



BY-LAW NO. 202019-XXXX

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

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Sections [34](#) and [36](#) of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation conforms to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule "A19" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lot 21, Concession 9, Town of Halton Hills, Regional Municipality of Halton as shown on Schedule "B" attached to and forming part of this By-law;

From a Development (D) Zone;

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

2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provisions [s](#) contained in Schedule "A" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ____ day of ____ 202019

SCHEDULE "A" to By-law XXXX-XXXX

Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX 2020-19-XXXX	HR1	Part of Lot 231 , Concession 9				<p>i) Minimum lot frontage – 21 metres</p> <p>ii) Minimum lot area – 1000 sq metres</p> <p>iii) Maximum number of lots – 32</p> <p>iv) Setbacks</p> <p>a. Maximum front yard setback – 10 metres</p> <p>b. No more than two consecutive houses shall be sited at the same distance from the front property line after which subsequent houses shall be sited at a minimum variation of 2.0 m</p> <p>b-c. <u>Minimum of 10 houses fronting onto Street A (Draft Plan 24T-09001/H) shall be sited at the minimum front yard setback of 4.5 m</u></p> <p>v) Minimum required rear yard measured from the rear property line or EP2 Zone <u>as</u> per Schedule B – 10 metres</p> <p>vi) Maximum height – 2 <u>s</u>Storeys and 11 metres</p> <p>vii) Decks less than 0.6 m above the grade adjacent to the deck</p> <p>a. No closer than 3 m from measured from the rear property line or EP2 Zone <u>as</u> per Schedule B</p> <p>viii) <u>Main wall means any exterior wall of a building or structure</u></p> <p>viii)(x) <u>No main front wall of a house shall be set farther back than half the length of the adjacent house</u></p> <p>ix)(x) <u>Decks 0.6 m or more above the grade adjacent to the deck</u></p> <p>a. Shall not be permitted above the first floor</p> <p>b. Shall not project more than 2 metres from the <u>far</u>thest rear or side main wall relative to the adjacent yard</p> <p>x)(xi) <u>Balconies</u></p> <p>a. Shall not be permitted above the first floor</p> <p>b. Shall not project more than 2 metres from the <u>far</u>thest rear or side main wall relative to the adjacent yard.</p> <p>xi)(xii) <u>Garages</u></p> <p>a. The wall of the private garage, <u>the entrance of which faces</u> the lot line the driveway crosses to access the private garage.</p>

Comment [JM1]: This provision is based on a similar provision provided in the Zoning By-law for Eden Oak (Creditview Heights) subdivision. This provision has been added to ensure 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 in accordance with Section X6.3.1 of the HDHPG.

Comment [JM2]: This provision has been added to ensure privacy of rear yards in accordance with Section X6.3.1 of the HDHPG.

Comment [JM3]: This amendment is necessary if front coach house garages will not be permitted.

						<p>is to be recessed a minimum of 1.0 m from the face of the house and shall be no closer than 5.5 metres from the front lot line</p> <p>b. The interior dimensions (width) of the garage fronting the street shall not exceed 50% of the exterior width of the house</p> <hr/> <p><u>The following additional provisions apply to lands zoned HR1 (XX-A) (H1) described as Lot 7 on Schedule B Plan 24T-09001/H</u></p> <p>i) <u>Minimum lot frontage – 14 metres</u></p> <hr/> <p>The following additional provisions apply to lands zoned HR1 (XX-BA) (H1) described as Lot 16 on Schedule BC Plan 24T-09001/H</p> <p>i) Minimum lot frontage – 10 metres</p> <p>ii) Minimum front yard setback – 25 metres</p> <p>iii) <u>Maximum front yard setback – 45 metres</u></p> <hr/> <p><u>The following additional provisions apply to lands zoned HR1 (XX-CB) (H1) described as Lot 17 on Schedule BC Plan 24T-09001/H</u></p> <p>i) <u>Minimum front yard setback – 18XX metres</u></p> <p>ii) <u>Maximum front yard setback – XX metres</u></p> <hr/> <p><u>The following additional provisions apply to lands zoned HR1 (XX-D) described as Block on Schedule B Plan 24T-09001/H</u></p> <p>i) <u>Minimum lot frontage – 6 metres</u></p>
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Comment [JM4]: Provision added because lot frontage for Lot 7 does not meet proposed minimum requirement of 21 metres.

Comment [JM5]: Provision added to ensure privacy of rear yards for abutting lots.

Comment [JM6]: Provision added because lot frontage for Lot 17 does not meet proposed minimum requirement of 21 metres.

Comment [JM7]: Minimum frontage of pedestrian walkway/access block in accordance with Recreation & Parks comments.

Schedule "B" to By-law XXXX-XXXX

Town to prepare Schedule

(m **blockbuffer** to be zoned EP2, SWW pond to be zoned OS3, ~~lots 7 and 16 to be zoned site specific exceptions and walkway easement to be zoned HR4~~)

Comment [JM8]: To be discussed with Town.

Angela Caracciolo

From: Tony Boutassis
Sent: January 13, 2020 2:10 PM
To: John McMulkin
Subject: FW: revised ZBLA (D14ZBA09.006) and Draft Plan of Subdivision application (D12SUB09.001) - 12171 Eighth Ln.

FYI – Bell Comments

Tony Boutassis, M.Pl., MCIP, RPP
Expeditor & Business Development Portfolio Manager
Economic Development, Innovation & Culture

Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2
Phone: 905-873-2601 ext. 2338
Fax: 905-877-3524
Email: tonyb@haltonhills.ca

From: circulations@wsp.com [mailto:circulations@wsp.com]
Sent: Monday, January 13, 2020 1:59 PM
To: Tony Boutassis
Subject: revised ZBLA (D14ZBA09.006) and Draft Plan of Subdivision application (D12SUB09.001) - 12171 Eighth Ln.

2020-01-13

Tony Boutassis

Halton Hills

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Attention: Tony Boutassis

Re: revised ZBLA (D14ZBA09.006) and Draft Plan of Subdivision application (D12SUB09.001) - 12171 Eighth Ln.; Your File No. D14ZBA09.006, D12SUB09.001

Our File No. 86218

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. We have no conditions and/or objections to the application at this time. We hereby advise the Developer, however, to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the

Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In her absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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December 24, 2019

Town of Halton Hills
Planning Department

To: Tony Boutassis

Re: **Application No:** D12SUB09.001 & D14ZBA09.006
McMaster Street and Meagan Drive (Glen Williams)
Eden Oak (2147925 Ontario Inc.)

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **Town of Halton Hills**.



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- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

The Location of the Local Post Office is **112 GUELPH ST, Phone number 905- 877-5143 X 2002**

Sincerely,

Michael Wojciak
Delivery Services Officer – GTA
416-262-8586
michal.wojciak@canadapost.ca



Credit Valley Conservation

inspired by nature

January 16, 2020

Town of Halton Hills
Planning, Development & Sustainability Department
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

Attn: Tony Boutassis, Senior Planner – Development Review

**Re: File No. D12SUB09.001 & D14ZBA09.006
CVC file No. 24T-09/001
1st Circulation – Post OMB/LPAT Appeal
Eden Oak (2147925 Ontario Inc. – McMaster Street & Meagan Drive
Part of Lot 21, Concession 9
Town of Halton Hills**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the Planning Act - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2014);
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

SUBMISSION DOCUMENT:

The following document from the December 18, 2019 submission is being reviewed by CVC staff:

- Functional Servicing Report for Proposed Residential Development 2147925 Ontario Inc. located in the Hamlet of Glen Williams McMaster Street & Meagan Drive prepared by Condeland Engineering Ltd. last revision dated November 2019 (FSR)

COMMENTS:

As outlined in a previous CVC letter dated March 23, 2018 the limit of this subdivision lands is located entirely outside of the CVC Regulated Area.

Furthermore, based on the review of the FSR, it is understood that the stormwater from the proposed stormwater management facility will discharge to an existing municipal storm sewer on Eighth Line. No modifications are being proposed to the existing storm sewer and no new outlets or grading is being proposed within the CVC Regulated Area. As such, the review of the stormwater management is deferred to the municipality. Should a new or

January 15, 2020

Re: File No. D12SUB09.001 & D14ZBA09.006
Eden Oak – McMaster Street & Meagan Drive – 24T-09001/H
Town of Halton Hills

modified outlet (i.e. grading or hardening) be later identified to be required to be located within a CVC Regulated Area, CVC review and permitting would be required.

It is understood that the proposed development will require a new sanitary sewer to be constructed along Wildwood road, and through trenchless crossing under the Credit River to connect to the Glen William Pumping Station. Portions of this proposed sewer is located within the CVC Regulated Area being within the Credit River valley, floodplain and crossing under the Credit River. As such, the CVC review for the subject application and comments are provided scoped to our Regulatory Responsibilities (4).

A CVC permit is required for the proposed for the proposed sanitary sewer. Updated technical comments based on the FSR in this regard will follow later as an Appendix to this letter. These comments related to CVC permitting would be required to be addressed at detailed design.

RECOMMENDED CONDITION OF DRAFT PLAN APPROVAL:

Based on the above, CVC requests the following condition to be included in the draft plan conditions:

1. Prior to the registration of this plan and any site grading within the CVC Regulated Area, that the following information be prepared to the satisfaction of CVC:
 - a. Plans/reports demonstrating the details of the proposed sanitary sewer on Wildwood Road and under the Credit River connecting to the Glen Williams pumping station, including fulfilling the requirements for the issuance of a CVC permit pursuant to Ontario Regulation 160/06.

CVC Fee

The proponents are to note that a CVC review fee for the subject application of \$1,035 is required and is to be submitted to CVC at the earliest convenience.

CONCLUSION:

We trust that these comments are sufficient. Please circulate CVC on any future correspondence for this file. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 380) should you have any questions or concerns.

Sincerely,



Annie L. [unclear]
Planner, Planning & Development Services

cc. Halton Region – Shelley Partridge (email only)
Halton Hills – Jeff Jelsma (email only)
Matthews Planning & Management c/o Dave Matthews (email only)

Attachments: CVC letter dated March 23, 2018

Appendix – CVC Detailed Design Comments

CVC planning comments related to the *Planning Act* application and process were previously provided in a letter to the Town dated January 16, 2020. This is intended to be an Appendix to the letter outlining our preliminary comments for the detailed design portion of the proposal.

A concept of the proposed sanitary sewer alignment has been included in the current version of the Functional Servicing Report, no detailed construction drawings have been prepared at this time. In order to aid with having drawings contain the information needed for the review of the sanitary sewer during detailed design the following comments serve as high level, preliminary comments intended for the proponent to consider for the detailed design of the sanitary pipe to be installed under the Credit River. Upon receipt of the drawings, CVC will need to review and provide more comments, if necessary.

Further, it is understood that the current stormwater management concept for external drainage would be revised in an updated Functional Servicing Report.

General:

1. A CVC permit pursuant to Ontario Regulation 160/06 will be required for a portion of the proposed sanitary sewer within the CVC Regulated Area based on the alignment as shown in the Functional Servicing Report.
2. It is understood that the current stormwater management concept for 5.45 ha of external drainage area would have to be revised. If there are any new outlets proposed or flow directed west of Eighth Line to implement the revised stormwater management plan, detailed CVC review and a CVC permit may be required.

Ecology

1. The Credit River is managed as a mixed cool/coldwater watercourse; the crossing of the watercourse is to be undertaken during the cold water timing window of June 15th – September 15th. Identify the timing window on the site plan.
2. Identify the drill entry and exit points on the site plan. Note that entry and exit points are to be located a sufficient distance from the watercourse to minimize the potential for negative impacts. If in close proximity to a natural area, the natural area should be isolated from the work area with appropriate fencing.
3. Install Erosion and Control (ESC) measures around the entry and exit sites to prevent sediment from entering the watercourse.
4. Identify the staging area on the site plan. The staging area is to be in an existing open area a minimum 30 metres from the watercourse/wetland and not require the removal of woody vegetation.
5. Figure 11 of the FSR (Conceptual ESC Plans) identifies proposed works to be carried out in the dry. Identify details of a de-watering plan on the site plan/erosion sediment control plan.

6. All disturbed area is to be re-naturalized to original condition through the use of an **appropriate seed mix**. In order to guide restoration, please refer to CVC's list of approved seed mixes: <http://www.creditvalleyca.ca/wp-content/uploads/2013/05/planning-seedmix-flyer-may-20131.pdf>

Engineering

7. Plan-Profile drawings of the external sanitary sewer are to be provided for review, **with CVC's Regulated Limited delineated on the drawings**. The drawings must include the topography information (ie. Watercourse width and location including bank, valley slope, bed of watercourse).
 - a. Provide justification for the proposed alignment of the sanitary sewer crossing the Credit River. There appears to be available space to locate the sending and receiving pits further away from the Credit River.
8. Identify the trenchless method for the Credit River crossing, supported by a geotechnical assessment. The assessment should provide recommendations for construction and site dewatering.
9. The depth of the sanitary sewer crossing of the Credit River is to be based on a 100 year scour limit determined from a scour analysis conducted by a qualified professional.
10. Identify the crossing methods for the tributary crossing of Wildwood Road between Beaver Street and Wildwood Road, and a drainage feature crossing of Main Street on the north side of Confederation Street. If trenchless methods are chosen for the crossings, a geotechnical assessment is required to recommend a tunneling method.
11. A frac-out contingency plan may be required for review depending on the tunneling methods for each crossing. The frac-out plan is to outline protocols to monitor, contain, and clean up a frac-out.
12. A slope stability assessment will be required for the section of sanitary sewer installation adjacent to 27 and 33 Wildwood Road to ensure no negative impacts to the adjacent slope. The assessment is to identify the location of the Long Term Stable Slope Line and recommend a method for constructing the sanitary sewer **through this area**. Refer to CVC's **Slope Stability Definition and Determination Guideline** (attached).
13. A geotechnical assessment is required for construction adjacent to the two retaining walls opposite each other at 33 Wildwood Road to verify that the proposed sanitary sewer installation will not have a negative impact on slope stability and the retaining wall structures. The assessment is also to include recommendations in regards to the construction activities and work site drainage in the area of the retaining walls.
14. An ESC Plan with dewatering details is to be provided for review.

15. The tunnel pit locations, work areas, and above-ground permanent infrastructure are to be located outside of the frequently flooded area (i.e. outside of the 25 year flood limits) of the Credit River at a minimum. The 25 year flood elevation for the area immediately south of the Main St bridge is 228.53masl.
16. See attached for the delineation of the Regulatory and 100 year storm limits. These limits are to be shown on the plan drawings.
17. The works proposed are within the Regulatory Floodplain of the Credit River. The proponent is to be aware of the associated flooding risks during construction and on the proposed permanent infrastructure.
18. Please note that construction of infrastructure (i.e. sanitary sewer) via open cut methods is generally not recommended along valley slopes unless justification has been provided.
19. Manholes for the sanitary sewer are to be located outside of the slope hazard areas (away from top and bottom of slope) unless justification has been provided.

MEMORANDUM

Reference Number: 20-061

To: John McMulkin –Planner, Development Review
From: Steve Burt – Development Engineering Coordinator
Date: April 8, 2020
Regarding: **Zoning Amendment and Subdivision Application
McMaster Street and Megan Drive (Glen Williams)
Town of Halton Hills
Eden Oak (2147925 Ontario Ltd.)
File: D14ZBA09.006 and D12SUB09.001**

With respect to the above-noted application, we have received and reviewed the following:

Submission Package

The submission package was received by Development Engineering December 19, 2019.

Comments for Storm Water Management and Storm Sewer Design

1. Please refer to the letter from R.J. Burnside, Peer review consultant for storm water management comments.
2. The storm sewer proposed in the existing storm easement at 12097 and 12111 Eighth Line needs to be designed to convey up to and including the 100 year storm event through a pipe. The swm pond needs to be sized accordingly.
3. As per Section 2.3 of the Town of Halton Hills Subdivision Manual, Town owned blocks are required for overland flow routes and drainage easements are required for storm sewer running through private property.
4. Provide an access road into the swm pond forebay for maintenance purposes.
5. Revise drainage areas on the Storm Sewer Design sheet and drainage area drawing to be consistent with each other.
6. The designer has chosen to use a higher rainfall intensity on the storm design sheet than what is required under Town Standard 108. The Town has no objection to this approach.
7. Confirm the storm sewer from MH 2 to MH 3 can be installed without impacting the existing trees on properties 12097 and 12111 Eighth Line.

General Comments

8. Asphalt width on proposed street to match existing street width on McMaster Street.
9. Provide a typical road cross section for review in the next submission, curb to be semi mountable two stage construction.

10. Proposed sidewalk to be extended from McMaster Street to Oakridge Drive and along the west side of Oakridge Drive to Wildwood Road to support the future trail connection request. Further discussion with the Town to determine an appropriate location for the sidewalk within the existing boulevard will be required.
11. Revise alignment of proposed sanitary main on Oakridge Drive to eliminate impact on existing street trees.
12. The Town will require a 50mm, HL3 full street width asphalt resurfacing for all existing streets impacted by the installation of the proposed sanitary sewer.

Please note the following with regard to resubmission:

1. Partial resubmissions, which do not address all deficiencies listed in the letter, will NOT be accepted for processing.
2. A resubmission cover letter **must** be submitted with your resubmission outlining how each deficiency has been addressed and clearly noting all changes made.
3. Red-lined drawings and report to be returned with the next submission. **Submission will be deemed incomplete without the redline reports and drawings.**

Thank you for your attention to this matter.



Our Family Protecting Your Family

DATE: January 8, 2020
TO: Tony Boutassis, Senior Planner – Development Review
FROM: Jason Blackmere, Fire Inspector – Fire Services
SUBJECT: D12SUB09.001 & D14ZBA09.006
Eden Oak (2147925 Ontario Inc.)
McMaster St. & Meagan Dr. (Glen Williams)

I have reviewed the submitted drawing and associated attachments, and also conducted a site visit to review future fire department access, fire ground operation considerations, and fire safety issues.

The Fire Department has the following comments:

- No Issues
- Add Fire Hydrant Locations

Regards,

Jason Blackmere, Fire Inspector – Fire Services
JB/mf

20-056

VIA EMAIL

April 29, 2020

Mr. Glenn J. Wellings
Wellings Planning Consultants Inc.
513 Locust Street, Unit B
Burlington, ON L7S 1V3

Mr. Wellings:

**Re: Deficiencies in Draft Plan of Subdivision & Zoning By-law Amendment
Applications – 1st Submission (Post OMB Appeal)
File Nos.: D12SUB09.001 & D14ZBA09.006
Project: Eden Oak – McMaster Street & Meagan Drive – 24T-09001/H**

Staff has reviewed the 1st submission (post OMB appeal) of the above noted Draft Plan of Subdivision and Zoning By-law Amendment applications and has noted the deficiencies, which are described below.

Please note that due to the deficiencies identified with the application package and the interconnected nature of the submissions these comments are to be referenced in their entirety by each of the consulting disciplines working on the project.

PLANNING:

General

- Remove all references to “Devins” within all submitted documentation as this is no longer the property owner. If this Eden Oak subdivision needs to be differentiated from the “Eden Oak (Creditview Heights)” subdivision in some way, this subdivision may be referred to as the “Eden Oak (McMaster Street & Meagan Drive)” subdivision.
- Remove all references to a proposed or “approved” 4.5m wide hamlet buffer within all submitted documentation.
- See Halton Region’s comment letter dated April 6, 2020, for further details regarding Source Water Protection.
- See comments from Development Engineering, Recreation & Parks and Transportation regarding the need for extended sidewalks.
- See comments from Recreation & Parks regarding the need for a future trail block.
- See attached “Tracked Changes” version of the Marked Up Draft Zoning By-law for comments regarding the proposed zoning by-law provisions.

Comments Response Matrix

- The response to Comment #2.1.7 states: “The proposed pond is not located within the source water protection boundary.” This is not accurate – the pond would be partially or fully contained within an Issue Contributing Area for Chloride and Well Head Protection Area (WHPA-E: Surface Vulnerability Zone) as identified within the CTC Source (Water) Protection Plan. The entire property is however located outside of the “Area of Potentially Higher Recharge” identified on Schedule H4-2 of the Glen Williams Secondary Plan. Please correct.
- The third response to Comment #5.2 states: “No impact to wells is not anticipated.” This is likely a typographical error. Please correct or clarify.

Urban Design Guidelines

- The language in Section 2.9 should be modified to eliminate reference to prominent gateway features that distinguish one neighbourhood from another. In this case, this subdivision is primarily an extension of an existing subdivision within the community; therefore, there shouldn't be anything that will prominently separate it from the rest of the subdivision.
- Reword the last part of the first sentence within Section 3.8 – Garages (i.e. “these design guidelines present options for the location of garages on house lots for the integrate of garages into the conceptual massing of houses.”).
- Additional discussion is required regarding the suitability of front coach house garages. Staff has concerns regarding Section 3.8.4 – Front Coach House Garages given attached garages located in front of the house are contrary to the Hamlet Design and Heritage Protection Guidelines (HDHPG). Section X6.5 – Garages and Auxiliary Buildings of the HDHPG state where garages are attached, they shall be recessed a minimum of 1.0 m from the face of the house and garages that project forward from the front wall of the house shall be avoided. Please contact myself to discuss further.
- Remove Section 3.8.6 – Three Car Garages Fronting Onto the Street. There are only 5 lots (i.e. Lots 7, 8, 16, 17 & 18) that do not have the minimum frontage of 22 metres needed to permit a 3-car garage facing the street in accordance with this requirement. 2 of these lots are only short by 1 metre (Lots 8 & 18). In addition, Lot 16 is the largest lot in the subdivision, but has the smallest frontage given its width narrows towards the street. As such, it could easily accommodate a 3-car garage facing the street within the middle of the lot. If these lots can meet the restrictions outlined in Section 3.8.7 regarding 3-car garages fronting onto the street, they should be entitled to this option (as opposed to front coach house garages).
- The first bullet point from Section 4.3 will need to be removed if Section 3.8.4 is removed as it refers to front coach house garages.
- Remove all references to a proposed or “approved” 4.5m wide hamlet buffer. Specifically, Section 4.4 – Hamlet Buffer includes the “Schematic of Buffer” provided by Mr. Warren Harris, Town of Halton Hills on September 13, 2005, which was prepared in consideration of the previous 12-lot draft plan of subdivision being proposed at the time. The 4.5 metre buffer is no longer applicable as it was proposed for a subdivision that predated the approval of the current Glen Williams Secondary Plan and had larger lots. Given the Hamlet Buffer policies set out in the approved Secondary Plan as well as the significant increase in the number of lots for the subdivision, a 4.5m wide buffer is no

longer sufficient. The current requirement is for a 20m wide buffer, as per the Secondary Plan, which may be reduced subject to enhanced landscaping and other requirements, to the satisfaction of Recreation & Parks; please contact Kevin Okimi and myself to further discuss any proposed reduction to the 20m minimum wide buffer.

- Add period to end of sentence in Section 6.6 – Site Review.

Architectural Design Guidelines

- Change “principals” in last paragraph of Section 1.3 to “principles”.
- Section 2.6 states that adjacent houses should not have more than one full storey of difference in the number of habitable floors. How can there be greater than one full storey of difference in the number of habitable floors when the maximum number of storeys is 2? Please clarify.
- Section 2.6 states: “A minimum of two houses with the same overall massing should be sited on adjacent lots to create gentle roofline transitions.” Would this be two houses in the entire subdivision or along the same streetscape? Please clarify.
- Change “(d)” and “(e)” to bullet points within the sixth bullet point of Section 3.6.
- Additional discussion is required regarding the suitability of front coach house garages. Staff has concerns regarding Section 4.1.4 – Front Coach House Garages given attached garages located in front of the house are contrary to the Hamlet Design and Heritage Protection Guidelines (HDHPG). Section X6.5 – Garages and Auxiliary Buildings of the HDHPG state where garages are attached, they shall be recessed a minimum of 1.0 m from the face of the house and garages that project forward from the front wall of the house shall be avoided. Please contact myself to discuss further.
- Remove Section 4.1.6 – Three Car Garages Fronting Onto the Street. There are only 5 lots (i.e. Lots 7, 8, 16, 17 & 18) that do not have the minimum frontage of 22 metres needed to permit a 3-car garage facing the street in accordance with this requirement. 2 of these lots are only short by 1 metre (Lots 8 & 18). In addition, Lot 16 is the largest lot in the subdivision, but has the smallest frontage given its width narrows towards the street. As such, it could easily accommodate a 3-car garage facing the street within the middle of the lot. If these lots can meet the restrictions outlined in Section 4.1.7 regarding 3-car garages fronting onto the street, they should be entitled to this option (as opposed to front coach house garages).
- Section 6.4.3 – Preliminary Building Designs states that satisfactory material and colour schedules will be stamped “Approved” by the Control Architect. Does this mean that the Town will not be involved in the approval of the material and colour of the building elevations, just their physical architecture? Please clarify.

BUILDING:

- No issues at this time.

COGECO CABLE:

- No issues at this time.

CREDIT VALLEY CONSERVATION:

Credit Valley Conservation (CVC) supports the recommendations provided in the Environmental Implementation Report (EIR) prepared by LGL Limited dated November, 2019, as they relate to mitigating impacts on water quality and fisheries, specifically:

- a) Best management practices should be utilized to ensure the maintenance of both water quality and quantity as part of the SWM facilities proposed;
- b) Trees and shrubs should be planted along the berm surrounding the SWM pond to provide shade to the standing water;
- c) Infiltration of surface water should be facilities as much as possible to mitigate surface water flows to the SWM facility (and downstream fish habitat) and to enhance groundwater recharge;
- d) Alternatives to standard SWM facility design should be explored (e.g. constructed wetland, plantings, etc.) to further mitigate water quality (especially water temperature) and quantity impacts; and
- e) Residents should avoid using chemicals (e.g. pesticides, herbicides, cleaning products, etc.) that may contaminate surface water, and no deleterious substances (e.g. paint, oil, soapy water, etc.) should be dumped into storm sewers.

Due to the presence of species at risk (e.g. Bobolink, Redside Dace in Silver Creek), it is recommended that the proponents contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@Ontario.ca to ensure the Stormwater Management Plan and/or development proposal meets the requirements for this species under the *Endangered Species Act*. Correspondence with the MECP should be included in an addendum to the EIR.

Subsequent to CVC's letter dated January 16, 2020, CVC staff further advises that in discussion with Town Development Engineering staff it is understood that the current stormwater management concept for external drainage would have to be revised. Please refer to CVC's General Comment #2 in the Appendix dated April 16, 2020, for more information in this regard as it relates to CVC permitting. CVC staff advises and requests a copy of the updated/revised Functional Servicing Report during the next submission for review and comment as the revised stormwater management plan may now direct water/create a new outlet within a CVC Regulated Area.

HALTON REGIONAL POLICE:

- No issues at this time.

SUSTAINABILITY:

- The allocation of SDE to the development is contingent upon the submission of a completed Green Development Standards checklist and implementation of the Green Development Standards. Please provide the checklist as part of your next submission.

UNION GAS:

- Union Gas has existing gas mains on Oak Ridge Drive that can be extended to service this subdivision.

In addition to the deficiencies and conditions outlined above, please review all detailed comments outlined in the departmental and agency memos and emails, as noted:

Development Engineering	April 8, 2020
- SWM Peer Review	- March 23, 2020
Halton Region	April 6, 2020
Transportation	March 25, 2020
Zoning	February 7, 2020
Recreation & Parks	February 6, 2020
Halton Hills Hydro	January 30, 2020
HCDSB	January 29, 2020
Credit Valley Conservation	January 16, 2020
- Detailed Design Comments	- April 16, 2020
- Flood Risk Mapping (Sheet 4)	- October, 2019
- Flood Risk Mapping (Sheet 5)	- April, 2015
HDSB	January 13, 2020
Bell Canada	January 13, 2020
Fire Department	January 8, 2020
Canada Post	December 24, 2019

Should you have any questions please do not hesitate to contact me.

Sincerely,



John McMulkin, MCIP, RPP
Planner – Development Review
905-873-2601 ext. 2339
jmcmulkin@haltonhills.ca

Attach: Marked Up Draft Zoning By-law

cc.	Jeff Wilker	Town Counsel
	Jeff Markowiak	Director of Development Review
	John Linhardt	Commissioner of Planning & Development
	Jeff Jelsma	Manager of Development Engineering
	Kevin Okimi	Director of Recreation & Parks
	Maureen Van Ravens	Director of Transportation
	Shelley Partridge	Halton Region
	Annie Li	Credit Valley Conservation
	Gord Feniak	R.J. Burnside & Associates



January 30, 2020

Town of Halton Hills
1 Halton Hills Drive
Georgetown, Ontario
L7G 5G2

Re: Draft Plan of Subdivision & Zoning By-law Amendment
File: D12SUB09.001 & D14ZBA09.006 – Eden Oak (2147925 Ontario
Inc.)
Location: McMaster Street & Meagan Drive
Town of Halton Hills

To whom it may concern;

Halton Hills Hydro requires that the following be posted in the conditions for site plan approval or Committee of Adjustment in the note(s) section.

Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required; or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.

Please note that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the applicant.

If it is an application for a subdivision, the applicant is required to complete the necessary requirements to obtain a Registered Subdivision Agreement with Halton Hills Hydro.

Please contact Meg for further information at Ext. 232.

Regards,

Leigh Childs
Engineering Clerk

Halton Hills Hydro Inc.

43 Alice Street
Acton, ON
L7J 2A9

Halton Hills: 519-853-3700 x 213
Fax: 519-853-5168
Email: leighc@haltonhillshydro.com

April 6, 2020

John McMulkin
Planner – Development Review
Planning & Development Dept.
Town of Halton Hills
1 Halton Hills Dr.
Halton Hills, ON L7G 5G2

Dear Mr. McMulkin:

RE: Regional Comments

Applicant: Eden Oak - 2147925 Ontario Inc.

Files: D12SUB09.001 (24T-09001/H) and D14ZBA09.006

Part of Lot 21, Concession 9 (McMaster St. & Meagan Dr.), Town of Halton Hills

The purpose of this letter is to provide Regional comments to the Town of Halton Hills on the above-noted subdivision and zoning amendment applications. The subject applications are currently under appeal with the Local Planning Appeal Tribunal (LPAT).

Previous comments have been provided by the Region through letters dated September 14, 2009 (provided confirmation of application requirements), December 7, 2011 (preliminary technical comments) and January 15, 2018 (technical comments on Functional Servicing Report). This letter should be viewed as an update to the comments formerly provided.

While multiple studies were circulated to the Region for review, only the studies referenced in this comment letter were reviewed and contain matters of Regional interest.

Proposal

The subject applications propose a 32 lot residential subdivision for single family detached homes on the subject property on full municipal servicing. The subject property is approximately 6.88 ha (17 acres) in area and is Part of Lot 21, Concession 9 in the former Township of Esquesing in the Town of Halton Hills.

Provincial Policy Analysis

A detailed provincial policy analysis is not being provided at this time, given that there are technical matters still to be resolved. However, Regional staff anticipate that when those technical comments are addressed, the proposed development will be consistent with the Provincial Policy Statement (2014) and will conform with the Growth Plan for the Greater Golden Horseshoe (2019).

CTC Source Protection Plan

The subject property is located within the jurisdiction of the CTC Source Protection Plan (SPP). The CTC SPP can be accessed online at: <http://www.ctcswp.ca/ctc-source-protection-plan/>. The majority of the property is located in a WHPA-Q (moderate risk score), and smaller portions of the property are located in a WHPA-E (VS=9), Issue Contributing Area for Chloride, Highly Vulnerable Aquifer, and a Significant Groundwater Recharge Area. The submitted Hydrogeological Assessment completed by

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1

905-825-6000 | Toll free: 1-866-442-5866

Terraprobe, dated November 7, 2019 should be updated to accurately reflect all of the Source Protection vulnerable areas that overlap the property. The vulnerable areas can be viewed using the MECP's Source Protection Information Atlas available at the following link:

<https://www.gisapplication.lrc.gov.on.ca/SourceWaterProtection/Index.html?viewer=SourceWaterProtection.SWPViewer&locale=en-US>.

As the initial applications were made prior to the CTC Source Protection Plan coming into effect on December 31, 2015, the CTC Source Protection Plan Transition Provision applies to these applications. Based on the information provided by the applicant, these applications are not subject to either Section 57 (Prohibition) or Section 58 (Risk Management Plan) under the *Clean Water Act, 2006*. Therefore, a Section 59 notice will be issued directly to the applicant to allow the application to proceed from a Source Protection perspective.

Although there are no CTC Source Protection Plan policies that apply to the subject development applications, since the property is located in the WHPA-Q (moderate risk score), the applicant is encouraged to implement all reasonable measures to limit construction dewatering rates and to avoid long-term dewatering (e.g., by keeping basement elevations above measured groundwater table elevations).

It should be noted that there is a prescribed instrument in the CTC Source Protection Plan to be implemented by the Ministry of Environment, Conservation and Parks (MECP) that will apply to the proposed stormwater management pond when the ECA application is filed and reviewed. This comment is based on the assumption that the ECA was not submitted to the province prior to December 31, 2015. There should be discussion included in the Hydrogeological Assessment regarding the stormwater pond from a source water protection perspective.

Regional Official Plan (ROP) Analysis

The 2006 Regional Official Plan was in effect at the time the subject applications were first filed. It has since been updated and the policy references outlined below reflect the 2009 ROP, to illustrate how the proposed development meets the most current policy direction. Where there is a change in policy numbering or text from the 2006 ROP, it is specifically noted below.

The subject property is entirely designated on Map 1 of the ROP as being Hamlet. ROP policies state that Hamlets are compact rural communities designated to accommodate future residential growth in the rural area and the range of uses permitted in Hamlets is to be in accordance with the Regional Official Plan as well as the approved Secondary Plan. Section 105 of the ROP specifies that new lots may be created in Hamlets, provided they conform to the policies of the ROP, Local Official Plan and applicable Secondary Plan, now referred to as an Area-Specific Plan.

Regional Official Plan section 101(2) and the associated Regional Livestock Facility Guidelines require local municipalities to apply provincially developed Minimum Distance Separation formulae. Town of Halton Hills staff need to be satisfied that this direction has been addressed with respect to the proposed distance of the development from the adjacent livestock facility and associated manure storage area. It should be expected that at a minimum, warning clauses will need to be registered on title with respect to the adjacent agricultural operation to the north of the subject property, warning new residents of normal farm practices, including potential noise, dust and odour impacts.

ROP section 145(23) states that it is the policy of the Region to restrict development and site alteration in or near sensitive surface and ground water features and require the proponent to carry out an Environmental Impact Assessment in accordance with policies of the ROP and undertake hydrogeological

or hydrological studies to protect, improve or restore such features. In addition to the provincial source water protection policies provided above, further technical hydrological comments are outlined below.

Through ROP section 147(5) f), all development proposals are to submit at the time of initial application, an inventory of trees on site and a tree saving plan and planting plan, unless the development will not result in the removal of any trees. As indicated below within the comments on the submitted Environmental Implementation Report, the review of tree inventory information will be the responsibility of the Town of Halton Hills.

ROP section 147(17) requires that, prior to the Region or Local Municipality considering any development proposals, the proponent identifies whether there is any potential for soils on the site to be contaminated. An updated Environmental Site Screening Questionnaire (ESSQ) was submitted to the Region for review along with a Phase I Environmental Site Assessment completed by Terraprobe, dated November 14, 2019 and an associated Letter of Reliance. Regional staff have reviewed all of the submitted materials. While there are no concerns associated with the ESSQ or Phase I ESA, the first sentence of the provided Letter of Reliance needs to be amended to reference the Region of Halton instead of the Town of Halton Hills. Should this development not proceed in a timely fashion, there may be a need to provide an updated Phase I ESA prior to registration of the plan of subdivision.

ROP section 167(6) states that prior to development occurring in or near areas of archaeological potential, that an assessment and mitigation activities be carried out in accordance with Provincial requirements and the Regional Archaeological Master Plan. Documentation has been provided to Halton Region that indicates that a Stage 1-2 Archaeological Assessment was completed by AMICK Consultants Limited in May 2010 and that copies of the final report were provided to the Ministry of Culture for their review. Provided with this most recent submission was a letter from the Ministry of Tourism, Culture and Sport dated June 12, 2012 confirming that this report was reviewed and that the Ministry is satisfied that the fieldwork and reporting for the archaeological assessment is satisfactory and that no further archaeological assessment is required. This matter has been addressed to Halton Region's satisfaction and when the subject subdivision application reaches a point when draft conditions can be provided, the Region will provide the applicant with guidance on what actions should be taken should artifacts be found during the construction process.

Environmental Implementation Report Review

The subject property is designated as Hamlet Residential Area in Schedule H4-1 of the Glen Williams Secondary Plan. Section H4.5.3 c) of the Secondary Plan outlines the required studies for any proposed plans of subdivision, to be provided prior to draft approval. An Environmental Implementation Report (EIR) was required as per the specifications of the Glen Williams Secondary Plan, section H4.5.3 c) iv. This report was completed by LGL Limited and the updated report is dated November 2019.

The subject property does not fall within Halton Region's Greenlands System or the more current Regional Natural Heritage System. However, Regional Official Plan section 147(5)f) requires all development proposals to submit, at the time of initial application, an inventory of trees on site and at subsequent stages of the application, a tree saving and planting plan. ROP section 147(5)e) requires that all development proposals, to the maximum degree possible, preserve existing trees and plant additional trees in accordance with good forestry management practice. The existing trees on the subject property are primarily located along the perimeter of the property in hedgerows. The majority of the property has been used for agricultural purposes. A tree survey was included as part of the submitted EIR. Regional staff confirm that the Halton Regional Forester does not need to review the tree inventory, any future tree saving plans or details regarding the Hamlet buffer and therefore this responsibility will fall solely with the Town of Halton Hills.

In former Regional comments on the subject development proposal, Regional staff recommended that Credit Valley Conservation (CVC) staff be consulted on the EIR recommendations, as there are specific recommendations that speak to off-site impacts to fisheries and potential changes to the way the stormwater is managed. CVC has done this review and have provided their comments to the Town as part of the review of this submission.

CVC staff advise that due to the potential presence of species at risk (e.g. Bobolink, Red Side Dace in Silver Creek), the proponents should contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@Ontario.ca to ensure the Stormwater Management Plan and/or development proposal meets the requirements for this species under the *Endangered Species Act*. Correspondence with MECP should be included in an addendum to the EIR.

Hydrogeological Assessment Review

The Glen Williams Secondary Plan, through section H4.3.6, directs the EIR to include a Hydrogeological Report, which should address the protection of the existing groundwater supply in terms of both quantity and quality. This is especially important when there are neighbouring properties that may be on private services.

Through former Regional comments on the subject applications, the applicant was advised that an offsite well impact assessment would be required and that baseline data will need to be collected prior to any site disturbance on the subject property. Regional staff have had the submitted Hydrogeological Assessment completed by Terraprobe and dated November 7, 2019 reviewed by the Region's peer reviewer, in the context of potential impacts to groundwater and neighbouring private services and those comments are summarized below.

1. It is noted within the Hydrogeological Assessment that the report was completed prior to the preparation of a conceptual site plan and construction details. The report recommends follow up work once these are finalized, to confirm infiltration capacities, prepare an update of the water budget, determine requirement for construction dewatering and associated permitting and complete further groundwater monitoring to assess seasonal variations. This suggests that the submitted report is still preliminary in nature.
2. The position of borehole BH 7D as shown on Figure 2 may not be correct, given that its plotted distance is a substantial distance from BH 7. This should be confirmed, as it may result in a different interpretation of geologic conditions on the property.
3. Compared to the other hydrographs, the water levels in BH 12 showed a significant response to what was likely precipitation events. There was a rapid rise in level of about a metre, due to individual storms and an overall rise of about two+ metres during the winter/spring period of monitoring. It is suspected that the hydraulic conductivity results at BH 12, reported from the in-situ testing, are not representative.
4. A map showing "ground water contours" was included in the Hydrogeological Assessment. This map has contours of water level data collected in monitoring wells on one date, across the development property. It cannot be used to illustrate the direction of groundwater flow, as the water levels that have been contoured, have been measured in wells completed in different hydrostratigraphic units.
5. Based on water billing records with Halton Region, there are 17 residences within a 500 metre radius of the subject property that may rely on private wells for potable water. During the well

survey undertaken by Terraprobe, only one residence on private services was located, which appears to be an underestimation of the degree of private servicing for water supply in the area. Without a detailed assessment of these private wells, as set out in Appendix A – Well Survey and Monitoring Program (Halton's Urban Services Guidelines), it is not reasonable to conclude that adverse impacts to the wells will not occur as a result of the proposed development.

6. A gravity sanitary sewer system is proposed to service the proposed development lands. The upstream sewer invert elevation, at manhole MH15A close to McMaster Street, is 271.5 m above sea level (asl), about 3.0 metres below finished road grade. The downstream sewer invert elevation, at manhole MR 8A close to Meagan Drive, is 267 m asl, about 7 metres below finished road grade. The excavation required for the installation of these services will likely intercept the sand/gravel unit identified at boreholes 12, 13 and 14 and require dewatering to allow for the proposed construction. This dewatering may impact private wells in the area. While it is agreed that excavations in the clayey silt will unlikely require significant dewatering, this would not be the case in areas where the sand and gravel unit are encountered.
7. As outlined in the provided Functional Servicing Report, to convey sewage from the proposed development, new sanitary sewer services are proposed from the subject property to the Glen Williams pumping station. There is no assessment of the potential impacts of this construction on groundwater and private wells. The Region's Urban Services Guidelines speak to the developer ensuring construction activities do not adversely impact water supply, which includes all construction associated with the proposed development. The study area needs to be expanded and updated in a revised Hydrogeological Assessment.
8. The proposed stormwater pond is proposed to be constructed within the vicinity of borehole BH 12 and will intercept sand and gravel, requiring dewatering to construct. The forebay elevation of the pond is 268.3 m asl, over a metre below top of the sand/gravel aquifer. If water is allowed to infiltrate from the stormwater management pond, this may be a water quality threat to at least one of the nearby private wells.

Regional staff require the Hydrogeological Assessment to be revised to address the concerns outlined above.

Regional Servicing

Regional staff have reviewed the submitted Functional Servicing Report (FSR), completed by Condeland Engineering Ltd., revised November 2019. The Functional Servicing Report proposes the extension of municipal watermains and sanitary sewers to service the development. The applicant must obtain sufficient servicing allocation from the Town of Halton Hills for this development proposal and to date, this allocation has not been secured. This remains an issue for the Region which needs to be addressed prior to the issuance of any conditions of approval.

Water Comments

There are existing 250mm diameter watermains on McMaster Street and Meagan Drive and a 200mm diameter watermain on Eighth Line. The FSR proposes that water servicing for the subject development will be provided by the installation of a 200mm diameter watermain along Street "A" as well as a 200mm diameter looped interconnection to the watermain on Eighth Line. As stated in previous reports, hydrant flow testing was conducted in June of 2006 and static pressures of 38 psi were recorded at the hydrants located at McMaster Street/Oak Drive and Meagan Drive/McMaster Street intersections. Water modelling was completed to determine expected pressures and fire flows within the subdivision using the Regional Municipality of Halton hydraulic models under two scenarios; 2016 pressure zone boundaries

and the 2031 proposed pressure zone boundaries. Both models yielded results that determined peak hour pressures of less than 40psi. The normal operating pressure in the distribution system should be approximately 350kPa to 550 kPa (50 to 80 psi) and not be less than 275 kPa (40 psi). Fireflows should be modelled using a full system model (not a cut-off version).

As mentioned in former Regional comments for the subject applications, there have been concerns raised in the past by Glen Williams residents living in proximity to the subject property concerning the low water pressures and the potential for impacts from the new development. Given the history of low pressures in this area, a study was initiated in 2019 by the Region to investigate options to increase static pressures both to existing homes and to potential future development in this area. The study concludes that low pressure issues can be alleviated by annexing this area to pressure zone G6B and utilizing existing capacity in the Moore Park Booster Station. This solution would support higher static pressure in the Eden Oak area and eventually remove the requirement for the local booster station. The implementation (design and construction) of this project has been submitted for budget approval, but the ultimate timing is currently unknown. There is also additional work required to validate the Moore Park Booster Station capacity, to be undertaken by the Region of Halton.

The FSR should be updated to include both an interim (i.e. temporary local booster station) and future (Zone G6B delivery pressure) water servicing strategy for the subject proposed subdivision. The effect of this local booster station to the entire Wildwood area should be simulated by a hydraulic model in the revised FSR. The developer will be fully responsible for all costs associated with the installation, construction, and decommissioning of the temporary Booster Station option. This should also be noted in the revised FSR.

Regarding the water distribution network layout, Regional staff are in agreement that the majority of the proposed subdivision can remain as a 200mm watermain; however, the watermain connecting Street "A" to Eighth Line should be upsized to a 300mm diameter, to align with future planned upsizing of the water service on Eighth Line (from 200 mm to 300 mm – part of the Pressure Zone extension of G6B). This will more efficiently utilize the Eighth Line infrastructure and provide higher fire flow to this area in the future. The easement for this looping connection is to continue to be free and clear of all encumbrances and should be always accessible for present and future maintenance and repair works.

Wastewater Comments

The FSR proposes to service the subject development by extending a sanitary sewer from the property limit at Meagan Drive, easterly along Oak Ridge Drive, northerly along Wildwood Road to Confederation Street and then crossing the Credit River to the Glen Williams pump station. Municipal consent for the location of this proposed sewer within Town roads is required from the Town of Halton Hills and approval for the crossing of the Credit River is required from Credit Valley Conservation. The proponent has provided preliminary plan and profile drawings for the sanitary sewer from the property limit at Meagan Drive to the vicinity of the Glen Williams pump station, however falls short in not providing details of the connection to the Glen Williams Pump Station. Details regarding the pump station connection will be required, as part of the update needed to the FSR. The Credit River crossing portion of the sanitary sewer should also consider a casing as part of the servicing scheme. Steel casings and/or tunneling casings are required for river/creek crossings as per the Regional Municipality of Halton linear design standards. The proponent had previously been asked through Regional comments to confirm that capacity was available in the existing Silver Creek Trunk sewer. This information has been included in the Functional Servicing Report and Regional staff are in agreement that there is sufficient capacity in the existing Silver Creek Truck sewer.

The Sanitary Sewer Design sheets demonstrate sections of the proposed sanitary sewer that exceed the maximum velocity of 3.0 m/sec with the pipe flowing full, which is contrary to the Region of Halton linear design standards. This exceedance will need to be addressed through the future detail design process.

Regional staff have undertaken a thorough review of the capacity of the Glen Williams Pumping Station, based on existing and anticipated flows. Currently, the Glen Williams Pumping Station has a capacity of 47.5 L/sec. Based on existing flows and the reserve capacity set aside at this facility for the future Bayfield and Northwest Confederation properties, there is capacity for the anticipated 3.48 L/sec additional flow that the proposed development would add. Any additional flows from potential future ICI or residential connections will need to be monitored closely by the Region of Halton to ensure capacity is available.

Given the servicing comments provided above, Regional staff cannot accept the Functional Servicing Report as provided and an update is required which needs to be provided to the Region's satisfaction prior to conditions of draft approval being issued.

Waste Management

Regional staff advise that waste management services will be provided once the proposed homes are 90% constructed and the street can be safely accessed. The owner will be required to contact Andrew Suprun at Halton Region once the subdivision is near completion.

Finance

The Owner will be required to pay all applicable Regional Development Charges (DCs) in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, a portion of the Regional DCs for residential units may be payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery Payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the *Planning Act* have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein. Please visit the Region's website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current information which is subject to change.

Conclusion

Due to the comments outlined above, it remains the Regional position that it is premature to issue conditions of draft approval for the subject plan of subdivision as there are technical matters to be addressed. As such, the Region is not in a position to support the proposed zoning by-law amendment or plan of subdivision at this time. However, Regional staff will continue to review updated supporting materials for this development.

We trust these comments are of assistance. Please contact me at (905) 825-6000 ext. 7180 or through e-mail at shelley.partridge@halton.ca if you have any questions on the provided information.

Yours truly,



Shelley Partridge MPI, MCIP, RPP
Senior Planner

c: Annie Li, Credit Valley Conservation (e-mail only)
Jeffrey J. Wilker, Thomson Rogers (e-mail only)

January 29, 2020

Tony Boutassis
Senior Planner – Development Review
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

Dear Tony:

**RE: Application for Draft Plan of Subdivision and Zoning By-law Amendment
Eden Oak (2147925 Ontario Inc.)
McMaster Street & Meagan Drive, Glen Williams
Your File No.: D12SUB09.001 & D14ZBA09.006**

In response to the above noted application to permit the development of 32 single detached dwelling units, the Halton Catholic District School Board (“HCDSB”) has no objection.

In terms of school accommodation, if the development was to proceed today, elementary students generated from this proposal would be accommodated at St. Francis of Assisi Catholic Elementary School located at 120 Sinclair Avenue. Secondary school students would be directed to Christ the King Catholic Secondary School located at 161 Guelph Street.

Should you proceed with the approval of the draft plan of subdivision, we require that the following conditions be placed in the draft plan conditions and the subdivision agreement, as well as future agreements (e.g. Condominium). The conditions are to be fulfilled prior to final approval:

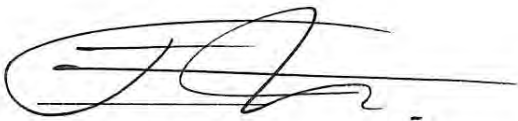
1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs.
2. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.

3. That the owner agrees in the subdivision agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.
4. That the developer agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the HCDSB.
6. The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

It should be noted that Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

If you have any questions regarding the aforementioned, please contact the undersigned.

Yours truly,



Frederick Thibeault, M. Pl.
Senior Manager of Planning Services

cc: A. Lofts, Superintendent of Business Services and Treasurer of the Board
D. Gunasekara, Planning Officer, Planning Services
E. Emery, Planning Clerk, Planning Services

HCDSB File: 24T-09001/H

January 13, 2020

Tony Boutassis
Planning, Development and Sustainability
Town of Halton Hills
1 Halton Hills Drive
Halton Hills ON L7G 5G2

Dear Tony:

Subject: **Eden Oak (2147925 Ontario Inc.)**
Draft Plan of Subdivision and Zoning By-law Amendment Application
HDSB File No.: D12SUB09.001/H
Halton Hills's File No.: D12SUB09.001, D14ZBA09.006

Thank you for the opportunity to review the proposed development application. Due to the length of time the original draft plan was submitted, the Halton District School Board has made a number of wording changes to conditions of development and has decided to resubmit our conditions to this resubmitted application.

It is understood that the application is a proposed development to permit the construction of 32 single detached residential units. Any students generated from this development application are currently within the Glen Williams PS, Centennial PS, George Kennedy PS and Georgetown District HS catchment areas.

According to the Board's projections these schools are projected to be at or under building capacity. As a result students generated from this development are expected to be accommodated in the respective schools with minimum impact to the facility.

Please be advised that the Halton District School Board has no objection to the proposed application as submitted. Please notify us of the adoption of the proposed application and include us in the circulation of any future applications, **including site plans**, related to this development. The Halton District School Board will provide comments and conditions on each proposed development application received.

The Halton District School Board has no objection to the development application subject to the following:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.

- b. Prospective purchasers are advised that school busses will not enter cul- de- sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
3. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
4. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the Halton District School Board.

In addition the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,



Laureen Choi
Senior Analyst – Planning
905-335-3665 ext. 2201
choil@hdsb.ca

Memo

To: John McMulkin, Planner
From: Kevin Okimi, Director of Parks and Open Space
Date: February 6, 2020
Re: D12 Eden Oak – McMaster & Meagan (24T-03002/H)

File: D12 DE

We have reviewed the updated submission received December 19, 2019 for the subject property and note the following issues that impact finalization of the Draft Plan:

- a. We require confirmation that the lotting size is consistent with Town/Regional planning policies so that the total number of lots can be known.
- b. The future trail block is required to be transferred to Town ownership, not be provided as an easement. Given the reduced size of lots compared to the original proposal, an easement is not acceptable. This requirement will be included as a draft condition. A minimum 6m walkway/access block will be required to be transferred to the Town for the purposes of a future trail linkage. Fencing will be required to be installed by the developer at the east and west sides of the block. Further, sidewalk connections from the block to the existing Wildwood Rail Trail will be required. The final routing of the sidewalk will be determined through detailed design.
- c. Additional discussion is required around the Hamlet Buffer and how to integrate the Secondary Plan principle with the Draft Plan. The 4.5m proposed buffer on proposed lots is not acceptable. The Secondary Plan recommends a 20m Hamlet Buffer. Since previous comments have been made, there have been changes to the plan and the Town has had more experience in the practicality of implementing the Hamlet Buffer. The applicant needs to demonstrate how the Hamlet Buffer requirements of the Glen Williams Secondary Plan will be addressed. Based on implementation of the Hamlet Buffer in various forms over the past few years, on lot buffers/easements are no longer acceptable ways to meet the objectives of the hamlet buffer. A reduced width may be considered upon further discussion with the Town.
- d. At this time, based on a review of relevant Town policies regarding parkland, Cash-in-lieu of parkland at a rate of five per cent of the total developable area pursuant to the requirements of the Planning Act will be required for this development.
- e. The applicant will be required to demonstrate how passive recreational use of the SWM pond block as indicated in the submission will be included (i.e.

pedestrian trails/overlooks) in coordination with the SWM engineering design and maintenance standards. The current engineering design does not appear to include sufficient space to appropriately buffer lots from the stormwater infrastructure. A preliminary facility fit plan should be provided to demonstrate how the block will function in more detail.

- f. P. 21 of the Urban Design guidelines in section 2.9 identifies that there should be a notable difference at the entrance to the development from McMaster and Meagan to highlight the difference/or have a transition to the Hamlet area, however since both areas are within the Hamlet boundaries, this transition should be minimized, not accentuated. P. 22 also speaks about road cross section transitioning. This should also be reviewed.

Draft Conditions will be provided once the comments above have been addressed through a comprehensive resubmission and/or additional discussion with the applicant.

As discussed, we anticipate that a meeting with Staff and Town Counsel will be held to finalize these comments in advance of a response to the applicant, based on the pending OMB/LPAT process.

Please contact me at extension 2274 if you require any further information.

Thank you,

A handwritten signature in cursive script that reads "Kevin Okimi".

Kevin Okimi,
Director of Parks and Open Space
Recreation and Parks Department

- c.c. Jeff Markowiak, Director of Development Review
Jeff Jelsma, Manager of Development Engineering
Maureen Van Ravens, Director of Transportation



March 23, 2020

Via: Email

Jeff Wilker
Thomson Rogers

Dear Mr. Wilker:

**Re: Eden Oak, McMaster - Meagan Development
Project No.: 300042366.0000**

Dear Mr. Wilker

Further to authorization on February 24, 2020 we have commenced review of the Eden Oak application for the extension of McMaster Street and Meagan Drive. We have completed an initial review of the submission material, visited the site, and met with Town staff.

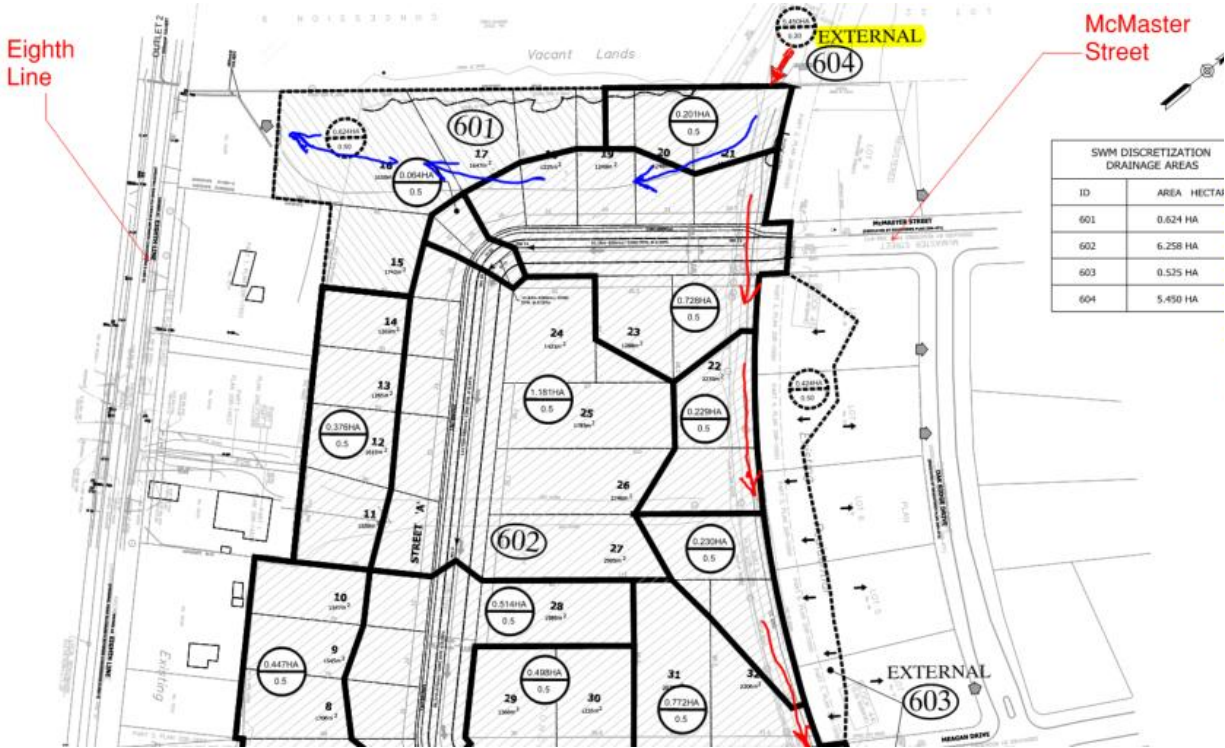
A fundamental issue has emerged that was discovered independently by Town staff and Burnside. It has the potential to change the engineering designs and we have decided to highlight this issue rather than continuing to produce a letter of detailed comments on the current application. The issue has to do with external drainage water that enters the northeast corner of the site from adjacent farmland. In general, the design engineer has considered this water to bypass the subdivision along its eastern boundary in both the pre-development and post development conditions. Town staff and Burnside believe that in the pre-development condition this water in fact turns west after entering the subdivision lands and flows toward the Eighth line. A more detailed explanation follows.

The following excerpt from the Function Servicing Report (November 2019) describes this offsite water as area 604:

303. As depicted on Figure 8; two other catchment areas are identified; 603 and 604 which are external to the plan and drain to an existing ditch that runs along the north-eastern limit of the Site. These external drainage areas were also modelled using SWHYMO however they are NOT tributary to the proposed stormwater management pond and diversion / conveyance of flows will be discussed in greater detail in Section F.3.0 of this report.

Mapping is provided as Figure 8. I have marked up that plan to label Eighth Line and McMaster Street for orientation purposes. I have highlighted the word "External", showing where the water enters the property. This drainage area is 5.45 hectares. My red arrows show where the water

is purported to run in the Functional Servicing Report. The blue arrows show what we consider the actual routing to be.



I attended the site on the afternoon of March 10, 2020, after a morning of rain. I took the following photograph with my back at the end of McMaster street, but turned toward my right. The water in the foreground is lying on the Eden Oak property. The water beyond the fence is lying in the adjacent farm field of the lands located to the north of Eden Oak's lands.



The next photograph was taken from the same location but turned less toward my right. The water in the foreground does not run in front of me towards the south, but it can be seen curving away from me. I have labelled "Eight Line" showing the general direction of the flow of water.



This final photo is again taken from the same location, but facing directly towards the west. The water can be seen running through the subdivision lands in the direction of the northwest corner of the Eden Oak lands. After exiting the development property it appears to run through a private lot and then through a cross culvert on the Eighth Line.



I left McMaster Street and went to the terminus of Meagan Drive. I did not see any significant flow of water at that location. I can provide photos upon request. It should also be noted that Town staff have taken similar photos.

It is our recommendation that that the Functional Servicing Report be revisited by its authors to account for this discrepancy in the existing drainage conditions. We are available for teleconferencing with the developer's engineers during these times of self isolation and social distancing. A more detailed review can take place after the revisions are made.

Yours truly,

R.J. Burnside & Associates Limited

Gord Feniak
GF:js

cc: Jeff Jelsma (Via: Email)

Eden Oaks M+M
01/01/0001 12:00 AM

Angela Caracciolo

From: Ivan Drewnitski
Sent: March 25, 2020 11:55 AM
To: John McMulkin
Cc: Maureen Van Ravens; Jeff Jelsma; Steve Burt; Kevin Okimi
Subject: Eden Oak – McMaster & Meagan

Hello John,

The Transportation department has completed a review of the the above-noted subject property of the proposed subdivision, and have the following comments:

Traffic Impact Study

The Traffic Impact Study (TIS) report for Eden Oak, Halton Hills, by Cole Engineering Group, dated August 2018, as provided for review is deemed acceptable.

Site Plan

Sidewalk connectivity from the block to the existing Wildwood Rail Trail will be required, to support the need for Active Transportation. Further detail review with the Town will be required to determine an appropriate location for the sidewalk.

If you have any further questions, please do not hesitate to contact me for further information.

Regards,

Ivan Drewnitski
Traffic Analyst
Transportation & Public Works
Town of Halton Hills
T: 905-873-2601 ext. 2328
ldrewnitski@haltonhills.ca

Angela Caracciolo

From: Rachel Purdy
Sent: February 7, 2020 1:29 PM
To: John McMulkin
Subject: RE: Comments Overdue - Eden Oak (McMaster-Meagan) - Draft Plan of Subdivision and Zoning By-law Amendment Applications

Below are the Zoning comments based on the submitted draft plan and By-law;

Lot Frontage means:

The horizontal distance between two *interior side lot lines* or between an *interior side* and *exterior side lot line* or between two *exterior side lot lines* with such distance being measured perpendicularly to the line joining the mid-point of the *front lot line* with the mid-point of the *rear lot line* at a point on that line 6.0 metres from the *front lot line*.

Verify the lot frontage at 6.0 metres for Lot 17 and Lot 7.

Note: The proposed By-law indicates a maximum height of 11.0 metres. The recent amendment to the Glen Williams area reduced the maximum height to 9.0 metres.

Rachel Purdy
Zoning Officer
Town of Halton Hills
1 Halton Hills Drive
Halton Hills ON L7G 5G2

905-873-2601 ext. 2320
rpurdy@haltonhills.ca

honesty | excellence | team | fun | creativity | respect

From: John McMulkin
Sent: Thursday, February 6, 2020 2:09 PM
To: Slavica Josipovic; Rachel Purdy; Steve Burt; Michael Dean; Partridge, Shelley (Shelley.Partridge@halton.ca); Jenn McLean (Jenn.McLean@cogeco.com); 'WOJCIAK, Michal'; Moore, Keith (Keith.Moore@haltonpolice.ca); Li, Annie (Annie.Li@cvc.ca)
Cc: Alexis Buset
Subject: Comments Overdue - Eden Oak (McMaster-Meagan) - Draft Plan of Subdivision and Zoning By-law Amendment Applications
Importance: High

Good afternoon Everyone,

This is a friendly reminder that comments respecting the 1st Submission (Post OMB Appeal) of the above noted Draft Plan of Subdivision and Zoning By-law Amendment applications were due on **Friday, January 31, 2020**. As such, please provide me your comments ASAP.

Shelley, I am aware that Halton Region needs until the end of February to complete its review.

Annie, I received your comments, in which you note that your Appendix for the technical comments needs to be updated and that you anticipate providing this by mid-February.

I trust this information to be of assistance. If you have any questions or require further information, please do not hesitate to ask.

Best regards,

John McMulkin, MCIP, RPP
Planner – Development Review
Planning & Development Department
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2
T: 905-873-2601, ext. 2339
F: 905-877-3524
E: jmcmulkin@haltonhills.ca