

HAMLET OF GLEN WILLIAMS

SCOPED SECONDARY PLAN

REVIEW

PUBLIC CONSULTATION SUMMARY REPORT

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1.0

INTRODUCTION

In January of 2020, the Town of Halton Hills retained MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and WSP, to undertake a scoped review and update to the Glen Williams Secondary Plan. The Scoped Secondary Plan Review is being undertaken to ensure the Plan that was adopted in 2007 is reflective of current policies at the Provincial, Regional and Local level and addresses recent development and community concerns.

The second phase on the project on Community Visioning included a Public Open House Session where the findings of the Background Report were presented and feedback from the public was sought. Preliminary engagement also occurred on the overall goal and objectives of the Secondary Plan, as well as the key areas of the Secondary Plan. Following the meeting, surveys were made available on the Town of Halton Hills' Let's Talk Halton Hills (LTHH) platform.

This Report provides a summary of the public feedback received as part of the second phase of the project including a summary of main themes.

2.0

PUBLIC

OPEN HOUSE

FEEDBACK

A virtual Public Open House occurred on October 28, 2020 from 6:30pm to 8:30pm hosted by the Town of Halton Hills via Zoom. Notice of the meeting was provided to all residents within Glen Williams by the Town of Halton Hills via a newspaper ad in the Georgetown Independent and Free Press, email blasts to the project email list and through social media. Representatives from MHBC and WSP were in attendance along with Town Staff, the Mayor and Members of Council.

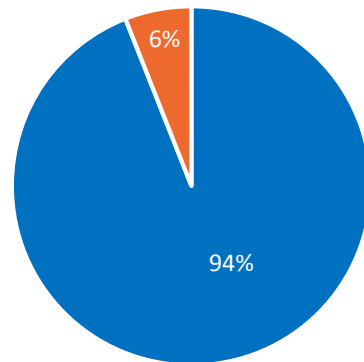
MHBC provided a presentation on the Secondary Plan review process, the feedback received from the Project Launch Event and presented the findings of the Background Report. Polling questions were utilized throughout the presentation to seek feedback from residents on the key areas of the Secondary Plan, including the Goal and Objectives of the Secondary Plan as well as the areas of:

- **Growth Management and Land Use;**
- **Natural Heritage, Servicing and Stormwater Management and Sustainability;**
- **Parks, Open Space and Trails and Transportation; and,**
- **Cultural Heritage and Urban Design.**

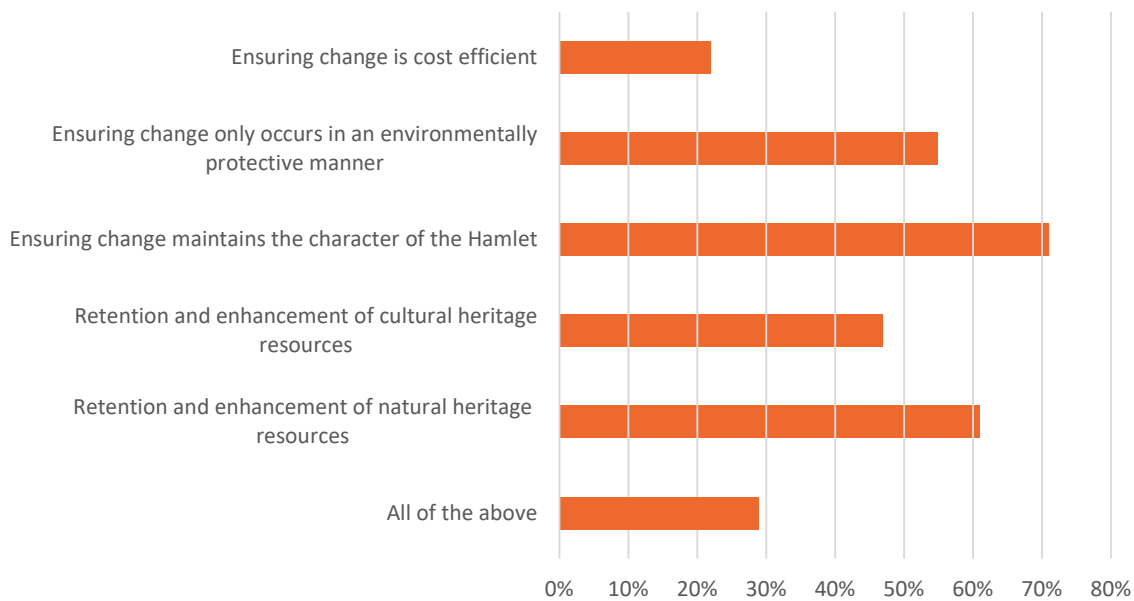
2.1 POLLING QUESTIONS

The feedback received on the polling questions is highlighted here.

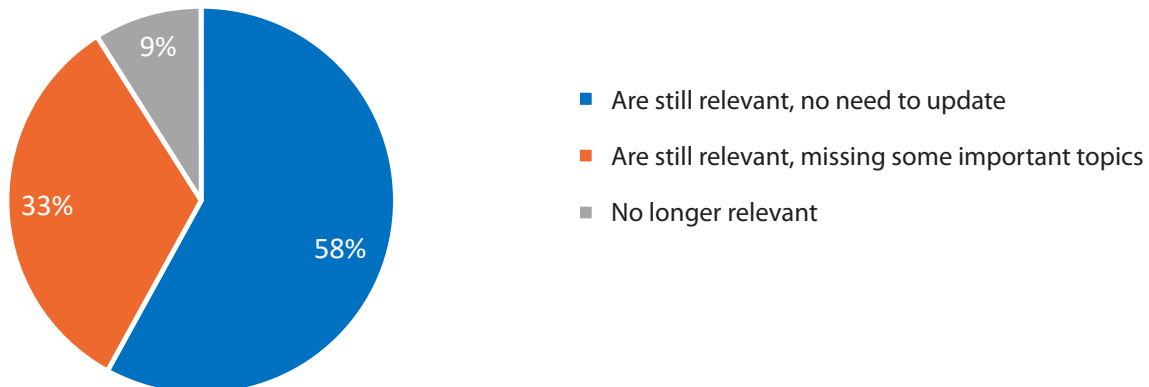
The overall goal of the Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet. Is this still relevant?



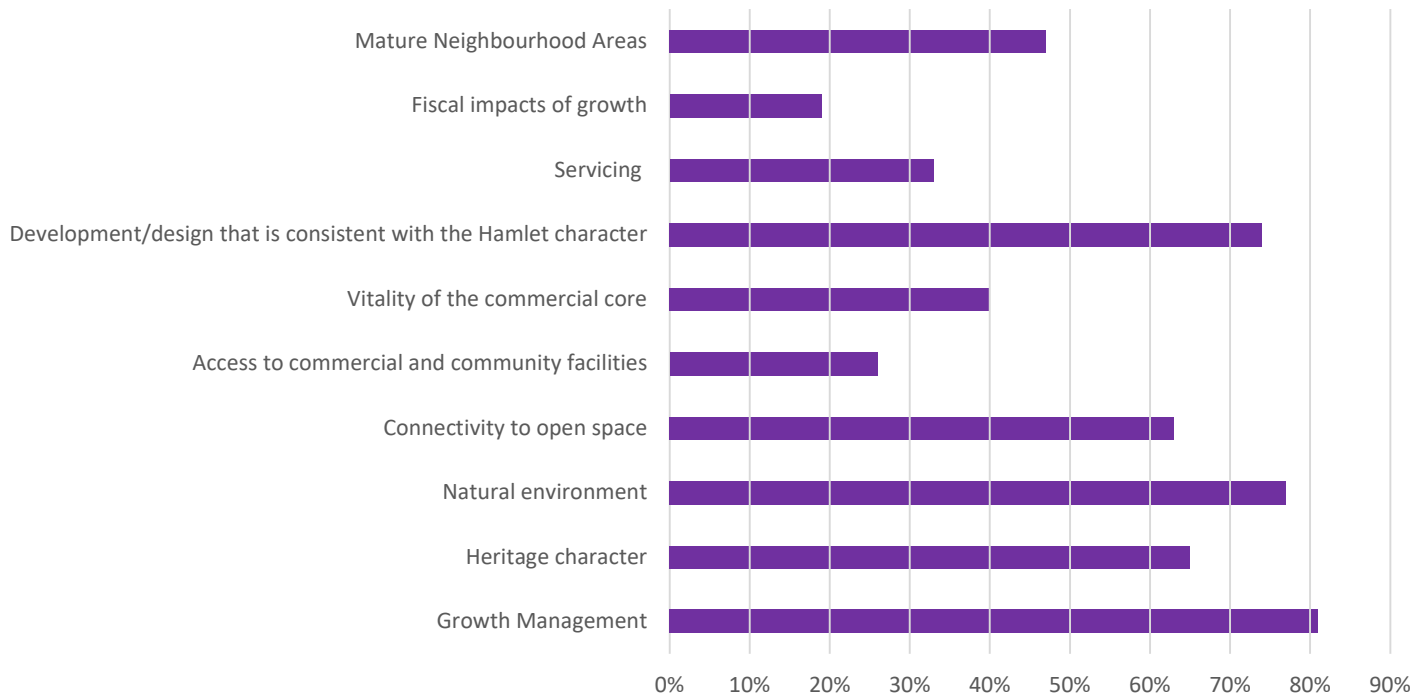
Which components of the goal are most important to you?



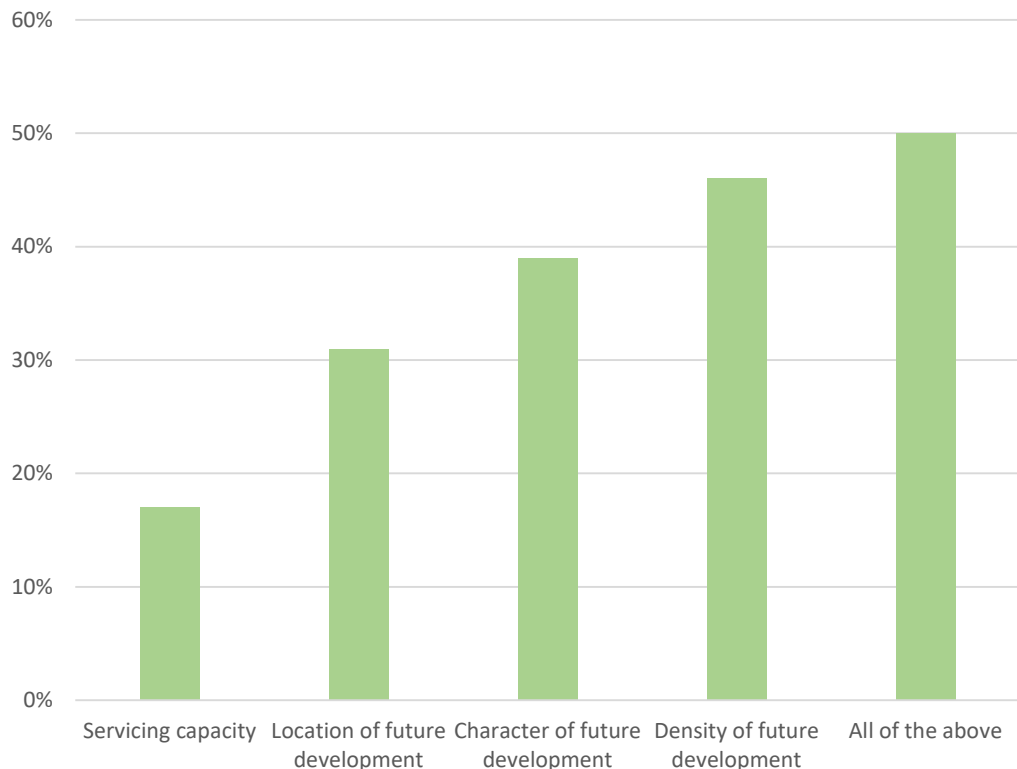
What are your thoughts on the existing objectives?



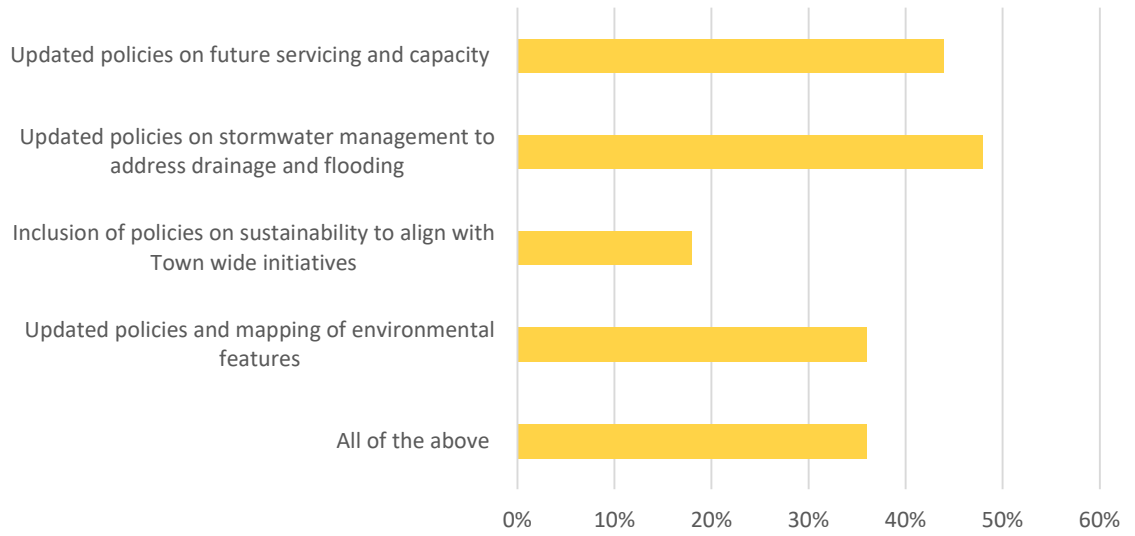
The objectives of the Secondary Plan address a number of elements. Please indicate what elements are most important to you:



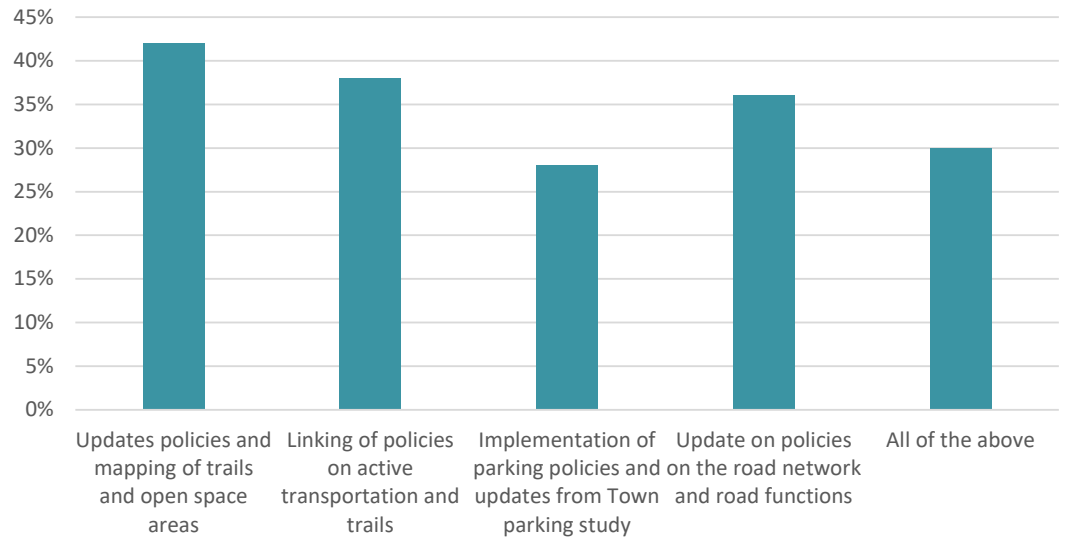
In the further review of policies for growth management and land use, which areas are the most important to you?



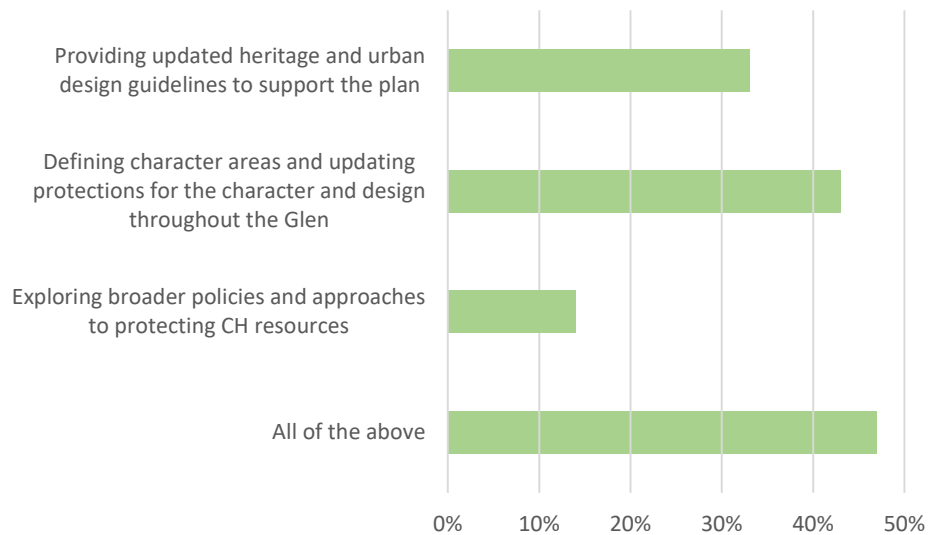
In terms of the Glen’s natural area policies, sustainability and servicing, what are important areas for further review?



Of the areas for review related to open spaces and transportation, which areas of policy are important to you?



In updating heritage and urban design in the Secondary Plan, which policy updates and supports are important to you?



2.2 Public Questions and Answers

The following section provides a summary of the questions received at the Public Open House. Responses were provided at the meeting and some questions were addressed following the meeting with responses posted on the Town's Let's Talk Halton Hills website.



<p>Will this review increase the densities permitted in the Glen?</p>	<p>This review will consider if the current densities prescribed in the Secondary Plan continue to be appropriate for new development in Glen Williams. We know that one of the strategic goals of the Town's Official Plan is to permit development within the Hamlets that maintains and enhances hamlet character.</p> <p>The Growth Plan also speaks about limiting growth in hamlets and rural settlement areas. There are a number of objectives in the current secondary plan that refer to how growth in hamlets should contribute to the compact character of the hamlet.</p> <p>We are looking for input from the community to ensure that those goals and objectives regarding growth and density are still applicable today.</p>
<p>Current density stands at 5 units per hectare and increases in current applications increase this up to 40% more, how do we ensure that the density requirements are maintained?</p>	<p>The Planning Act does allow for individuals/owners to submit applications to amend the plan to increase density, and the request is assessed based on current policies. As part of the review, we are assessing current policies and will determine which areas need to be enhanced.</p>
<p>Will the secondary plan clarify how the PPS will be applied in the Glen?</p>	<p>Provincial policy relating to broader goals and objectives is very important for directions to growth and development, but there are several other policies. The most important vehicle for implementing these policies is the Official Plan (includes Secondary Plans) which intends to balance all policies with the local context.</p> <p>In the Glen, the natural heritage system and cultural heritage resources are important for Town staff to look at when updating policies. Balancing policies in that context is one of the key things as part of our review.</p> <p>Town staff must review all policies as a whole when considering an application. The Glen is an area where limited development is to occur moving forward.</p>

Will density targets identified apply to the entire Glen or only new developments?	Generally, they apply now for new subdivision development, but this will need to be reviewed as part of the review process. We rely on a minimum lot size approach in established areas, which controls density. This will need to be reviewed to see if an approach such as units per hectare on a broader basis should be considered.
It was mentioned that setbacks are outdated. Is the 20 m boundary zone around the hamlet current or out of date?	Setback guidelines are from the CVC from the early 2000s. Since then their policies have been updated, and a Regional Natural Heritage System (RNHS) had been implemented which provides guidelines on buffers. The 20 m buffer zone is different, and is a notion of a naturalized buffer around the hamlet to establish a defined edge. This will be considered in the review process and we are looking for comments on the effectiveness of these policies.
If we currently writing policies, why do we need additional growth in the Hamlet?	This review will not look at a boundary expansion for the Hamlet of Glen Williams. There are sites designated for development under the existing plan. Please refer to the Areas for Review slides regarding Growth Management which highlight the remaining vacant sites with development applications under review.
When mentioning subdivisions, what subdivisions are we talking about?	Please refer to the Areas for Review slides regarding Growth Management which highlight the remaining vacant sites with development applications under review.



Why do new developments get to benefit from the sewer system, while others pay for septic services?	With the exception of the second phase of Bishop's Court, the Region requires all development to be on full municipal services. For the existing community, there is a Regional provision that the connection of existing development to municipal services will occur when it is prudent or feasible i.e. public health, environmental reasons. The Town has reached out the Region to see if there are plans in their capital program to connect the existing community to the sewer system.
Tree cutting for development does not help sustainability measures. Please comment.	The Secondary Plan review is looking at natural heritage boundaries to ensure they are consistent with Regional and Conservation Authority mapping. Most significant areas of trees will be protected, some may be removed as part of developments. A Tree Management Study is ongoing, and tree preservation/compensation is considered as part of subdivision review process to make sure trees are replaced appropriately.

<p>Is there somewhere in the plan that would define the natural heritage and cultural resources?</p>	<p>Yes, cultural heritage resources are currently designated and listed properties under the Ontario Heritage Act. Key findings include that the heritage character is not well defined, which can include key features and relationships which create a unique sense of place. Defining this character will help to ensure it is preserved and enhanced.</p> <p>Natural resources are identified in Figure 17 of the background report which includes the Town and Regional natural heritage systems/features and Conservation Authority features.</p>
<p>When will the residents of the Glen who are not in the new development areas get sewers?</p>	<p>With the exception of the second phase of Bishop's Court, the Region requires all development to be on full municipal services. For the existing community, there is a Regional provision that the connection of existing development to municipal services will occur when it is prudent or feasible i.e. public health, environmental reasons.</p> <p>The Town has reached out to the Region to see if there are plans in their capital program to connect the existing community to the sewer system.</p>



<p>What types of policies can be put in place to minimize traffic?</p>	<p>This review will be revisiting the existing transportation policies including policies related to promoting different modes of transportation such as cycling and walking.</p> <p>As part of the review, we considered initiatives the Town has already undertaken to implement many traffic calming and pedestrian safety measures in the Hamlet as a result of the 2009 Traffic Study and as documented in the update to Council in July 2020.</p> <p>In addition, we will consider the review of ongoing studies such as the Active Transportation Master Plan which is currently developing an implementation strategy; the Transit Service Strategy which is currently in the implementation phase; and the Halton Hills Town-wide Parking Study, which is underway and will be finalized in late 2020.</p>
<p>Wildwood is used as a road with truck traffic, but is identified to be a quiet residential road but is used as a cut through.</p>	<p>Wildwood Road does not permit heavy vehicle unless for local deliveries. Recent increase in heavy vehicles is not supposed to happen and the Town is working to address this. The volume as of 2019 is 4,200 vehicles, and there is some cut through traffic between Highway 7 and Confederation St. Overall the growth is about 1.8% / year over the past 1 years, which is reasonable.</p>

<p>Could you please address the concerns of lack of sidewalks on Confederation St. north of Main Street, and concerns of 102 Confederation St. and traffic impacts?</p>	<p>The Town understands concerns related to the need for sidewalks in the area, and staff will look at this as part of the proposed development (102 Confederation St). Plans exist over the long term for sidewalk construction but the Town is looking to move it up as part of the development to install sidewalks sooner.</p>
<p>What will ensure that new development will provide safe and accessible open space areas for an aging population?</p>	<p>There are requirements under the Planning Act to convey open space as part of applications. The Secondary Plan is looking at how and where open space is provided. The review of the Secondary Plan can deal with the location and design of open space, including accessibility and usage, as well as trails.</p>
<p>What Role does the Secondary Plan have to protect streets?</p>	<p>The Secondary Plan deals with a number of things, including development that occurs on street, i.e. infill development. It also includes policies for street themselves, such as the preferred cross sections, and whether they have a rural or urban design.</p>
<p>What are the recent traffic calming and pedestrian safety measures that have been taken?</p>	<p>Recent traffic calming improvements on Prince St. include the installation of a speed hump, white edge lanes and yellow centre lanes to narrow travel lanes. Slow pavement markings on Wildwood have been added and the Town is experimenting with flexible bollards which work well but have been vandalized. The Town is looking to implement more as they are proving to be effective in addressing traffic calming.</p>
<p>What do you have to say on vehicles traveling at higher speeds than posted limits on Confederation Street?</p>	<p>One section of Confederation is a minor arterial and for this section the Town may add edge lines and further parking restrictions to narrow travel lanes.</p> <p>For Confederation north of Wildwood to the Glen Williams boundary, the Town is looking at the implementation of retractable bollards and message boards to address aggressive driving and speeding in the area.</p> <p>It is noted that most drivers speeding in this area are local residents.</p>
<p>Is there a plan to install a sidewalk in Confederation St. from Prince St. to Main St.?</p>	<p>Confederation N of Main St. is identified in the capital forecast 2026/2027, but based on proposed new development (102 Confederation St.), this will be evaluated.</p>

<p>Is there a plan to install a sidewalk from Prince St. to Main St.? To clarify I was asking regarding a sidewalk on Prince St. between Barraclough and Main St.</p>	<p>There is no specific plan to install a sidewalk on Prince St. However, Active Transportation will be evaluated as part of the road design. The Town anticipates that the preferred design concept for Prince St. should be ready by 2022.</p>
<p>What will be done about the volume and speed of the traffic? In particular Wildwood Road with change and development comes more to traffic. How will this be managed?</p>	<p>Town staff propose to reinstall the flexible bollards on Wildwood Road in spring 2021 to reduce speeding on Wildwood Road. The traffic volume generated by the new development near Wildwood Road is not expected to be an issue.</p>
<p>There is a high volume and speed of traffic on Main St. toward the town line – what traffic safety measures are being considered here (where there are no sidewalks)?</p>	<p>It is anticipated that Main St. will be evaluated in the near future from the northerly bridge to the end of the urban area. The Town will review the feasibility of active transportation and traffic calming as part of the project.</p>
<p>It was mentioned that the 2009 transportation study indicated that 4,200 vehicles/day were in line with acceptable numbers. Is this still relevant to the traffic we are experiencing today especially on Confederation, Wildwood and Prince?</p>	<p>The traffic study on Wildwood Road identified during the virtual open house was undertaken in 2019 by the Town. In 2020, during the COVID pandemic, we are experiencing lower than usual traffic volumes.</p>



<p>Are there any tools available that can be included to protect heritage buildings and landscapes?</p>	<p>Yes, there are different tools and options that will be implemented through this review process, Town staff will continue to review these through the process.</p> <p>Absolutely, there are a number of tools, which are detailed in the mini-presentations, and including the Planning Act and Ontario Heritage Act. A review of best practices will inform our work.</p>
<p>Is there somewhere in the plan that would define the natural heritage and cultural resources?</p>	<p>Yes, cultural heritage resources are currently designated and listed properties under the Ontario Heritage Act. Key findings include that the heritage character is not well defined, which can include key features and relationships which create a unique sense of place. Defining this character will help to ensure it is preserved and enhanced.</p> <p>Natural resources are identified in Figure 17 of the background report which includes the Town and Regional natural heritage systems/features and Conservation Authority features.</p>

General Project Information/Process

<p>How can I access more information about the project?</p>	<p>The draft background report and other project documents are accessible on Let's Talk Halton Hills. We encourage you to review the materials and send us your comments or questions.</p>
<p>Will any future development be on hold until the Secondary Plan is passed?</p>	<p>Town staff have a number of applications in Glen Williams, some have been filed for a number of years, and one is before the LPAT. Applications not at the LPAT are obligated to be processed by the Town so there are no plans to put any applications on hold at this time.</p>
<p>If we are currently writing policies that will take several years to enact, how do we make sure they address issues we are hearing tonight i.e.) heritage character?</p>	<p>The Town is hoping to have an updated Secondary Plan to Council for approval in 2021. Applications currently submitted will be reviewed under the current policies and Town staff have the ability to consider new policies and their impact on development applications, as relevant policies but not determinative policies.</p> <p>Staff can look for opportunities to work with the development community to implement these.</p>

<p>Lots of mechanisms for gathering our feedback – what we'd like to know is what weight that feedback carries?</p>	<p>Your input will help Town staff with their review of the plan which includes the following key components: transportation, servicing, land use, natural and cultural heritage, and growth management.</p>
<p>Would developers benefit by submitting growth plans to the Town/ Region as soon as possible to facilitate development without being affected by any changes that may be required by this review?</p>	<p>Town staff have a number of applications in Glen Williams, some have been filed for a number of years, and one is before the LPAT. Applications not at the LPAT are obligated to be processed by the Town so there are no plans to put any applications on hold at this time.</p>
<p>New regulations need to be in place for people buying properties, demolishing a house and building a house to within inches of a lot line, who is okaying this?</p>	<p>Through the Glen Williams Mature Neighbourhoods Study, the Secondary Plan was updated to address the concerns related to the construction of large scale residential rebuilds on the character and appearance of the mature neighbourhoods of Glen Williams.</p>
<p>The GWCA worked closely with the Town creating the GWSPR. Will WSP and MHBC be using our Community Association in its scope review as a feedback source for residents? If so, who can we contact to be a part of this more involved process?</p>	<p>Through the process, the Town is consulting with all residents, businesses and landowners in Glen Williams. All opportunities for future engagement will be posted on Let's Talk Halton Hills.</p> <p>If residents have additional questions or comment that they want to discuss with Town staff, please contact planning@haltonhills.ca or 905-873-2600 Ext. 2900.</p>

2.3 Survey Responses/Comments

The following section provides a summary of the survey responses received on the Let’s Talk Halton Hills website. Surveys were made available that addressed the following two additional questions for each of the 9 key topic areas:

- **Are there matters related to this policy area that should be addressed?**
- **Do you have any additional questions or comments related to the review and update of this policy area?**

Only 1 survey was completed for Urban Design from a member of the public which provided the following comments:



Are there matters related to this policy area that should be addressed?	Do you have any additional questions or comments related to the review and update of this policy area?
<ul style="list-style-type: none"> • In various meetings regarding new developments the GWCA (Glen Williams Community Association) has noted that the Glen is formally classified as a rural area but the Town staff keeps wanting to impose urban standards and guidelines to various features (e.g. road design, parks and trails design). This attitude is reinforced by the very title of this topic (i.e. Urban Design). The Town should develop and apply standards and guidelines specific to a rural designation. 	<ul style="list-style-type: none"> • None provided.

The surveys were also completed by students in a Grade 5 class from the Glen Williams Public School, focusing on the areas of Transportation, Parks, Open Space and Trails and Natural Heritage. A summary of these comments is provided below.



Are there matters related to this policy area that should be addressed?	Do you have any additional questions or comments related to the review and update of this policy area?
<ul style="list-style-type: none"> • Plant more trees. • Protect more natural things (trees, forests, animals). • Protect wildlife. • Plant more trees in the park and remove invasive species. • Create a By-law that enforces planting a tree for every tree that gets cut down. • Add more parks and open spaces to play. 	<ul style="list-style-type: none"> • Plant more trees.



Are there matters related to this policy area that should be addressed?	Do you have any additional questions or comments related to the review and update of this policy area?
<ul style="list-style-type: none"> • If you cut down a tree plant a new one. • More trails for walking and riding your bike. • More parks and open spaces to play. • Remove garbage cans that are near the river because garbage often falls in the river. Make an animal friendly community. • More trash cans and recycling bins at the Ball park. • Include a zip line, a running track, soccer nets, more swings, tire swing, rock wall, tennis courts and more benches. 	<ul style="list-style-type: none"> • Create a tack field for people to run on.



Are there matters related to this policy area that should be addressed?	Do you have any additional questions or comments related to the review and update of this policy area?
<ul style="list-style-type: none"> • Create a bike trail. • Create a trail for dog walking only. • Create a bike trail on the road. • Add safety signs that state to slow down for kids at play. • Reduce speed limits. • More parking spots. 	<ul style="list-style-type: none"> • Create a bike trail on the road.

One general comment was submitted on the LTHH website as follows:

It is interesting how past Town council beliefs for the look and feel of Glen Williams are imposed on private lands. Most easements serve a technical or logistics purpose for utilities, roadways, etc. The 'buffer zone' around Glen Williams creates added restrictions on homeowners with no real gains to the Town/Hamlet. Most municipalities create and establish their image with signage and landscaped entrances at their boundaries and do not have any 'buffer zones' especially not 20 metres! This buffer zone should be removed for the revised Secondary Plan.

3.0

SUMMARY OF MAIN THEMES

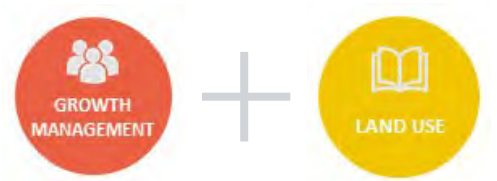
The following section of this report provides a summary of the main themes that we identified as part of the Public Open House Session polling questions, feedback received through the Question and Answer Period and feedback received on the surveys. Note that the results of the polling questions should not be considered a scientific survey but rather were used to measure preferences and opinions on the various topics.

As demonstrated above, the majority of residents feel that the existing overall **Goal** of the Secondary Plan is still relevant (94%). Therefore, no major changes are expected to this Goal in the new Draft Secondary Plan.

When asked what components of the **Goal** are the most important to residents, the majority of residents (71%) selected ensuring change maintains the character of the hamlet, with retention and enhancement of natural heritage resources being the next choice (61%).

With respect to the **Objectives**, 58% of residents felt that the Objectives are all still relevant and there is no need to update them. With the majority of residents of the opinion that all objectives are all still relevant, only minor refinements to the Objectives are expected as part of the new Draft Secondary Plan.

When asked about **growth management and land use**, the majority of residents stated that servicing capacity, location of future development, character of future development and density of future development are all important (50%). This was also evident in the questions received by residents which asked about the existing density requirements in the Secondary Plan, how proposed developments are seeking to increase this density, and why additional growth is required. Survey comments were also received on the desire to have Glen Williams maintain its hamlet character through standards and guidelines. The Secondary Plan review will revisit the existing densities in the Secondary Plan and address policies and new guidelines for development.



When asked about **natural heritage areas, sustainability and servicing** policies, the majority of residents felt that updated policies on stormwater management to address drainage and flooding is most important (48%) with updated policies on future servicing and capacity being the second choice (44%). This was also consistent with the public questions provided where inquiries were made about why new developments get to benefit from the sewer system when existing residents have to pay for septic services. Students from the Glen Williams Public School provided feedback on the desire to plant more trees and to ensure the protection of the natural environment and wildlife. The Draft Secondary Plan will provide updated policies on natural heritage, servicing and stormwater management and natural heritage to ensure consistency with the Provincial, Regional and Local policy framework.





With respect to **open spaces, trails and transportation**, the majority of residents felt that updated policies and mapping of trails and open space areas is most important (42%) with linking of policies on active transportation and trails (38%), and updated policies on the road network and road functions (36%) being close to follow. The majority of public questions received however focused on traffic concerns within the Hamlet, with some comments also directed to pedestrian safety and sidewalks. Students from the Glen Williams Public School provided feedback on the need to plant more trees and to consider additional park space to allow for increased programming. The students also commented on the need for more bike lanes/trails, reducing speeds in the Hamlet and the need to provide more parking. The Draft Secondary Plan will be revisiting the existing transportation policies including policies related to promoting different modes of transportation such as cycling and walking. As part of the review, we considered initiatives the Town has already undertaken to implement many traffic calming and pedestrian safety measures in the Hamlet which are documented in the Background Report. The Secondary Plan review will consider ongoing studies such as the Active Transportation Master Plan, the Transit Service Strategy and the Halton Hills Town-wide Parking Study. The Secondary Plan will also look at how and where open space is provided, including accessibility and usage, as well as trails.



With respect to **cultural heritage and urban design** policies in the Secondary Plan, the majority of residents felt that exploring broader policies and approaches to protecting cultural heritage resources, defining character areas and updating protections for the character and design throughout the Hamlet, and providing updated heritage and urban design guidelines to support the plan were all important (47%). The public questions received also inquired about tools available to protect heritage buildings and landscapes and where cultural resources are currently defined in the plan. Additional comment was received on the need to preserve the rural feel of the Hamlet through the implementation of guidelines. There are a number of tools outlined in the Background Report to address cultural heritage preservation. The Draft Secondary Plan will consider new policies regarding protecting cultural heritage resources, defining character areas and will provide updated heritage and urban design guidelines.

4.0

CONCLUSION

The feedback received from the public as summarized herein will inform the preparation of the Draft Glen Williams Secondary Plan. The Draft Secondary Plan will be presented to the public at an open house prior to being brought forward to Council for consideration at a Council Meeting in early 2021.



MHBC
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