structure of the proposed development in accordance with the guiding urban design policies of the “Town of Halton Hills Official Plan”, in particular “Section H.4 - Hamlet of Glen Williams Secondary Plan” and “Appendix X6 - Hamlet of Glen Williams Design and Heritage Protection Guidelines”.

Images and graphics within these UDG are conceptual in nature and have been assembled to ‘paint a picture’ of the development proposal. They are not meant to be literally interpreted as the end product, but instead, to provide a design framework that guides the proposed development as the planning process moves forward. The intent is to provide design guidance that will foster a high quality development while allowing sufficient flexibility to encourage innovation.

### 1.2 Objectives

The following design principles will be used to guide urban design decisions related to the proposed development:

- Promote an attractive, high quality public realm and built form character that contributes to the unique heritage character of the hamlet of Glen Williams.
- Analyze existing site conditions that influence site access, street pattern, lotting configuration, building envelopes, and driveway locations.
- Protect and preserve sensitive natural features within the subject lands.
- Promote a variety of lot sizes.
- Establish architectural guidelines to ensure new housing:
  - achieves a high standard of design quality;
  - harmonizes with the rural heritage character of the local area;
  - diminishes the visual presence of garages within the streetscape;
  - minimizes negative visual impacts on the landscape
  - is appropriately designed for focal locations.
- Encourage attractive streetscapes that reflect an upscale residential character through attention to gateway features, dwelling façades, materials and colours, and landscape treatments.
- Promote principles of CPTED (Crime Prevention Through Environmental Design) to foster a safe residential neighbourhood.



## 2.0 COMMUNITY CONTEXT

### 2.1 Location and Site Description

The subject lands occupy 19.47 hectares on the east side of Confederation Street within the north portion of the hamlet of Glen Williams. The site is bounded by:

- West - Ninth Line (Confederation Street); further west are rural residential properties and agricultural lands within the designated protected countryside area.
- South - Existing estate residential subdivision on Bishop Court (Glen Williams Phase 1), including a wooded open space area and storm water management facility.
- North - Hamlet boundary; further north is agricultural land within the Greenbelt Plan Protected Countryside area and Natural Heritage System (NHS).
- East - Treed valleylands forming part of the NHS.

The site contains rolling terrain with a mix of treed areas, open meadows and valleylands. A majority of the site (central and eastern portions) were formerly used for aggregate extraction purposes while the western portion of the site contains a plantation area and two small watercourses. The eastern tributary is an intermittent stream and the western tributary runs through a well-defined valley, with deciduous woodland present along the western, upstream portion. The creek continues into the adjacent Phase 1 development to the south and passes underneath Bishop Court. The existing watercourses, steep landforms and helathy woodlot areas will form part of the linked NHS and will be protected and buffered from development. Tree preservation practices, minimal grade changes, and limitations on the size of building envelopes will be applied to maximize retention of healthy mature trees on the building lots to the extent feasible.

### 2.2 Existing Built Form Context

The site is located immediately north of the existing hamlet estate residential subdivision on Bishop Court (Phase 1) which is comprised of single detached dwellings sited on large lots with municipal water services and private septic systems. Homes along Bishop Court were constructed in the early 2000s and are typically characterized as large, upscale bungalow and two-storey masonry-clad detached dwellings that represent an eclectic range of tradition-inspired architectural styles. On the west side of Confederation Street are existing rural residential homes constructed between the early to mid 1900s.

The historic core area of the Hamlet (Community Core Area) lies approximately 1 kilometre to the south of the subject lands. The core area of Glen Williams contains a concentration of heritage buildings and commercial activities, including shops, restaurants, churches, parks and a Town Hall, that combine with its natural setting along the banks of the Credit River to create a compact and vibrant historic village with a truly distinct identity.

Refer to the key plan and site context images on the following pages.

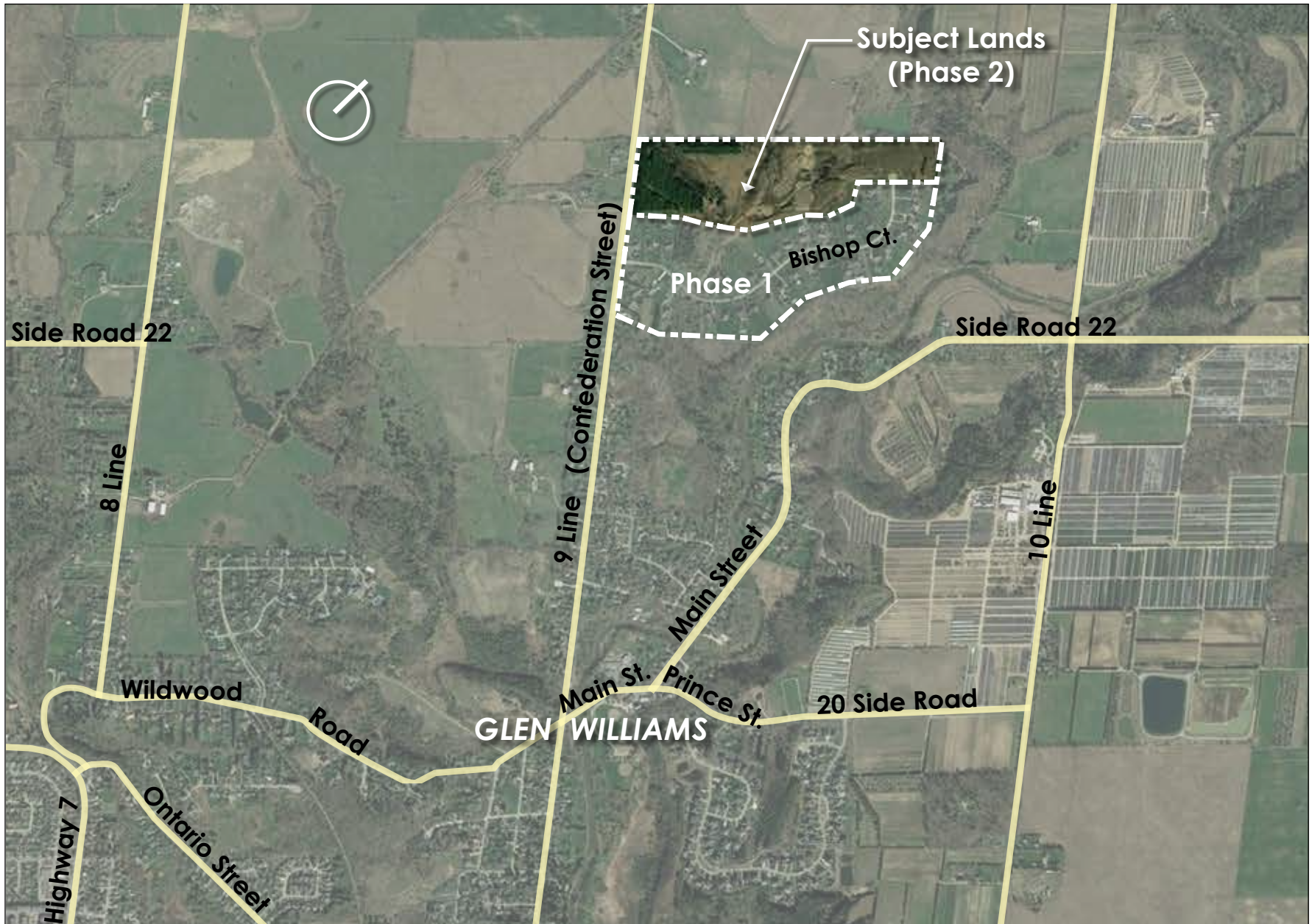


Example of built form character within Glen Williams' historic core



Example of built form character within estate residential area (Bishop Ct.)





Subject Lands - Key Plan

Source: Google Earth





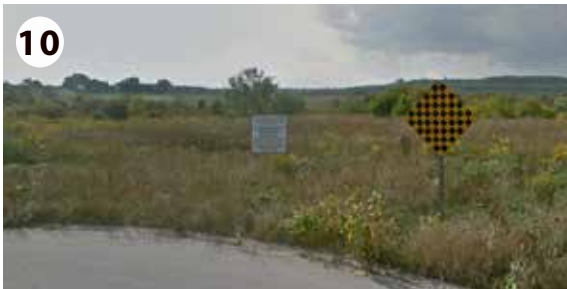
View of the subject lands from Confederation St.



View of lands north of the site (looking north along Confederation St.)



Existing residential on the west side of Confederation St.



View of the subject lands from Bishop Court



Images of site context and existing built form in proximity to the Subject Lands

Source: Google



Existing residential property on the west side of Confederation St.



Existing estate homes south of the site on Bishop Court



Existing homes on Confederation St. southwest of the site



Existing estate homes south of the site on Bishop Court



Existing SWM facility to the south viewed from Bishop Court



Existing estate homes south of the site on Bishop Court

### 3.0 POLICY CONTEXT

The Glen Williams Phase 2 Urban Design Guidelines should be read in conjunction with the following policy documents and guidelines, as well as other relevant Town standards, plans, and by-laws.

#### 3.1 Town of Halton Hills Official Plan

As per Schedule A1 Land Use Plan, the subject lands are located within the Glen Williams Hamlet Area and are subject to the Glen Williams Secondary Plan (GWSP).

##### 3.1.1 Hamlet of Glen Williams Secondary Plan

Within the GWSP, Schedule H4-1 Glen Williams Land Use Plan, the subject lands are identified as Hamlet Estate Residential Area, Greenlands Categories and Hamlet Buffer. The single detached residential uses proposed for the subject lands are a permitted use within the Hamlet Estate Residential Area. The Greenlands Categories are further divided into Core Greenlands and Supportive Greenlands as per Schedule H4-2 Glen Williams Environmental Areas. The creek valleys are designated Core Greenlands, while the western portion of the site, which includes a coniferous plantation and the deciduous woods associated with the western creek valley slope, is designated Supportive Greenlands.

The proposed residential estate subdivision will adhere to and meet the relevant goals, objectives and policies of the GWSP by:

- Contributing to and not detracting from the compact scale and unique heritage character of Glen Williams.
- Protecting the natural features and functions of the area.
- Providing visual and physical access to open space areas.
- Provision of a hamlet buffer.
- Incorporating a wide variety of lot sizes and configurations consistent with the hamlet character and the method of water and wastewater servicing.
- Ensuring a variety of lot sizes no less than 0.4 hectares (1 acre).

- Encouraging architectural styles that are consistent with the hamlet character.
- Providing an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features and the developed areas of the Hamlet.
- Maintaining and enhancing the character of the adjacent neighbourhood (Bishop Court) by ensuring that new housing is compatible, context sensitive, and respectful of the existing character.

##### 3.1.2 Hamlet Of Glen Williams Design and Heritage Protection Guidelines (Appendix X6)

The heritage character of the hamlet is rooted in Glen Williams' history as a mill town of the 1800's, a character that is reflected in the architectural tradition of buildings from time. Appendix X6 Hamlet of Glen Williams Design and Heritage Protection Guidelines provides design guidelines that inform how the heritage character of the community should be retained. It recognizes that *"despite the strong impact of heritage buildings in the hamlet centre, the overall architectural character of Glen Williams is a variety of building forms and styles, representative of Glen Williams' organic pattern of growth over the last century."*

The proposed development will have regard for the applicable development and architectural design principles for new hamlet estate residential development as described in Appendix X6. This will be demonstrated within the UDG by describing how the proposed development addresses design treatments for:

- Street type and pattern.
- Lot configuration.
- Building setbacks.
- Housing at focal locations.
- Garages and auxilliary buildings.
- Architectural design principles for new development.



### **3.2 Town of Halton Hills Comprehensive Zoning By-Law 2010-0050**

As indicated in Schedule A19 Glen Williams, the subject lands hold three zoning classifications as noted below:

- Development, D;
- Environmental Protection Once, EP1; and,
- Environmental Protection Two, EP2.

To permit the proposed estate residential subdivision, an application to amend the zoning by-law will be submitted to rezone the property.





## 4.0 VISION AND PROPOSED DEVELOPMENT

### 4.1 Vision

The proposed development is envisioned to become an upscale enclave of 28 new homes with architecture and streetscape design inspired by the picturesque natural setting and historic rural character of Glen Williams. The Phase 2 subdivision has been designed to seamlessly interface with Phase 1 through the logical extension of Bishop Court, the preservation and protection of significant natural features and landforms, the proposed lotting configuration, and by establishing appropriate building and septic envelopes. New dwellings and landscape features will be designed with quality in mind, creating an attractive neighbourhood that harmonizes with its context within the rolling countryside at the northern edge of the Hamlet.

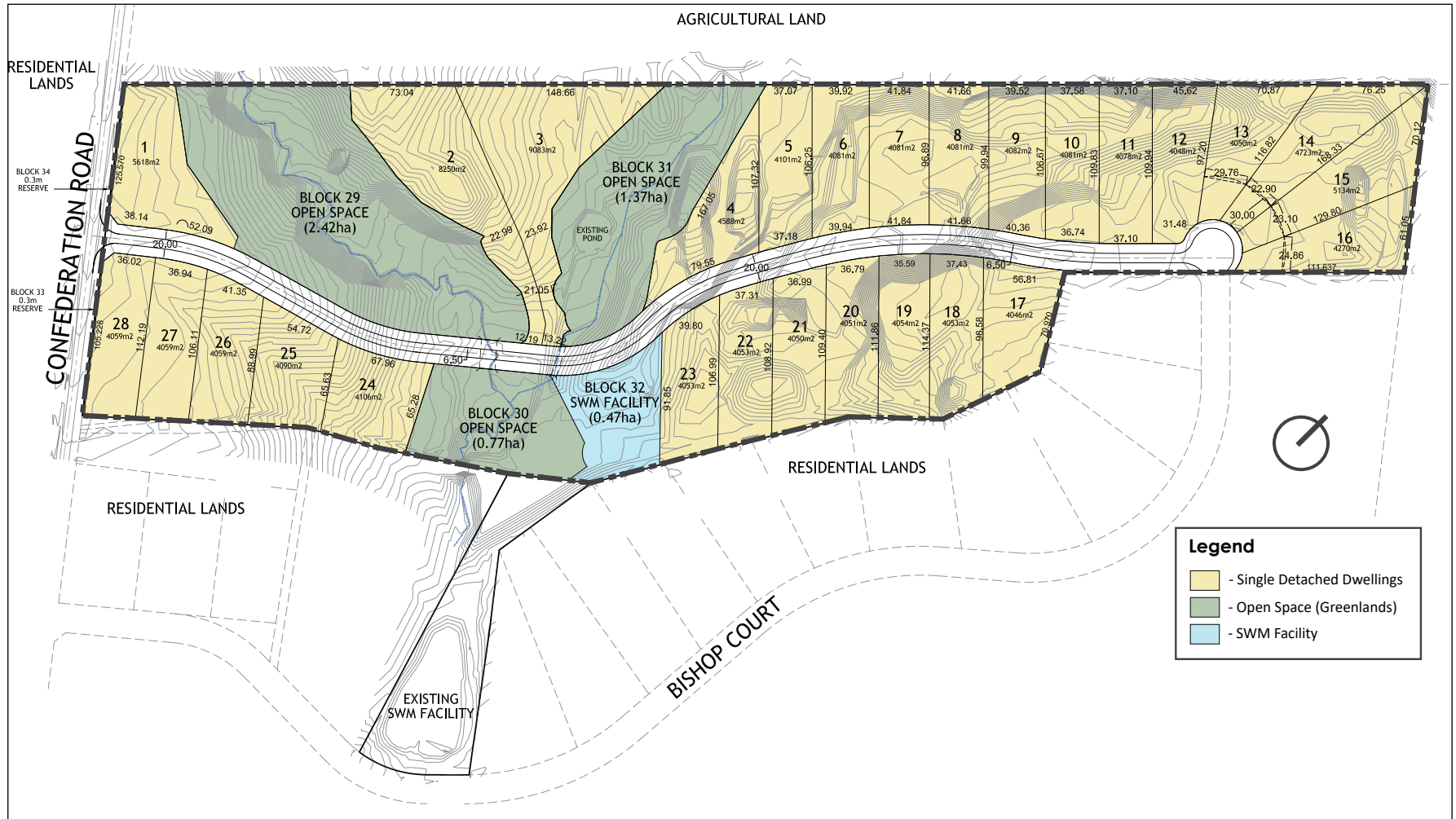


The Glen Williams Phase 2 subdivision is envisioned as a “rural-picturesque” estate residential enclave, with built-form and streetscape designs inspired by the open space character of the surrounding area

## 4.2 Proposed Development

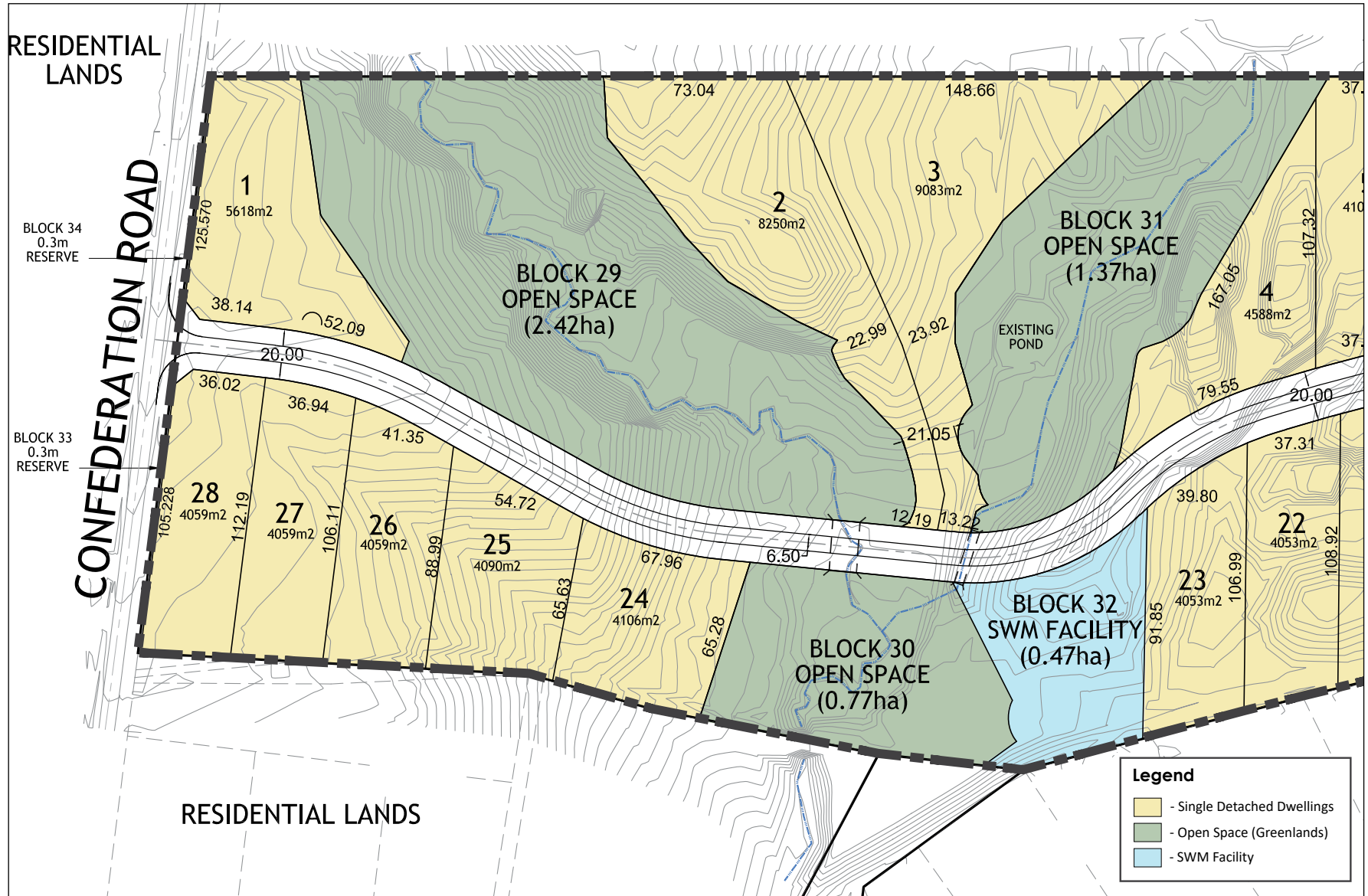
- The proposed development pattern evolves from the structure of the NHS, land use designations, property boundaries, adjacent uses, and the location of existing roads.
- Along the north and east boundaries of the site, a Hamlet Buffer is proposed. This will take the form of a 20m wide privately-owned buffer at the rear of the lots (Lots 1-16), with the rear 10m portion of the buffer being planted. Additionally, a 10m planting strip will be provided at the rear of Lots 24-28.
- The central and western portions of the site contain open space areas (including sensitive environmental features, watercourses, treed areas, a pond and landforms).
  - The creek valleys in the central portion of the property are designated as Core Greenlands on Schedule B of the GWSP and thus must remain free from significant alteration and development.
  - Western and northern portion of the property are designated as Supportive Greenlands on Schedule B of the GWSP. This area is primarily a coniferous plantation (comprised of alternate bands of eastern white pine and Colorado spruce) and the deciduous woods associated with the western creek valley slope. This area has been evaluated and the Environmental Impact Report supports residential development on portions of the Supportive Greenlands, provided the nature of development in this area is sensitive to the requirement of the GWSP policy that “the ecological function of the area ... be maintained, and environmental impacts ... be appropriately mitigated.”
  - Refer to the Environmental Impact Report and the Tree Assessment Report for details.
- A storm water management (SWM) facility is proposed in the central portion of the site, adjacent to an open space block which will contain the minor watercourse and immediately north of an existing SWM pond in Phase 1. The location of the SWM facility will take advantage of the site’s natural grading patterns.
- A 20.0m wide public street (extension of Bishop Court) is proposed through the central portion of the site running east-west. This new street will extend from the current terminus of Bishop Court (Phase 1) in the southeast portion of the site and looping westward to connect with Confederation Street along the western boundary of the site.
- Residential development is proposed as follows:
  - The development proposal includes 28 estate residential lots with lot areas that range from 4,046m<sup>2</sup> to 9,083m<sup>2</sup>.
  - A wide variety of lot frontages and depths has been provided. This, coupled with the curving nature of the street and a variety of front yard setbacks that will be established within the zoning by-law, will help to promote a random lotting pattern in keeping with the local area.
  - Each lot will have its own private septic system and piped municipal water service.
  - Each dwelling and septic bed will be sited within the defined building envelope with regard for on-site natural features, lot grading constraints and building setbacks as stipulated in the Municipal Zoning By-law.
  - All dwellings will be designed to reinforce the upscale heritage-inspired character envisioned for the proposed development and to ensure compatibility with existing homes on Bishop Court. Architectural design guidelines are provided in Section 6 of this report.
  - Dwellings in focal locations, such as gateway corner lots, lots adjacent to open space features and view terminus lots, shall require special design consideration to ensure publicly visible facades are enhanced.
- Landscaped entry features may be provided at the western entry into the development on private lots to serve as place-making elements and announce the arrival to the development from Confederation Street.
- Front yard landscaping treatments will be encouraged to enhance the streetscape appearance and complement the massing of new dwellings. Landscaping treatments should support the rural character of the area and promote the unique character of Glen Williams.
- Views into the site from Confederation Street will be enhanced by ensuring protection of the natural countryside character in these areas and through the design of attractive facades for new homes and proposed landscape treatments.





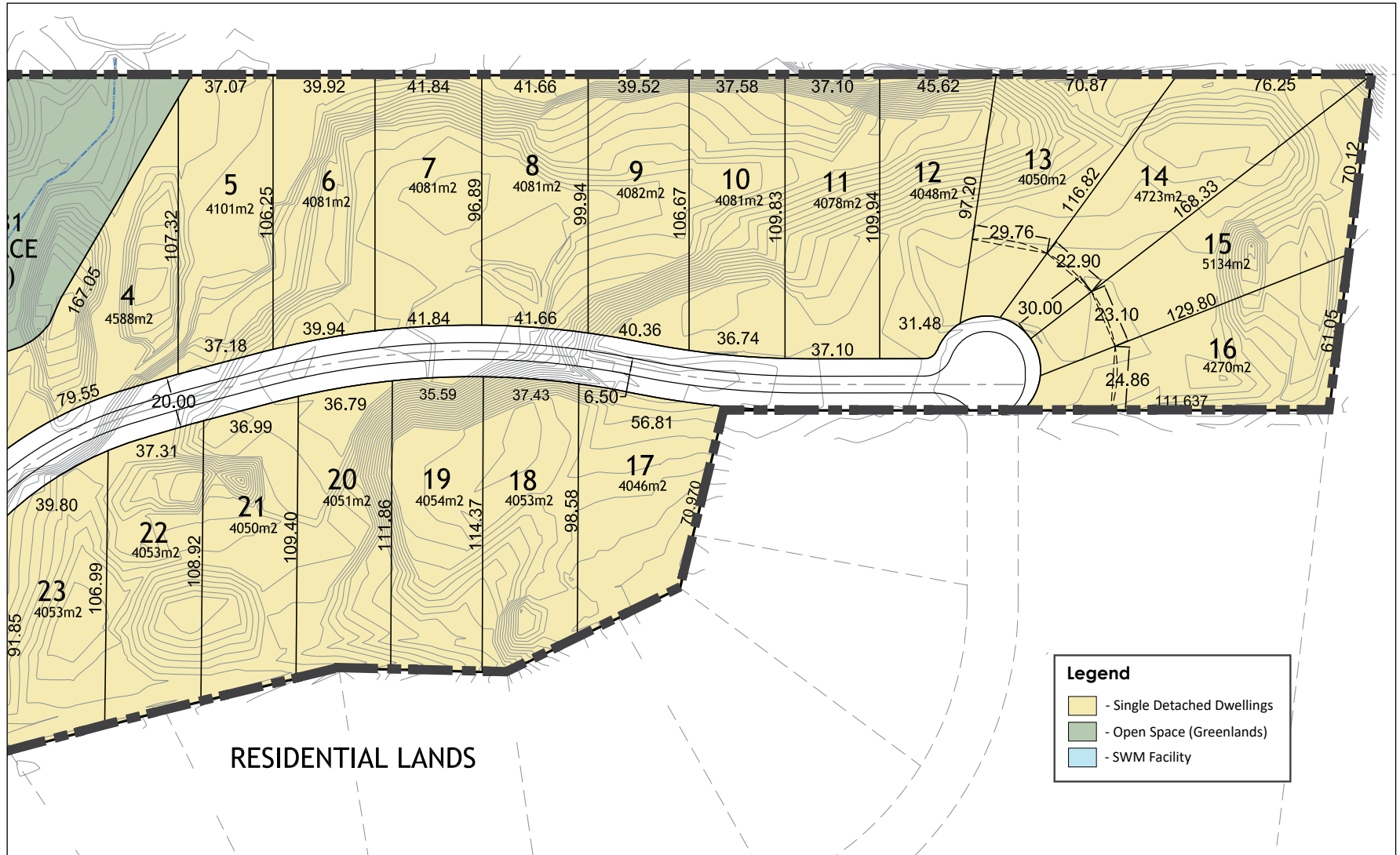
Glen Williams Estates Phase 2 - Development Concept plan





Glen Williams Estates Phase 2 - Development Concept Plan (Enlargement of West Portion)





Glen Williams Estates Phase 2 - Development Concept Plan (Enlargement of East Portion)

## 5.0 PUBLIC REALM DESIGN CRITERIA

### 5.1 Neighbourhood Safety

In order to promote a safe, pedestrian-friendly residential development, the following principles of CPTED (Crime Prevention Through Environmental Design), have been incorporated into the design of the subject site:

- A clear definition between public and private space will be provided through the design and placement of homes, fencing and landscaping.
- Site planning and building design will allow for visual overlook of public spaces, such as streets and open space areas.
- Ample fenestration facing public areas will be provided to promote natural surveillance (eyes on the street) from within the dwelling.
- Terraces, porches or other similar outdoor features will promote natural surveillance and serve as an interface between private and public realm.
- Main entrances to dwellings should be visible from the public street and clearly defined.
- Blank and inactive building façades facing public areas shall be avoided.
- Lighting will be provided along the proposed extension of Bishop Court and at the entrance from Confederation Street to illuminate vehicular routes and ensure pedestrian comfort and safety.
- Lighting on homes will be directed downward and inward to mitigate negative impact on neighbouring uses.
- The presence of garages within the streetscape shall be diminished by orienting them to face away from the street, wherever feasible.
- All building and garage entries shall be well lit.
- Address signage shall be placed in a well lit location on the front of the dwelling.



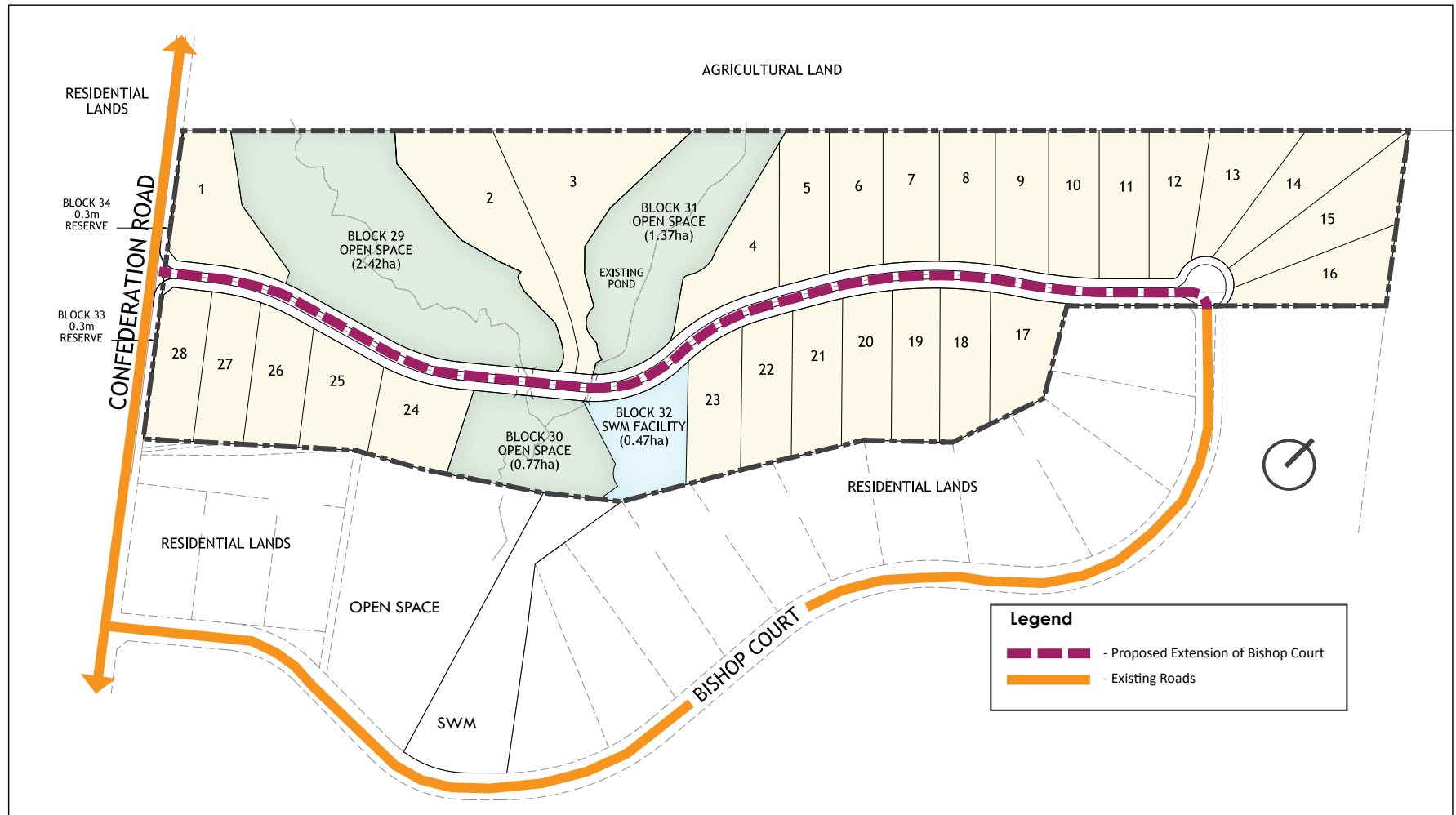
Dwellings should be designed with generous amounts of glazing and main entrances facing the street to promote a safe, pedestrian-friendly neighbourhood

### 5.2 Site Circulation

- The subject lands will be accessible from Confederation Street and from Bishop Court. Bishop Court will be extended through the subject lands and connect with Confederation Street.
- Bishop Court extension will have a 20.0m wide road allowance and be

constructed in accordance with Town standards. This will include rolled curbs and no sidewalks in order to match existing conditions within the subdivision to the south and to reinforce a rural character.

- As identified on Schedule H4-1 (Glen Williams Land Use Plan), a potential trail is contemplated within the valley lands south of the existing residential estate subdivision (Glen Williams Phase 1). Access to the potential trail may occur through Bishop Court or Confederation Street.

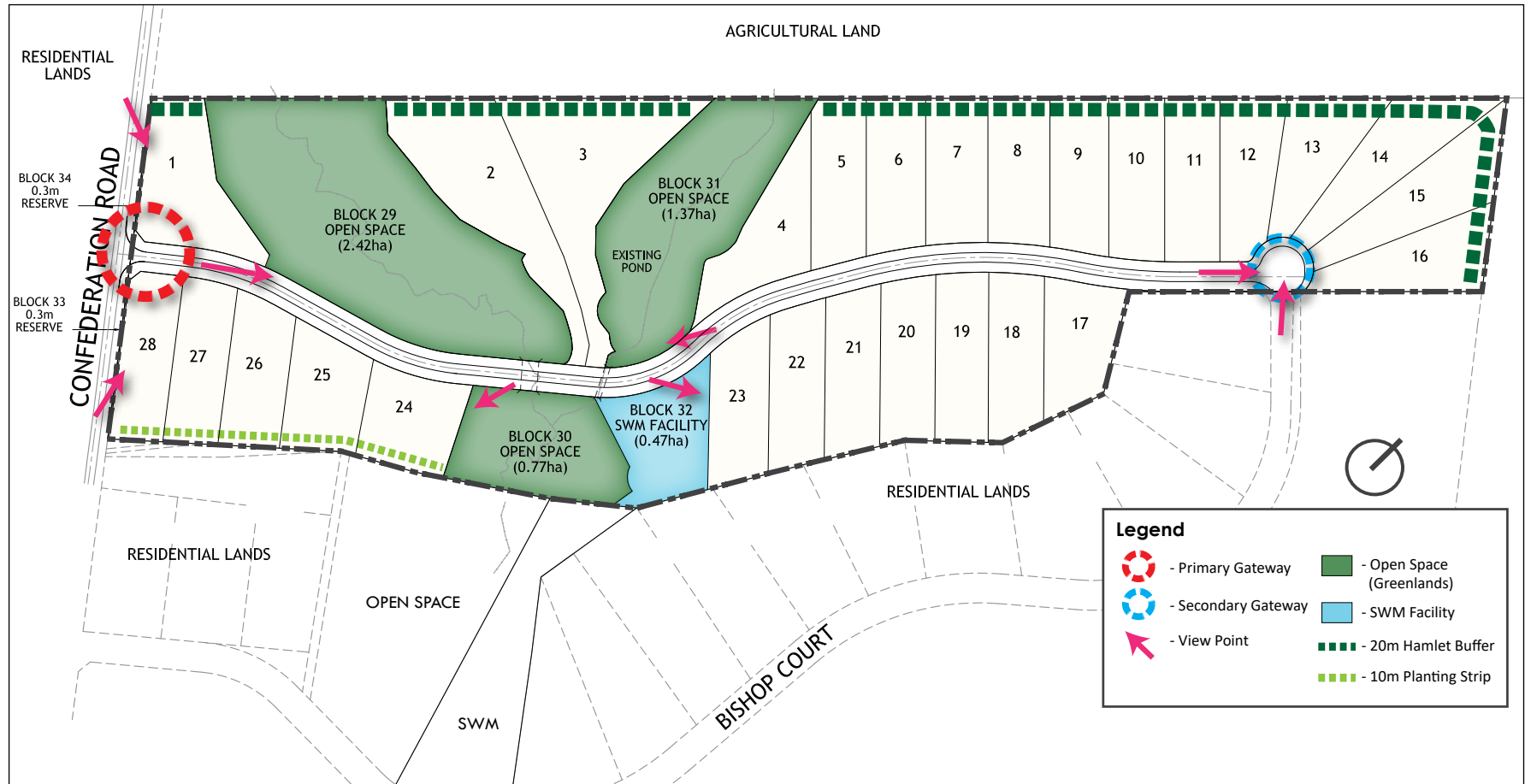


Glen Williams Estates Phase 2 - Roads / Site Access Plan

### 5.3 Open Space System

The open space system is an essential component of the community's character and the Region's ecological system. The Glen Williams Secondary Plan contains detailed ecosystem planning and management policies whose fundamental objective is to ensure that the integrity of Glen Williams's ecosystems is protected, maintained and enhanced.

The Glen Williams Phase 2 subdivision will be defined by the Greenlands and Hamlet Buffer as identified in Schedule H4-1 (Glen Williams Land Use Plan) of the secondary plan. In addition, the subject lands will also contain a SWM facility in the central portion of the site that will combined with the existing SWM in Phase 1.



Glen Williams Estates Phase 2 - Community Entry and Open Space Plan



### 5.3.1 Hamlet Buffer

- As indicated in the GWSP, the north and east perimeters of the site shall incorporate a buffer strip that will develop a naturalized transition area between the Hamlet of Glen Williams and the surrounding countryside.
- A 20 metre wide privately owned naturalized strip at the rear of these lots will be created by means of planting native deciduous trees and shrubs with occasional indigenous coniferous trees in the manner of a rural fence bottom hedgerow within the rear 10m portion of the buffer.
- Trees and shrubs that presently grow at the property's edge (and can feasibly be retained after site grading) will be incorporated into the buffer. Undesirable species such as Manitoba maple and European buckthorn will be removed.



Conceptual image of Hamlet Buffer

### 5.3.2 Greenlands

- The western portion of the Glen Williams Phase 2 subdivision contains designated Greenlands as per Schedule H4-1 of the GWSP. There are two classes of greenlands on the property. Core Greenlands correspond to the eastern and western creek tributaries, and the conifer plantation area is categorized as Supportive Greenlands. As is recommended in the EIR (North-South Environmental) the greenland areas will receive special attention.
- Refer to the Environmental Impact Report and the Tree Assessment Report for details.



Conceptual image of core greenlands

### 5.4 Storm Water Management Facility

- A Storm Water Management Facility is proposed in the central proportion of the site, on the south side of Bishop Court immediately east of Open Space Block 30 and northeast of the existing SWM facility in Phase 1. The proposed SWM facility will provide both quality and quantity stormwater controls while providing visual and recreational amenities for the community.
- Wetlands will be created immediately to the west and within the SWM facility.
- Naturalized plantings of trees and shrubs will be provided to enhance the SWM facility. Naturalized plantings to consist of organically shaped nodal groupings of native deciduous and coniferous trees and shrubs, as well as a native seed mix to provide ground cover where existing vegetation is disturbed.
- Plant species, quantities and sizes are to be in accordance with the Town of Halton Hills and Credit Valley Conservation standards. Exact location and specification of planting to be determined during detailed design.
- Any proposed trails within the SWM facility would provide recreational opportunities and linkages to the community's open space network. Trails are to be design and implemented as per Town standards.



Conceptual image of SWM Facility



Conceptual images of wetland planting



## 5.5 Streetscape Elements

Streetscape elements include street trees and boulevard planting, entry features, community mailboxes, fencing, lighting, street signage and aboveground utilities. These elements should be designed to provide unification to the proposed development, create visual interest, and complement the proposed built form to foster a cohesive high quality image.

### 5.5.1 Street Trees and Landscape Treatments

- Street trees are important in establishing a residential character within the neighbourhood. They shall be located within the public boulevard along the street frontages of the lots.
- Street trees will be planted on 15 metre centres along each side of the road except across the open space frontage where natural vegetation growth and planting patterns will be established and encouraged to the roadside.
- Trees should be situated in accordance with the Town's standard requirement and adequately set back from paved areas, driveways, and utilities.
- The naturalized area will facilitate wildlife crossing, serve as visual cue marking the transition from the eastern to the western parts of the subdivision, and to preserve the natural character of this portion of the property.
- Street trees will be selected from a list of large canopy deciduous trees that are indigenous to Halton Region. Trees with coloured (other than green) leaves and species known to be invasive will not be used.
- Trees will be planted in single species blocks to impart a strong visual effect, but large monocultures (subject to wholesale disease losses) will be avoided by limiting any single species to stretches of eight trees on each side of the road and by employing a minimum of five different species throughout the development.
- The locations of and specifications for street trees and landscape treatments will be detailed on the Landscape Plans for the subdivision.

### 5.5.2 Entry Features

- Similar to the first phase of development, landscaped gateway entry features will be provided at the daylight triangles where Bishop Court intersects with Confederation Street.
- A secondary entry feature may be considered at the southeast corner of the development where Bishop Court enters the site. This may include more subtle features such as a landscape island



Conceptual images of street trees and landscape treatments



Conceptual image of entry features with 'rural-picturesque' inspired character

within the turning bulb, subject to approval by the Town.

- Entry features facilitate orientation, promote a sense of arrival, add visual interest to the neighbourhood character and articulate transition between the enclave and its surroundings.
- Reflective of the 'rural-picturesque' inspired character, materials used for the built component of the entry features (stone, brick, paving, fencing, etc.) should be complementary to the prevailing materials used throughout the community and complementary with the first phase of development to the south.
- A variety of naturalized, low maintenance vegetation should be incorporated with the aim of achieving a wide range of seasonal experiences.

### 5.5.3 Community Mailbox

- Community mailboxes supplied by Canada Post will be located in safe and visible areas within the development within walking distance of residents. It is recommended the mailboxes be located adjacent to open space areas and/or the SWM facility.
- The importance of community mailboxes may be enhanced through landscape features, such as decorative paving, seating, landscape structures (i.e. trellises), and planting. The final location and design of community mailboxes will be determined in consultation with Canada Post and the Town.

### 5.5.4 Street Lighting, Utilities and Signage

- Streetscape elements, such as lighting, paving, furniture, and signage are important features of the public realm and the identity of the proposed development.
- Street lights poles and fixtures will have the appearance of carriage style street lamps, similar to Phase 1, to reinforce a heritage character and maintain continuity. Energy efficient LED luminaires should be utilized.
- Streetlights will be located to take in consideration of their visual impact on the development and adjacent properties. There should be no light encroachment into natural areas in order to avoid impacts on wildlife.

- Aboveground utilities such as hydro, cable, and telecommunication will shall be positioned discreetly to avoid visually detracting from the streetscape. Coordination between utility services and other streetscape elements will be undertaken to reduce the number of conflicts and visual clutter.
- Wayfinding elements, such as street signage, will be incorporated to provide clear and concise direction to users as well as providing community character in accordance with the Town. Upgraded sign blades that reinforce a heritage character, similar to Phase 1, shall be provided.
- Utility and service elements (hydro meters, gas meters, telephone boxes and CATV boxes) located on dwellings should be situated discreetly on wall faces perpendicular to the street in the interior sideyard, where possible to minimize visibility from the street.
- Air conditioning units should not be located in the front or exterior side (flankage) yard of any dwelling.



Conceptual images of street signage, community mailboxes and street lighting



### 5.5.5 Fencing

- Several types of fencing are required depending on the need for privacy, containment, and/or noise attenuation. These may include: decorative metal fence, wood privacy fence / screens, wood acoustic fence, and chainlink fence.
- Acoustic fencing, where required, will be provided in accordance with the Noise Report for the subject lands.
- Chain link fence separating the SWM facility and open space lands from private spaces should be black vinyl.
- Fencing along property boundaries and adjacent to open space areas should reflect a rural / country character.
- The location of and specifications for fencing shall comply with the Town's fencing requirements and by-laws and will be detailed on the Landscape Plans for the subdivision.



Conceptual images of fencing character

## 6.0 PRIVATE REALM DESIGN CRITERIA

### 6.1 Residential Lots and Dwelling Siting Criteria

#### 6.1.1 Residential Lots

- The lots are generally one acre (0.4 hectares) in size. The majority of the lots are to be rectangular in shape with street frontages in the range of 32 to 41 metres.
- Exceptions are the lots in the area of the open space blocks (that have been configured to respect the sites natural features while using the land efficiently) and the pie shaped lots on the outside of the road curve at the eastern end of the property.

#### 6.1.2 Street / Building Relationships and Setbacks

- Given the variety of lot sizes and configurations within the Glen Williams Phase 2 subdivision, together with the customized executive nature envisioned for new housing and the goal to ensure homes are designed and sited to harmonize with their surroundings, it is expected that a variety of house siting configurations will be provided.
- Dwellings should be sited with the main front facade facing the street wherever lot configuration permits. Gateway / corner dwellings shall be sited to ensure dwelling facades appropriately address both street frontages. All homes shall be designed to ensure the visual presence of the garage is diminished within the streetscape.
- Dwellings shall be sited with due regard for the location of septic fields, significant on-site natural features, landform, and building setbacks. Placement of the dwelling and septic field on the lot should not impede future placement of a potential rear yard swimming pool, where feasible.
- A wide variety of front yard setbacks is required. The minimum front yard setback is proposed to be 9.14 metres (30 feet). Greater front yard setbacks than those stipulated in the zoning by-law may be requested to ensure a smooth transition of setback between neighbouring dwellings and to allow for placement of septic fields. Lots 2, 3, 13, 14, 15 and



Positive relationships between built form and public spaces shall be maintained throughout the proposed development

16 will require large front yard setbacks as their pie shape makes the front portions of these lots too narrow to construct appropriately proportioned buildings at the minimum front yard setback.

- Houses built in the area of the coniferous plantation (lots 1, 25-28) will be positioned as close to the street as possible to provide the opportunity for higher quality rear yard planting. The shallow front yard setbacks will also have the effect of enhancing the of the entry experience from Confederation Street.
- The GWSP suggests that developers “encourage flexibility of front yard setbacks to maintain the variety of setbacks found on hamlet streetscapes. It is recommended that no more than four consecutive lots shall have the same front yard setback.” It is further suggested “that a minimum of 30% of the front wall of houses are located at the minimum setback to provide a sense of enclosure to the street and a pedestrian oriented environment.”
- The design of street-facing facades shall exhibit a variety of front wall / porch articulation or changes in wall planes to promote a strongly defined streetscape and sense of community.

### 6.1.3 Facade Variety Within the Streetscape

- A key component of the Glen Williams Phase 2 development will be the wide variety of facade treatments offered. Many models will have customized facades to suit the purchasers specifications.
- Models should typically be designed with 2 distinctly different elevations. Popular models may require additional façade treatments to avoid monotony within the streetscape.
- In order to ensure variety within the streetscape, identical elevations should not occur more than 2 times within a row of 8 detached dwellings (or 20% of the street block) and should be separated by a minimum of 3 dwellings with distinctly different elevations units. Identical elevations should not be sited directly opposite each other.



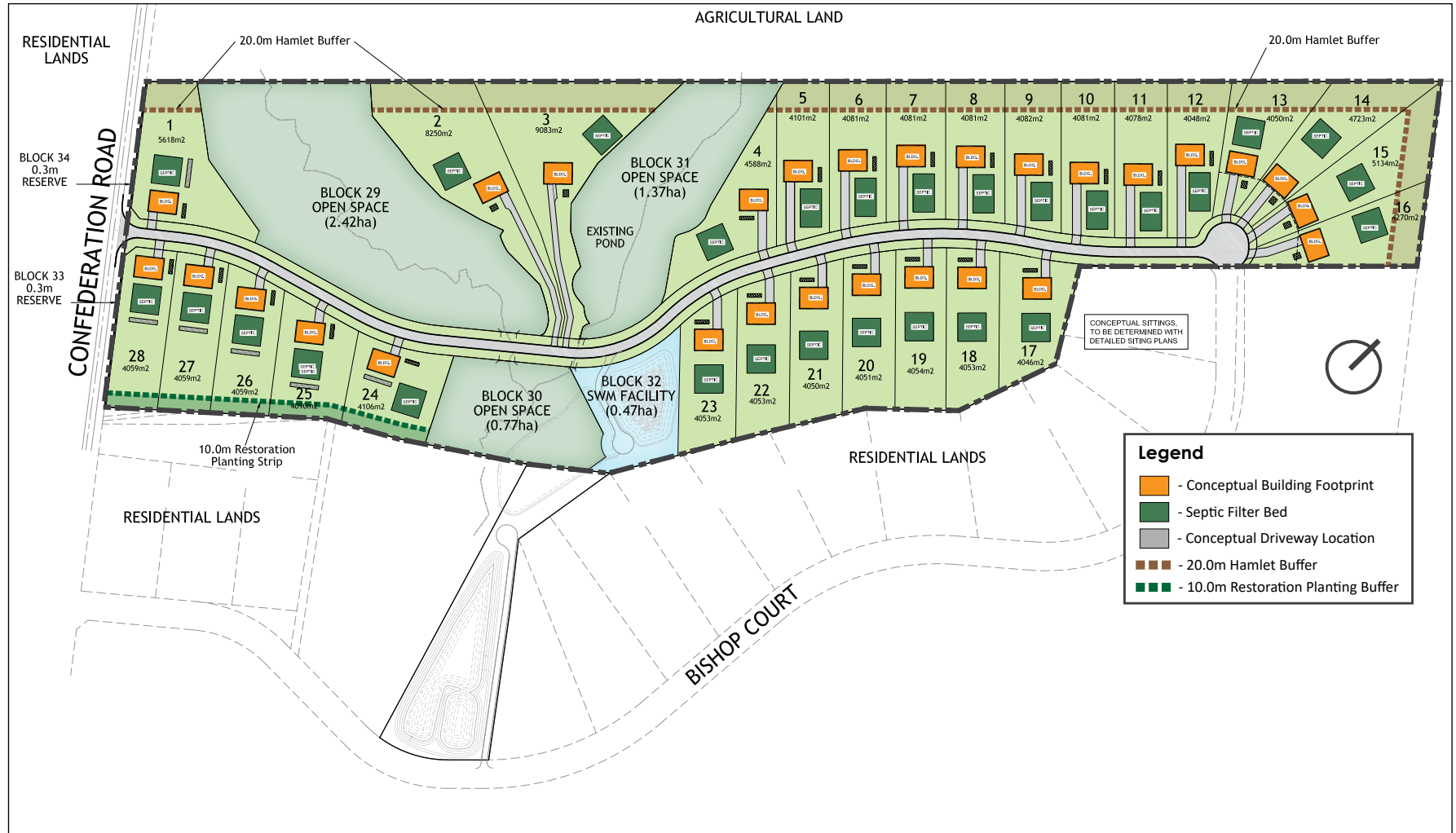
Conceptual of facade variety within the streetscape



### 6.1.4 Lot Grading and Retaining Walls

- Lot grading should use the natural contours of the site and be consistent with the subdivision Grading Plan.
- Houses should be designed to reflect the grading conditions of the site and to make provisions for the grade changes to accommodate surface water drainage proposed by the engineering consultants.
- Where severely sloping grade conditions occur, the builder should provide dwelling models which are adapted to suit the site to avoid the negative visual impact associated with large exposed wall areas, elevated front entries and large number of exterior steps.
- Lot grading and any required retaining walls shall be shown on the final approval site plans. If retaining walls are required, they should be constructed to blend with the landscape.





Glen Williams Phase 2 - Conceptual Building Envelope / Driveway / Septic Location Plan

## 6.2 Built Form

### 6.2.1 Architectural Character

Attractive, harmonious streetscapes are essential in creating a vibrant upscale neighbourhood with a positive identity. To ensure this goal is achieved, the following design criteria will apply:

- House designs and architectural character will be evaluated on their ability to convey the image of a distinctive country manor home and to create a visually appealing streetscape of enduring quality.
- The use of heritage-inspired / tradition-based residential architecture is recommended to suit the rural site context and to respect the existing built form context of the Glen Williams area. Ultra-modern architecture should be avoided.
- The specific architectural style of an individual dwelling will be at the discretion of the Builder. The Control Architect will only request changes to the architectural style of the dwelling if the proposed style is in conflict with the objectives of the Design Vision for Glen Williams Phase 2.
- The design of each building should have distinguishing elements characteristic of a single identifiable architectural style in order to achieve authenticity. Mixing discordant architectural styles together within a single building is discouraged.
- Dwellings should be designed to take advantage of views to the adjacent open space areas.
- All elevations of the dwelling will be expected to be given an equivalent level of design treatment (including side and rear elevations). Where side or rear elevations are not publicly visible, these elevations may be simplified.



Conceptual architectural character envisioned for Glen Williams Estates Phase 2





Conceptual Images of Traditional Architectural Styles Suitable for Glen Williams Estates - Phase 2



Ultra-Modern / Contemporary Architecture is Not Suitable in Maintaining the Character of Glen Williams



## 6.2.2 Building Massing and Roof Form

- The maximum building height shall be 11 m as per the site specific zoning by-law and consistent with the Phase 1 development.
- To minimize the perceived massing of the dwelling, it is encouraged that the upper storey be partially integrated into the roof form, where suitable to the dwelling design.
- A variety of distinctive roof forms, consistent with the architectural style of the dwelling, will be encouraged.
- Roof slopes less than 8:12 are discouraged unless it can be demonstrated that a lower pitch is in keeping with the architectural style of the home.
- The use of upgraded roofing materials is required. The minimum standard of roofing material is high quality textured asphalt shingles with a minimum warranty of 30 years. The use of cedar, slate or composite roofing materials is permitted and encouraged.
- All plumbing stacks, gas flues and roof vents should be located on the rear slope of the roof, wherever possible, and should be prefinished to blend with the roof colour.
- Where skylights are proposed, they should be located in low visibility areas such as on the rear or side slope of the roof and have a flat profile.



Building massing should be well-articulated and designed to de-emphasize the garage

## 6.2.3 Architectural Detailing

- Each dwelling design should include materials and architectural detailing characteristic to the style of the dwelling. These may include the following:
  - Brick soldier course banding or lintels, quoined corners, piers and corbelling (brick detailing should generally project 12 mm beyond the building face).
  - Precast sills, lintels, quoins, keystones, imposts.
  - Stone accent features such as plinths or projections.
  - Pre-finished, molded stucco details such as lintels, cornices, window surrounds, etc.
  - High quality accent materials such as cedar shakes or cement fibre (Hardi-Board) detailing is permitted.
- A continuous frieze board, cornice or soldier course banding should be provided on all elevations of the dwelling underneath the roof soffit.
- In order to ensure positive public views are maintained throughout the community, all elevations of the home should have consistent architectural detailing, complementary to its architectural style.



Examples of architectural detailing that support the character of the dwelling



6.2.4 Exterior Materials and Colours

- A high standard of quality, design and detail for wall cladding is encouraged to attain a harmonious blend of textures and colours within the neighbourhood.
- Colour schemes and material selections should be carefully coordinated for visual harmony with the adjacent natural area and for consistency with the architectural style of the dwelling. Earthtone material colour palettes are recommended.
- In order to avoid monotonous streetscapes, neighbouring dwellings shall not have the same exterior colours. Identical colour packages must be separated by at least 3 dwelling units. The same colour package on directly opposite sides of the street is not permitted.
- The following main wall cladding materials, or combinations of these, are permitted:
  - Clay Brick. It should have heritage-based tones with a weathered rustic appearance.
  - Stone. It should display heritage styles, colours and textures including limestone, natural stone, cultured stone, and manufactured stone.
  - Siding. High quality cement-fibre (“Hardi” or equivalent) or prefinished wood siding (“Maibec” or equivalent) in either shiplap or board + batten profiles. The use of vinyl siding is not permitted.
  - Stucco. It should be in natural tones with appropriate moulded trim detailing.
- Paint and trim will be selected from a palette of recognized heritage colours.
- When using a combination of materials, special care should be given to transitioning of materials. Material transitions occurring near the front corners of the dwelling should return along the side walls to a logical transition point, such as a wall jog, downspout or wall opening. The minimum return shall be 1200mm (4ft) from the front corner.
- All metal flashings should be prefinished to complement the adjacent background colour.



Example of colour sample board

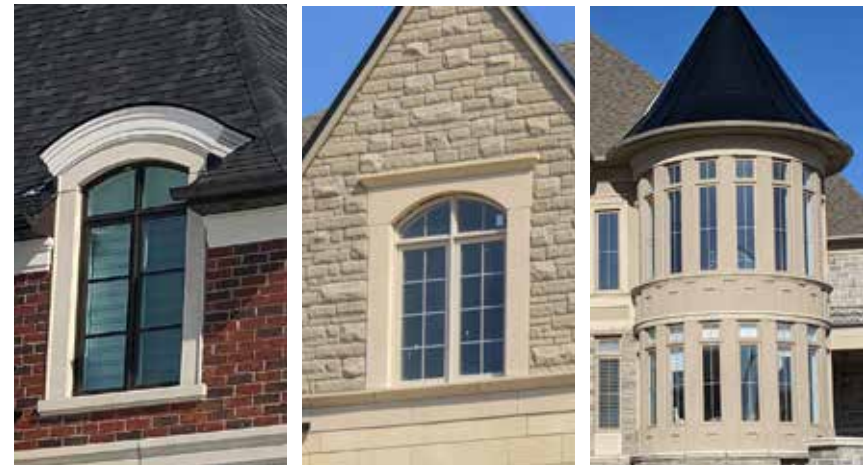
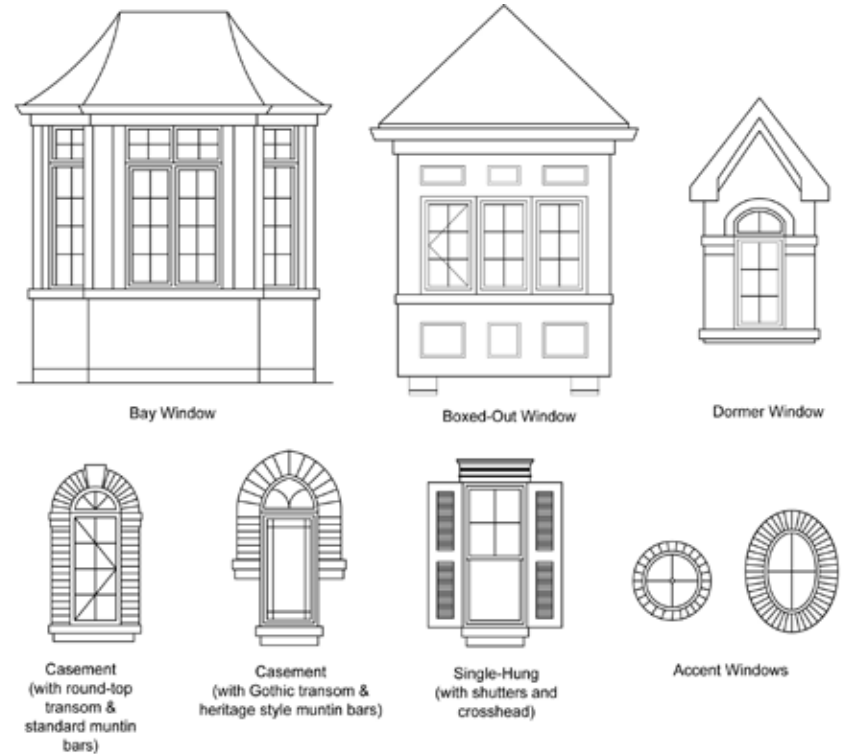
Pkg. No.	Brick	Stucco	Stone	Siding	Siding Trim	Roof Shingles	Raingoods (S/E/F) / Frieze	Entry Door Paint	Garage Door Paint	Trim Paint (Panels/ Columns/ etc.)	Shutters	Windows
<i>Manufacturer.</i>												
Pkg #1												
Pkg. #2												
Pkg #3												

Typical exterior material and colour schedule



6.2.5 Windows

- The design and placement of windows should reflect the internal spaces, suit the influencing architectural style of the home and address the streetscapes and views to open space areas.
- Large windows should be provided to take advantage of the views and vistas within the development area.
- High quality window styles are required. Fenestration quality and style should be consistent on all elevations of the dwelling.
- Window sizes should be generous and have proportions and details consistent with the architectural style of the dwelling.
- All windows shall be thermally-sealed, maintenance-free, double-glazed casement or double-hung type. Slider type windows are not permitted, except for small basement windows.
- The use of mullions and muntin bars which visually divide the windows into smaller panes of glass should be provided. Use of taped muntin bars is not permitted.
- Main floor transom windows are encouraged.
- Window sills and lintels shall be designed for consistency with the architectural style of the dwelling.
- Bay windows should be used at appropriate locations and designed in a manner consistent with the architectural style of the dwelling. Where ground level bay windows are provided, they should include a masonry base and foundation.
- Coloured window frames, compatible with the colour scheme of the dwelling, are encouraged. The use of white window frames is generally discouraged unless it can be demonstrated that the white window frames are complementary to the colour scheme of the subject dwelling.



Examples of traditional window styles

## 6.2.6 Main Entrances

- Main entrances should be designed as a focal feature of the home. They should face the street and be connected to the driveway by a hard surface walkway.
- Weather protection at entries should be provided through the use of covered porches, porticos, overhangs or recesses.
- The front entry design and detail should be consistent with the architectural style of the dwelling. Enhancements to emphasize the entry are encouraged and may include: pilasters, masonry surrounds, a variety of door styles, a variety of transom lights above the door, etc.
- Elevated main front entrances and large concentrations of steps at the front should be avoided. This can be achieved by designing homes to suit site topography, lowering the front foyer, recessing steps into the porch, dispersing steps within the front yard landscape or raising the grade at the front entry.
- Precast steps/stairs are not permitted at the main front entrance to the dwelling. All stairs shall be poured-in-place with masonry veneering on the sides. Exceptions to this requirement may be considered when a high quality stone or landscape paver treatment is proposed for the stairs at the main entrance.



Main entrances should be the focal point of the dwelling

## 6.2.7 Porches and Porticos

A covered front entry feature (porch, verandah, portico, canopy or wall recess) should be provided for the majority of model designs to add diversity of design treatments in the streetscape. In addition to providing protection from the elements for residents, these features provide opportunities for 'eyes on the street' and social interaction amongst neighbours.

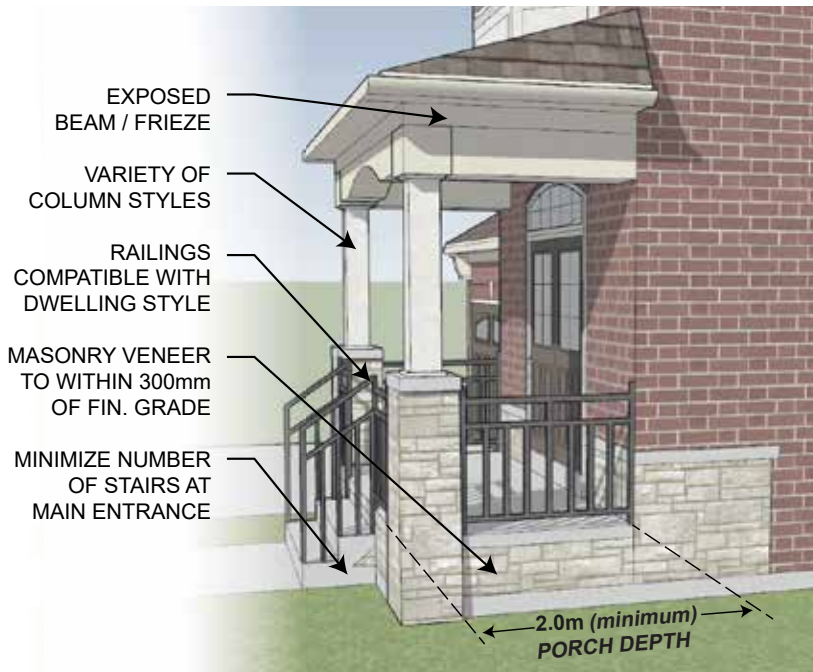
- Porches are encouraged to be located closer to the street than the adjacent attached garage, where possible. This has the beneficial effect of diminishing the presence of the garage and creating a comfortable relationship between the private and public realm.
- Porch dimensions should be adequate to comfortably accommodate seating. Porch depths should generally be no less than 1.8m.
- Porches and porticos should generally not exceed 1-storey in height.
- Porch columns should be consistent with the character of the house and should be a minimum of 8"x 8" or 8" diameter. An exposed beam/



Large covered front entry features are encouraged

frieze is required at the top of the support columns on the underside of the soffit.

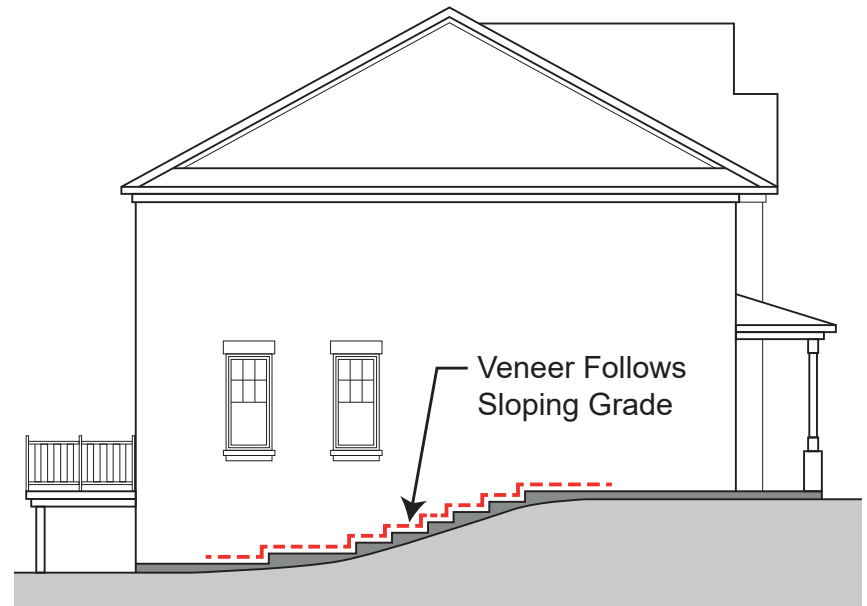
- Where hand-railings are used, they should be consistent with the character of the house. Maintenance-free, prefinished aluminum/wrought iron railings or high quality composite railings are preferred. Plain, thin profile metal and wooden railings are discouraged unless in keeping with the architectural style.
- The use of black or coloured hand-railings is encouraged. White railings should be avoided unless integral to the dwelling’s colour package.



Typical porch detail

**6.2.8 Foundation Walls**

- Exposed concrete foundation walls should be avoided.
- Grading should be coordinated with dwelling foundation design and construction to ensure that no more than approximately 300mm (12”) of foundation walls above grade is exposed.
- Where sloping finished grades occur, finished wall materials and foundations shall be stepped accordingly to minimize exposed foundation walls.



Veneer should be stepped to follow sloping grade to limit exposure of the foundation wall



**6.2.9 Utility and Service Elements**

- To reduce their visual impact, utility meters and/or service connections for hydro, water, natural gas, telephone and satellite should be located discretely out of direct view from the street.
- Air conditioning units should be located away from the dwelling’s front or flanking yard. If this is not possible, it should be screened with landscaping or fencing.
- Landscape treatments may be used to screen utilities and mechanical equipment when these elements cannot be located away from public view.

**6.2.10 Municipal Address Signage**

- It is critical that the municipal address is legible from the street and is 911 friendly to properly function in emergency situations. For this reason the following criteria shall apply:
  - It shall be located prominently on the front façade of the dwelling or garage.
  - It shall be in a well-lit area.
  - Numbering shall be a minimum of 100mm (4”) tall and in a simple, legible font face.
  - Numbering shall be dark and placed on a light coloured background for maximum contrast.



Examples of municipal address plaques

- The design of the address plaque should be complementary to the character of the dwelling and reflect the image of the community.

**6.2.11 Auxiliary Buildings**

- Any auxiliary buildings, such as detached garages, garden sheds, pool related buildings, pergolas, gazebos and other structures erected on the lot shall be designed to complement the main dwelling in terms of material colour and architectural details.



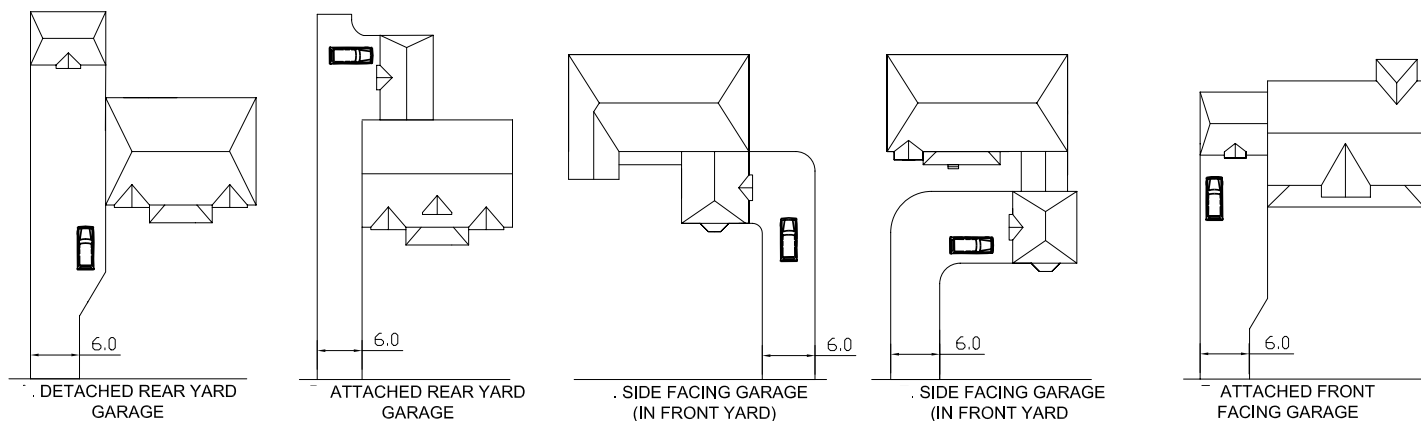
Auxilliary buildings should be designed to complement the main dwelling

6.2.12 Treatment of Garages and Driveways

- Garages should be architecturally integrated and complementary to the detailing of the principal dwelling.
- Given the larger lot frontages within Glen Williams Phase 2 a variety of design options are feasible to diminish the visual dominance and massing of the garage within the streetscape, as shown below. Other garage options will be reviewed upon their merits. The primary goal is to ensure the garage does not dominate the dwelling.
- Generally garage entrances will be placed on side elevations. Relief from this criterion (thereby permitting garage doors in the front elevation) may occur on lots in the conifer plantation, in the interest of tree retention, and on lots 13-16 where the lots are narrow and the houses will be sufficiently set back to mitigate their visual impact from the street. Garages on front elevations will not project forward of the general line of the front of the house.
- Where the garage doors face the street, the garage should be setback a minimum of 1.0m from the front wall of the house.
- Garages which protrude into the front yard are not permitted unless the garage doors face to the side (“courtyard” style garage - refer to the 3rd and 4th concept sketches below). Driveway widths and paved

surfaces in front of the garage should be kept to a minimum to promote landscape opportunities. Designs shall ensure that front entry stairs do not interfere with access to the garage bay nearest to the dwelling.

- Where visible from the street, garages should be designed to provide wall and roof articulation.
- All garage doors should be sectional, roll-up type. A variety of traditional garage door designs, which emulate carriage house doors, should be used. Glazed top panels are encouraged on garage doors.
- The maximum combined driveway width at the front property line is 9m, with no single driveway exceeding 6m at the front property line. Circular driveways are permitted provided they comply with the driveway width restrictions and municipal requirements.
- All driveways shall have a paved surface. The minimum acceptable driveway surface will be paved asphalt, although it is recommended to include a paver soldier coursing on the sides. The use of interlock or patterned concrete driveways is encouraged.
- The use of permeable surfaces are encouraged to increase water infiltration back into the ground



Conceptual images of garage options





Dwellings should be designed to minimize the presence of the garage within the streetscape



Dwelling with rear yard detached garage



Dwelling with rear yard attached garage



Dwelling with side-facing garage (facing sideyard)

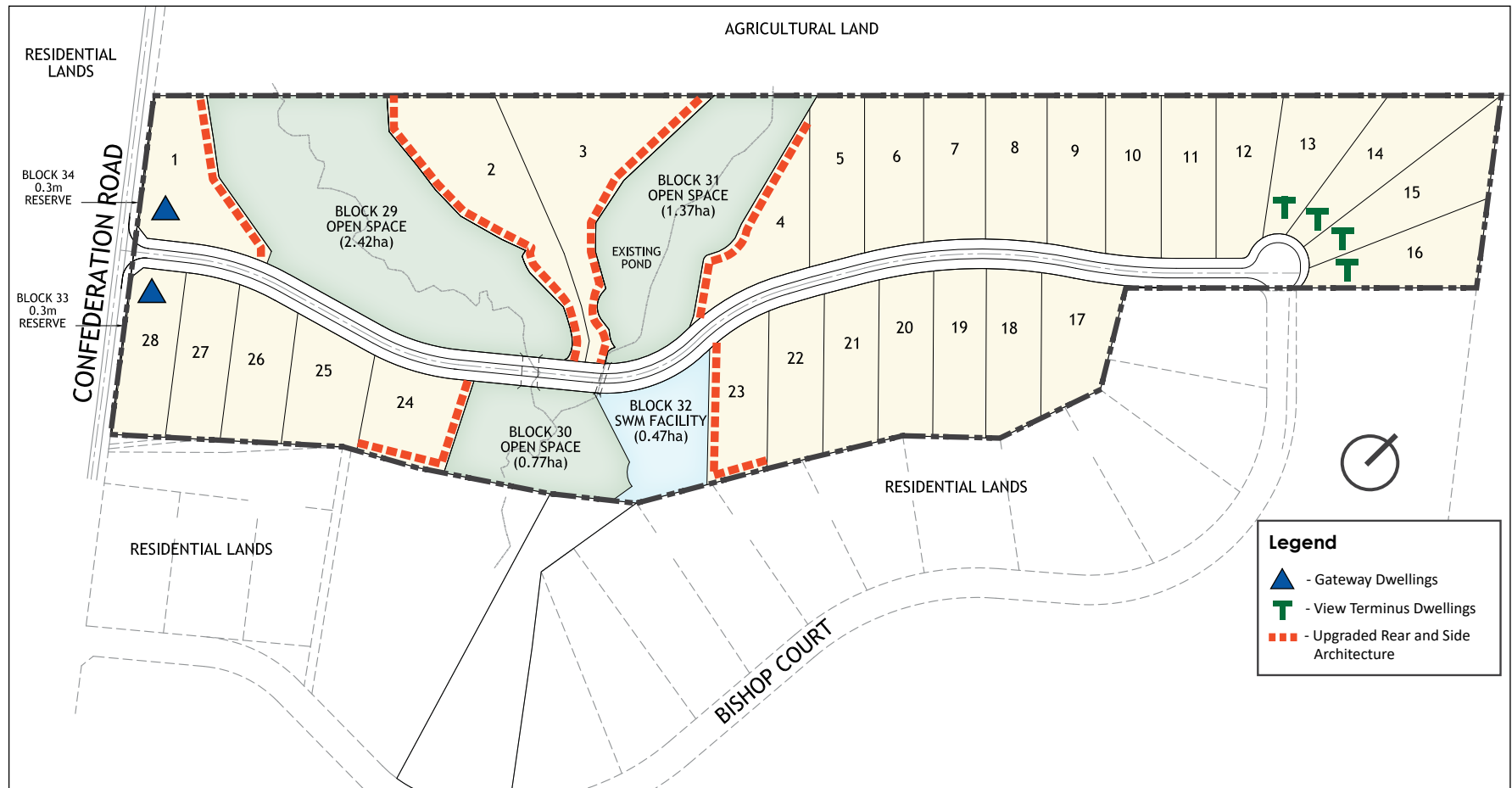


Dwelling with side-facing garage (courtyard style)



### 6.3 Priority Lots

Priority lot dwellings are those which have a higher degree of visibility within the public realm and which require special design consideration. Given the unique nature of the proposed development, each home will be considered a priority lot dwelling. Notwithstanding the design criteria noted below, where heavily tree areas obscure the rear or side elevations from public view, these facades may have a simplified level of architectural detailing.



Glen Williams Phase 2 - Priority Lot Location Plan

### 6.3.1 Gateway Corner Dwellings

Gateway Corner Dwellings occur on Lots 1 and 28. These homes will become landmark dwellings and will play a significant role in setting the image, character and quality of the development. Special attention shall be given to gateway dwelling massing, roof lines, fenestration, materials and detailing on all elevations of the home.

The design of gateway dwellings should provide distinctive built form and architectural elements, including:

- Ample and well-proportioned fenestration on street-facing elevations located to create balanced and interesting facades.
- Wall projections, including a projecting bay, porch, a secondary entry or other appropriate architectural feature along the flanking wall face.
- Gables, turrets, dormers or other appropriate design elements to enhance the roof form.
- The gateway dwelling design must be appropriate for the gateway location. Dwelling designs intended for internal lots will not be permitted unless modified to provide adequate enhanced flanking wall treatment.
- Distinctive architectural elements such as wraparound porches, turrets, projecting bays, chimneys, precast detailing, shutters and gables should be employed where architecturally appropriate.
- Special attention to the exterior colour package is required with the use of upgraded materials such as stone and precast details being strongly encouraged.
- The garages for Lots 1 and 28 will be accessed from Bishop Court.



Conceptual treatment of gateway dwellings (flanking side)

### 6.3.2 Upgraded Side and Rear Architecture

Dwellings with side and/or rear elevations that are exposed to public open space areas will have a higher degree of exposure to the public realm than typical subdivision housing. These dwellings will require side and/or rear elevations with enhanced design treatment, having detail and quality consistent with the street-facing elevation.

Applicable enhancements on the exposed side and rear elevations include the following :

- Well proportioned fenestration located to create well balanced elevations.
- Wall projections to avoid a flat unarticulated facade.
- Gables, turrets, dormers or other appropriate design elements to enhance the roof form.
- Where the exposed elevations occur to adjacent areas of limited public visibility, such as a heavily treed woodlot, the level of architectural enhancement may be reduced.

### 6.3.3 View Terminus Dwellings

View Terminus Dwellings occur at the outside of the street elbow where Bishop Court shifts westward from its north approach into the site. Dwellings in this location play an important visual role within the streetscape by terminating a long view corridor. The following design principles shall apply:

- Driveways should be located to the outside of a pair of View Terminus Dwellings to increase landscaping opportunities and reduce the prominence of the garage.
- A greater setback from adjacent dwellings is encouraged where lot depth permits.
- A dominant architectural element (porch, balcony, tower feature, gable, bay window, etc.) should be provided to terminate the view.



Conceptual treatment of rear elevation



Conceptual treatment of side elevation



## 7.0 SUSTAINABILITY

Sustainability includes the interface of environmental, social, economic and cultural influences that ensure a community remains balanced and productive. Managing and protecting valuable resources through design and construction will result in the conservation of those resources in the overall lifespan of the community.

A variety of Low Impact Development (LID) and sustainability design initiatives will be considered in the development of the land and the construction of new buildings, including:

- Protect natural and cultural heritage features.
- Provide a high quality of life for residents.
- Be cost effective to build, operate and maintain.
- Accommodate growth through compact development.
- Reinforce walkability / cycling.
- Minimize environmental impacts.
- Be resilient to climate/weather-related events.
- Promote water conservation and energy efficiency.
- Promote green building design.
- Provide for construction of buildings that consider both energy efficiency and conservation in order to enhance building performance, lower utility bills and result in greater environmental protection overall.
- Consider incorporating alternative energy sources.
- Combine living, working and playing environments in close proximity.



These features are intended to optimize energy efficiency and protect and conserve water in order to promote a healthy and sustainable neighbourhood. The design objective is to create sustainable urban form, walkability, site and building adaptability, conservation of natural areas and building in harmony with the surrounding environment.

### 7.1 Town of Halton Hills Green Development Standards

The Town of Halton Hills is currently preparing an update to the current Green Development Standards (2014) which is expected to be finalized before the end of 2020. The overall intent of the Green Building Standard Update Study is to elevate the sustainability performance of new development in Halton Hills, align the Green Development Standards with current best practices in sustainable building/development, and develop updated compliance standards and pathways.

As part of the development process, the Glen Williams Phase 2 subdivision will be evaluated against the applicable Green Development Standards Checklist to ensure compliance with the Town's sustainability objectives. This includes evaluation of features such as:

- Energy Conservation;
- Water Conservation and Quality;
- Community Design;
- Air Quality;
- Innovation and Green Features;
- Waste Management;
- Communications;
- Natural Environment; and
- Transportation.

The Developer/Builder will be required to demonstrate how the sustainable aspects and initiatives of the proposed development will be achieved as outlined in the Town of Halton Hills Green Development Standards.

## 7.2 Water Balance / Development Considerations

The following energy efficiency and conservation measures will be considered:

- Low Impact Development techniques on private property that encourage stormwater to be treated where it falls, thereby improving water quality and quantity on the site.
- Reduce impermeable surfaces and stormwater runoff (including bio-retention, drought tolerant vegetation, rain gardens, rear-yard infiltration trenches, etc.).
- Mitigate stormwater flow through the integration of stormwater management ponds and drainage pools.
- Provide additional depth topsoil placement on lots.
- Provide landscaping that increases the urban tree canopy.
- Provide natural feature and valley land restoration areas and edge management planting.
- Provide LED street lighting.
- Source local materials and manufactured components.
- Design street and block alignments to maximize overall site passive solar gain – an east/west alignment serves this purpose.

## 7.3 Building Considerations

The Ontario Building Code 2020 has been substantially enhanced over the last decade to bring in a range of energy efficient building standards that limit reliance on fossil fuels, reduce emissions, and minimize impacts on climate change. All new low-rise construction will be subject to the requirements of the Ontario Building Code, or the applicable code in effect at the time of construction. The voluntary use of a higher energy efficiency building program, i.e. “Energy Star” or similar, may also be considered by the Builder.

The following sustainable building practices may include:

- Supply water efficient fixtures throughout the home.
- Energy efficient lighting fixtures and appliances.
- Occupancy sensors in main living areas and motion sensors for exterior lighting.
- Energy efficient heating, ventilation and cooling (HVAC) systems.
- The provision of a heat recovery ventilation system (HRV or ERV).
- Energy efficient windows/patio doors to help reduce the need for air conditioning in the summer and heating in the winter.
- Ensure the home is tightly sealed to reduce drafts.
- Utilize low-emitting adhesives and sealants, paints and coatings, and carpets and wood flooring.
- Employ a waste management policy to ensure that all trades work efficiently to reduce, eliminate or recycle waste.
- Provide and maintain erosion sediment control at all times during construction, in accordance with approved plans.
- Purchase stone, concrete and masonry from regional/local sources.
- Use low maintenance building materials.
- Use materials with recycled content.
- Accessibility / barrier free upgrades where requested by purchasers prior to construction.



## 8.0 IMPLEMENTATION

An implementation and design review process is required for all new housing withing the Glen Williams Phase 2 subdivision.

### 8.1 Architectural Control Process

The Control Architect shall have proven experience in the field of architectural design control within Ontario and the Greater Toronto Area, shall be a member of the Ontario Association of Architects and shall be acceptable to the Town of Halton Hills to perform the required design control duties. The architectural control review and approval process by the Control Architect will be conducted expeditiously and fairly on behalf of the Town of Halton Hills. It shall generally comprise the following steps:

- Orientation meeting with the Builder prior to any submissions.
- Model review and approval.
- Review and approval of exterior materials and colours.
- Review and approval of house sitings.
- Periodic site monitoring for compliance.

### 8.2 Preliminary Review

- Preliminary model designs shall be in conformity with these Urban Design Guidelines and demonstrate sufficient design quality, variety and the use of appropriate exterior materials.
- The Control Architect will liaise with Town urban design staff during the preliminary review of models to ensure the Town is apprised of proposed model designs and priority lot treatments.
- Sale of models cannot commence until after preliminary approval is given by the Control Architect.
- Preliminary grading plans and streetscapes for individual lot sitings should be sent to the Control Architect for preliminary review prior to submission for final approval.

### 8.3 Final Review and Approval

#### 8.3.1 Working Drawings

- Working drawings must depict exactly what the Builder intends to construct including all exterior details and materials.
- Unit working drawings will be required for special elevations (i.e. upgraded rear / side), walkout lots and grade-affected garage conditions.
- A master set of all front and flanking elevations is to be submitted to the Control Architect once model approval is given.

#### 8.3.2 Site Plans

- Engineer certified site plans are to be submitted to the Control Architect for review and approval.
- In addition to the required grading details, the proposed siting of each unit must clearly show:
  - model and elevation type;
  - a note indicating rear or side upgrades, where applicable.

#### 8.3.3 Streetscape Drawings

- To assist in the review process, a streetscape drawing (blackline) must accompany each request for siting approval.
- Streetscape drawings are to accurately represent the proposed dwellings in correct relation to each other and to the proposed finished grade.
- In the review of streetscapes, minor elevational changes may be required. The onus is on the Builder to ensure that these required changes are implemented in the construction of the dwellings.

#### 8.3.4 Exterior Colour Packages

- Prior to the submission of site plans, the Builder will be required to submit typed colour schedules and sample boards which include the colour, type and manufacturer of all exterior materials.





- Colour package selections for individual lots should be submitted at the same time as site plans and streetscapes.

## 8.4 Submission Requirements

- The Builder is required to electronically submit to the Control Architect for final review and approval, the following:
  - individual site plans with corresponding streetscape drawings;
  - model working drawings;
  - colour schedule with photos of sample boards
- The applicant should allow up to 5 working days for final approvals.
- Any minor redline revisions made by the Control Architect to site plans, working drawings, streetscapes and colour schedules must be incorporated on the originals by the Builder's Design Architect.
- Any revisions to an existing approval requested by the Builder will be considered on their merits and if acceptable will be subject to reapproval by the Control Architect.
- It is the Builders' complete responsibility to ensure that all plans submitted for approval fully comply with these Guidelines and all applicable regulations, requirements and provisions.

## 8.5 Town of Halton Hills Approval

- All site plans, working drawings, streetscapes and colour packages must be submitted for review and approved by the control architect and the project engineer (site plans only), as required, prior to submission to the Town of Halton Hills for building permit approval.
- Building permits will not be issued unless all plans bear the required Final Approval stamp of the Control Architect and Project Engineer (site plans only).
- Approvals by the Control Architect and the Project Engineer do not release the builder from complying with the requirements and approvals of the Town of Halton Hills and/or any other governmental agency.

## 8.6 Monitoring For Compliance

- The Control Architect and the Town will conduct periodic site inspections to monitor development.
- Any significant visible deficiencies or deviations in construction from the approved plans that are considered by the control architect to be not in compliance with the Architectural Review Guidelines will be reported in writing to the Builder.
- The Builder will respond to the Control Architect in writing of their intention to rectify the problem after which the developer will be informed of the Builder's response or lack of response.
- The Developer and/or the Town may take appropriate action to secure compliance.
- Should the Town not be satisfied with the performance of the Control Architect it reserves the right to no longer accept drawings certified by the Control Architect. The Developer will then be required to retain a new Control Architect to the satisfaction of the Town. The Developer will be responsible for all cost relating to architectural control review and approval.