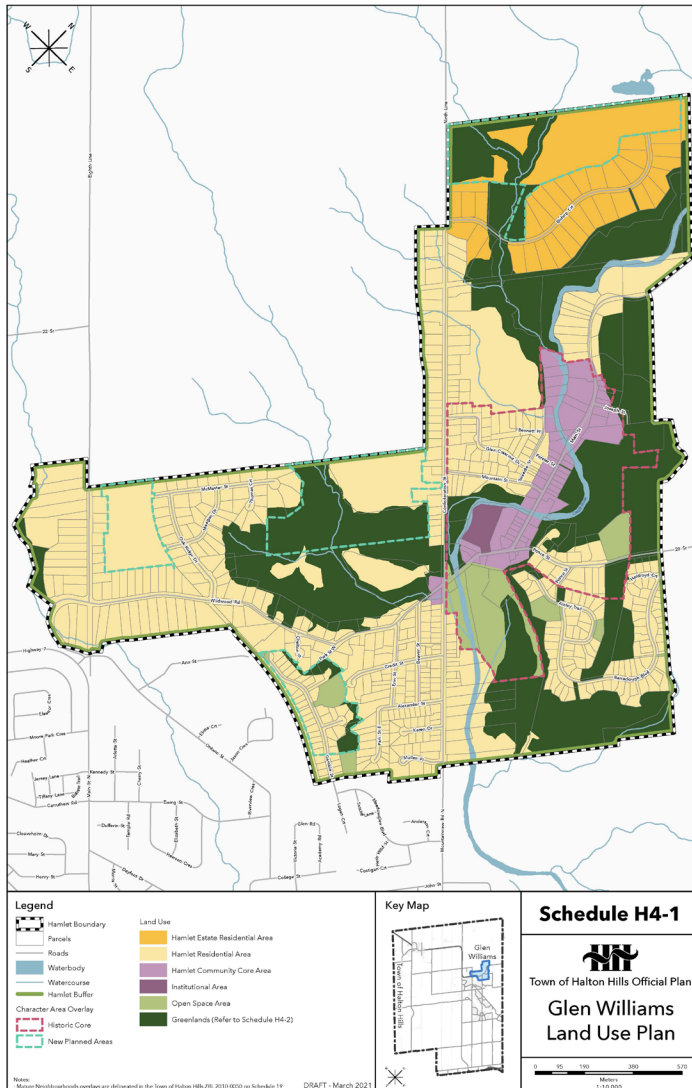


Glen Williams Secondary Plan Executive Summary of Key Changes



As a result of the key findings and recommendations of the Background Report, a Draft Secondary Plan has been prepared to incorporate all recommendations as well as feedback received from the public as part of the public engagement process undertaken to date. The Draft Secondary Plan includes the following:

- Revisions to Goal and Objectives to address feedback received as part of the public consultation process;
- Revisions to general/functional policies to address recommendations and to add additional policies related to key themes;
- Restructuring of Secondary Plan to follow a new format: Goals and Objectives, Functional policies, Land Use policies, Implementation policies;
- Update of language for consistency with Provincial, Regional and Local policies;
- Addition of policies related to character areas: Historic Core, Mature Neighbourhoods, New Hills Planned Areas;
- Revisions to land use policies for consistency with policy framework and to address recommendations and public and technical comments;
- Revised Schedules for land use, natural heritage and transportation; and,
- Updated Hamlet Design and Heritage Guidelines.

The following sections provide a brief overview of some of the changes made to the key policy areas of the Secondary Plan:



Growth Management

- Revised population of 2,300 to reflect infill from new development with the potential for additional population to come through vacant lot infill and secondary suites.
- Densities in the Secondary Plan have not changed. An Official Plan Amendment would be required to request site specific density changes.
- Additional policies added for intensification (i.e. vacant lot infill and secondary suites) to ensure appropriate and compatible intensification within Residential Areas.
- Revisions to Hamlet Buffer section to revise language to address existing conditions and to allow for flexibility in implementation.



Cultural Heritage, Hamlet Design and Land Use

- Cultural heritage attributes of the Hamlet have been defined in functional policies section on Cultural Heritage resources.
- Character Areas established for newly defined Historic Core, existing Mature Neighbourhoods and New Planned Areas (areas subject to new plans of subdivision) with policies added to address considerations for development.
- New hamlet design functional policies added to address intensification and infill, gateways, sustainability, accessibility and universal design, the public realm, landscape design, complete streets, built form and massing, open space, lighting, signage and considerations for Hamlet Design Briefs and Guidelines.
- Reference added to policies to the updated Hamlet Design and Heritage Guidelines as further discussed below.
- Revisions to land use policies to include modified lists of permitted uses, permissions for secondary suites and policies related to intensification as noted above.



Servicing and Stormwater Management

- Policy framework maintains that new development shall be provided on full municipal services unless otherwise identified by the Secondary Plan and the Town's Official Plan.
- New policies regarding secondary suites being permitted on private services as long as well and septic facilities are adequate and available to accommodate an additional dwelling unit.
- New functional policies added on servicing and infrastructure to address water servicing, wastewater servicing, stormwater servicing, expansion of existing services and utilities.



Parks, Open Space and Trails

- New functional policies added to address parkland provision to allow for consideration for opportunities for linear parks, trails, open spaces and public realm enhancements.
- Functional policies on trail systems revised to address Active Transportation Master Plan.



Transportation

- New functional policies added to address transportation network in the Hamlet.
- Reference to Active Transportation Master Plan added to Secondary Plan.
- New Schedule prepared to identify transportation network and active transportation linkages.
- Additional transportation analysis completed to review intersection capacity analysis and active transportation network approved for the Hamlet.



Natural Heritage

- Revisions to existing policies and new functional policies added on the Core and Supportive Greenlands, the Credit River, Significant Valleylands, Natural Hazards and the Regulatory Floodplain, Stable Top of Bank Setbacks, Erosion and Sediment Control, Endangered Species and Species at Risk, Fish Habitat, Tree Preservation and Planting and considerations for new development applications.
- Policies related to setbacks updated to state that all setbacks shall be in accordance with Credit Valley Conservation Authority Regulations, as updated periodically, and in accordance with Part C of the Official Plan.

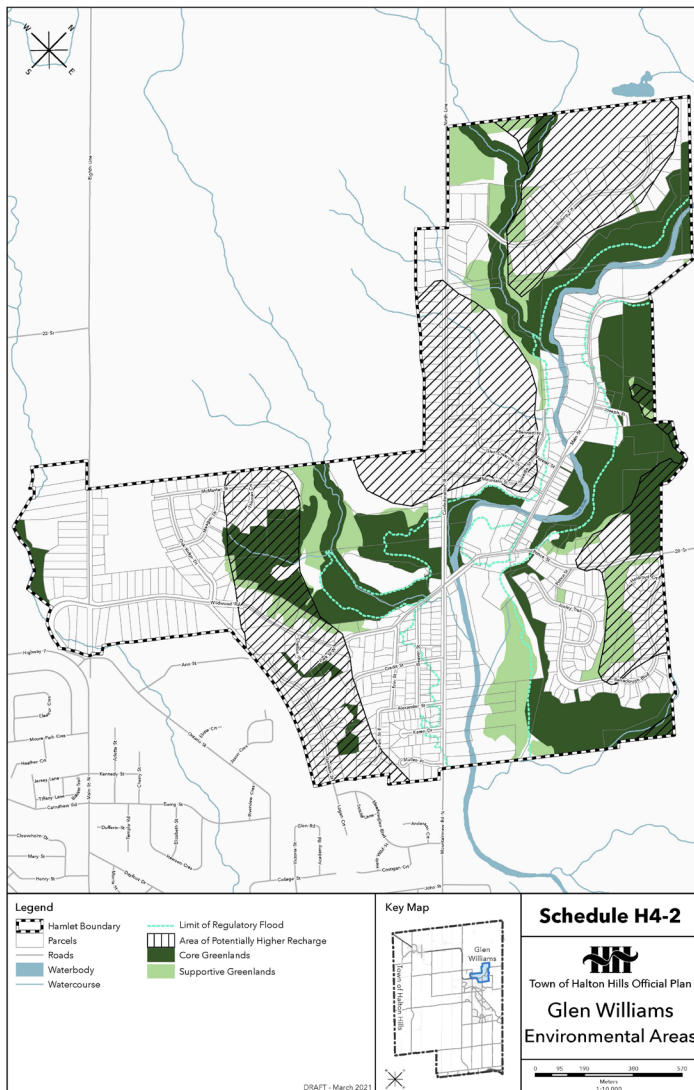


Sustainability

- New functional policies added to address the Town of Halton Hills' commitment to sustainable growth and development and to be a Net Zero municipality by 2030.
- Reference added to Section C19 of the Official Plan, to state that in order to facilitate sustainable development practices, all development applications shall promote energy conservation, water conservation and quality, the natural environment, air quality, waste management, communication and transportation and community design.
- Policy added to reference the Halton Hills Green Building Development Standards that should be adhered to in all new development as well as expansions to existing buildings.

Implementation

- Implementation policies added which included a relocation of existing implementation type policies from the in-effect Secondary Plan to this location, including Legal Non-Conforming Uses, Noxious Uses, Plans of Subdivision, Development on Partial Services, Ownership and Parkland Dedication.
- The addition of implementation policies for Zoning By-laws, Site Plan Control and Complete Application Requirements.



Schedule Updates

The Draft Secondary Plan includes updates to the Land Use, Environmental Areas Schedule and a new Transportation Schedule to address the following:

- Land use revisions to follow property limits;
- Land use revisions to comply with zoning;
- Land use revisions to follow ROPA 38 Natural Heritage System Limits and Credit Valley Conservation limits for Core and Supportive Greenlands;
- Parcel fabric revised to show Eden Oak Creditview Development Details;
- Added Character Area Overlays for New Planned Areas and Historic Core with note added to reference Mature Neighbourhood Overlay identified in the Zoning By-law; and,
- Transportation Schedule added to identify Transportation Network in the Hamlet as well as active transportation connections identified through the Active Transportation Master Plan.

Design and Heritage Guidelines Update

The Draft Secondary Plan also includes an update to the Hamlet Design and Heritage Guidelines to address the following:

- Addition of a description of Glen Williams;
- Addition of context section on Character Areas including the Historic Core, Mature Neighbourhoods and New Planned Areas;
- Addition of a purpose for the Guidelines;
- Existing guidelines modified and expanded on for Street Type and Pattern, Lot Configuration and General Building Siting, Setbacks, Houses at Focal Locations, Garages and Auxiliary Buildings, Architectural Design Guidelines for New Development and Landscaping;
- New Guidelines added for Gateways, Public Realm and Gathering Spaces, Conservation of Cultural Heritage Resources, Sustainable and Climate Ready Design Practices and Universal Design; and,
- A new section added on Implementation.

Next Steps

The Draft Secondary Plan will be presented to the public at upcoming public open houses to provide opportunities for feedback on these key changes. In terms of next steps, the following key dates have been set for the remainder of the process in terms of public consultation:

- Council Update targeted for April 12th to present Draft Secondary Plan;
- Public Open Houses scheduled for April 22nd and 26th to present the Draft Secondary Plan and to receive comments;
- Council and Public Consultation Summary Report to be prepared by Mid-May;
- Revisions to Final Secondary Plan to address comments which will then be presented at the Statutory Public Meeting on May 25th; and,
- Secondary Plan to be finalized to address all public comments and then presented to Council for approval on July 5th.