

INTRODUCTION

In accordance with the provisions of Section G3 of this Plan, Secondary Plans may be prepared to allow for more detailed area or issue-based planning in newly developing areas or other areas where specific issues and concerns are identified.

Part H of the Official Plan includes Secondary Plans prepared for specific areas of the Town. These Secondary Plans are:

- the Hamlet of Norval Secondary Plan;
- the Georgetown GO Station Area Secondary Plan;
- the Hamlet of Glen Williams Secondary Plan.

H2 HAMLET OF NORVAL SECONDARY PLAN

H2.1 OVERALL GOAL OF THE SECONDARY PLAN

The overall goal of the Norval Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the character of the Hamlet, in an environmentally protective and cost effective manner. The plan provides for a limited amount of growth through infilling and the promotion of existing businesses focused on Guelph Street and small-scale tourist/retail related activities.

H2.2 OBJECTIVES

The objectives of the Hamlet of Norval Secondary Plan are as follows:

- To reduce traffic congestion and heavy truck traffic within the Hamlet to the extent feasible and to fully support the further evaluation of bypass opportunities;
- To recognize that the boundary of Norval has been fixed through the Greenbelt Plan and to continue to ensure the preservation of hamlet character by addressing the interface between the *Hamlet Area*, surrounding land uses, the Georgetown urban area and lands in the City of Brampton;
- To maintain and enhance the existing character of the Hamlet and to recognize the existing street and lot pattern which contribute to the character;
- To improve the visual aesthetics through the use of Hamlet Design Principles and Hamlet Design Guidelines;
- To strengthen Norval's tourism presence within Halton Hills and the Greater Toronto Area;
- To provide for increased tourist-pedestrian related amenities and facilities;
- To enhance the vitality of the commercial core through the support of small, independent businesses focused on Guelph Street and maintain the core as a focal point for the community;
- To maintain, enhance and restore the health of the natural environment;
- To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features, and parks and the developed areas of the Hamlet;
- To recognize the constraints of the floodplain and to balance the need to protect public safety with the need to recognize historic development within the Hamlet;
- To recognize the heritage resources within the Hamlet which form an integral component of its character and ensure that new buildings are in keeping with the heritage character including height, built form, massing, scale and setbacks; and,

- To encourage active transportation and to provide facilities within the core which connect to Georgetown and the surrounding communities.

H2.3 GENERAL POLICIES

Schedule H2 to this Plan identifies land use designations that apply to Norval and should be reviewed in conjunction with the following policies.

H2.3.1 SERVICING

A municipal water system and storm sewers currently service the Hamlet of Norval. Individual, private septic beds accommodate sanitary sewage disposal. Halton Region is responsible for the provision of municipal water and wastewater services. The Region of Halton has reserved a limited capacity in the Georgetown Wastewater Pollution Control Plant to service the Hamlets when the Region, in consultation with the Town, determines it to be prudent and feasible.

Where feasible, development shall occur on the basis of municipal water supply and private wastewater treatment systems. In certain situations a municipal water connection may not be feasible or necessary. In such cases the policies of this Section and Sections H2.3.2, and H2.3.3 shall apply.

All new lots on partial municipal services or private services within the Hamlet shall meet the requirements of the Town of Halton Hills and the Regional Municipality of Halton. No new lot shall be smaller than 1,900 square metres in area.

The Town of Halton Hills does not currently envision and the Regional Municipality of Halton has not currently budgeted for the extension of municipal sanitary sewage services to the Hamlet. The introduction of this service could have a significant impact on the formation of new lots and the density of development.

Therefore, any proposal to provide municipal sanitary sewage services to the Hamlet will require the approval of the Town of Halton Hills, the Regional Municipality of Halton, and where appropriate Credit Valley Conservation. Such approval shall require all associated supporting studies deemed necessary by approval agencies.

The minimum lot size for new development on full urban services (municipal water and sewer) shall be 929 square metres.

H2.3.2 GROUNDWATER PROTECTION

Prior to any development on private or partial services a hydrogeological study may be required to the satisfaction of the Town of Halton Hills and Regional Municipality of Halton in consultation with Credit Valley Conservation to ensure that groundwater resources will not be negatively impacted. Any residential proposal containing three lots or more shall be subject to a hydrogeological study that will address the protection of the existing groundwater supply.

Reference should be made to the Region of Halton's Hydrogeological Studies and Best Practices Guidelines when preparing a hydrogeological study in support of a development application.

H2.3.3 NON-RESIDENTIAL USES

Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area must also satisfy the criteria in Section H2.4.2 of this Plan. Prior to any development on private or partial services a hydrogeological study may be required in accordance with Section H2.3.2 of this Plan.

A “new” non-residential use refers to:

- the introduction of a use which is not currently permitted on a property; or.
- the re-designation and/or rezoning of a property from one land use to another.

H2.3.4 STORMWATER MANAGEMENT

All commercial, industrial, institutional, recreational and residential development shall be supported by a Stormwater Management (SWM) report unless waived by the Town through a pre-consultation process. The report shall be prepared to the satisfaction of the Town of Halton Hills in consultation with the appropriate agencies in accordance with the policies in Section C8 of the Halton Hills Official Plan.

In order to encourage more sustainable development, stormwater best management practices will be encouraged. This may include Low Impact Development (LID) stormwater management techniques with the objective to address stormwater at the source rather than solely in traditional end of pipe measures (e.g. stormwater management ponds). Stormwater best management practices such as LID techniques may include the use of measures such as bioretention facilities, permeable pavers, vegetated filter strips, rainwater harvesting, and disconnected downspouts.

In addition, a report on the impact on fisheries within the Credit River and Silver Creek may also be required. A Stormwater Management report may be required for a lot severance, if determined to be necessary by the Town of Halton Hills in consultation with the Credit Valley Conservation Authority.

H2.3.5 FLOODPLAIN, VALLEYLANDS AND NATURAL FEATURES

The Hamlet of Norval has historically developed within the valley of the Credit River. Development is normally prohibited within valleylands given the potential for impacts on the watershed. However, the long-term establishment of a community in this area makes the prohibition of development undesirable due to the impact of such a prohibition on the viability of the community and the potential loss of important cultural assets. A balance has been sought between the protection of the valleylands and the allowance of limited development to ensure the continued viability of the Hamlet.

The Regulatory Floodplain has been illustrated on Schedule H2 in order to identify all areas that are susceptible to flooding. Schedule H2 further designates areas of environmental importance as *Greenlands*. Section H2.12 of this Plan defines and provides planning policies for the *Greenlands*.

Areas that have been identified as wetlands, significant woodlands, Environmentally Sensitive Areas (ESAs) or steep slopes, have been designated as *Greenlands* on Schedule H2. Lands which are located within the floodplain have only been included in the *Greenlands* designation if they are not developed or if they have other natural heritage features listed above which also applies to them. Developed lands whose only environmental constraint is the floodplain have been given an underlying land use designation with a floodplain overlay designation as outlined in Section H2.13 of this Plan.

In accordance with the Provincial Policy Statement and Credit Valley Conservation's Regulation 160/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses), no new or expanded nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation.

Areas that are designated *Greenlands* are recognized as generally unsuitable for development given their importance to:

- human and ecological health;
- the protection of property from damage due to all natural hazards including erosion and slope instability as well as flooding; and,
- human safety.

The Georgetown Credit River Valley and Hungry Hollow Ravine ESAs are located partially within and adjacent to the Norval Secondary Plan area.

It is a policy of this plan to provide for the protection and enhancement of features within the *Greenlands* designation through the limitation of permitted uses, the provision of building setback requirements and other development requirements, such as the need for more detailed studies. The protection and enhancement of natural features can also be achieved through the restoration of watercourse corridor or riparian zones, and landowner stewardship.

An Environmental Impact Study may be required for development applications adjacent to the *Greenlands* to the satisfaction of the Town in consultation with the Region of Halton and Credit Valley Conservation Authority in accordance with Section C2 of the Town's Official Plan. Reference should be made to the Region of Halton's Environmental Impact Assessment Guidelines when preparing terms of reference for the study and when undertaking and completing the study.

Lands not designated as *Greenlands* may still have valuable natural features that should be considered for protection and enhancement. This is especially true for woodlands in the Hamlet which are not deemed significant woodlands. These woodlands perform important ecological functions both individually and as a whole that assist in erosion control, mitigating the impacts of wind and dust, providing habitat for local and migratory wildlife and improving aesthetics. Applicants for Site Plan approval, Subdivision approval or severance, may be required to submit a tree inventory and preservation plan and a proposed planting plan to the satisfaction of the Town. The tree inventory and preservation plan shall include tree protection, enhancement and replacement measures.

H2.3.6

EXPANSION OF REPLACEMENT OF EXISTING BUILDINGS WITHIN THE REGULATORY FLOODPLAIN

A portion of Norval's historical core area is within the regulatory flood line established by Credit Valley Conservation. Generally, new development and/or the creation of new lots is prohibited by the Credit Valley Conservation Authority within the floodplain given the potential danger to life and property and impacts on the Credit River Watershed. However, it is recognized that the existing buildings provide the homes and businesses that make up the community and are also important from a tourism and heritage preservation perspective.

In balancing these issues a limited amount of expansion or, under certain conditions, replacement of buildings will be permitted subject to approval by the Credit Valley Conservation Authority. The following Credit Valley Conservation requirements as may be amended from time to time are applicable:

- a) Expansions of existing buildings are limited to a ground floor addition of 50% or less of the original habitable ground floor area to a maximum of 100 square metres and does not include a basement;
- b) Expansions of existing buildings are flood proofed, to the regulatory flood level to the satisfaction of Credit Valley Conservation and the policies of this plan;
- c) Buildings destroyed by fire or other means will be permitted on the existing footprint provided that the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation;
- d) That no habitable rooms are established below the regulatory flood level and there is no increase in the number of dwelling units;
- e) That safe access is provided for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;
- f) No new sensitive land uses including nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be permitted, and any existing sensitive uses shall not be allowed to expand or be replaced in the event of destruction; and,
- g) Notwithstanding any policies of this Plan no uses associated with the storage or use of any hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

H2.3.7

PROTECTION OF FISH HABITAT

The reach of the Credit River through Norval is classified by Credit Valley Conservation as a "mixed cool/cold" water fisheries community. This classification requires a 30 metre development setback from the bank of the watercourse. The exact boundaries of the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.

No new developments are permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. However, there is extensive historical development within the buffer zone and a prohibition on improvements, replacements or minor additions to buildings

is not desirable. It is therefore a policy of this plan that Credit Valley Conservation must be consulted to evaluate impacts and propose mitigation strategies to achieve no negative impact as part of any application for development within this area.

H2.3.8 HAMLET BOUNDARIES AND BUFFERS

A rational Hamlet boundary has been established based upon municipal boundaries and identifiable features such as valley top-of-bank, watercourses and roads.

In the case of Norval, the Silver Creek valley, Willow Park, and the Greenbelt Plan Area form an urban separator between Norval and the Georgetown Urban Area.

If the Hamlet of Norval is to retain its character, these separators are viewed as important elements. To this end, the following policies will apply:

- a) Wherever possible, environmental areas that represent a logical buffer between the Hamlet and both future and existing urban development will be used as an “urban separator”;
- b) Wherever possible, buffers will be included within the boundaries of the Hamlet;
- c) The Town of Halton Hills will engage in discussions with the City of Brampton and the Region of Peel to examine ways that a distinct separation between the Hamlet of Norval and the City of Brampton can be preserved; and,
- d) Planning for the Southeast Georgetown new growth area shall consider the interface with the Hamlet of Norval.

H2.3.9 NOXIOUS USES

No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted.

H2.3.10 ADULT ENTERTAINMENT USES

Adult entertainment uses shall be prohibited in all land use designations in the Hamlet.

H2.3.11 TRANSPORTATION

Highway 7 is a Provincial Highway with access restrictions. New entry points to Highway 7 are subject to the approval of the Ministry of Transportation.

The Halton-Peel Boundary Area Transportation Study (HPBATS) was undertaken to look at accommodating future travel demands generated by growth in Brampton and Halton Hills. Highway 7 and Adamson Street (Winston Churchill Boulevard) through Norval were identified as “bottlenecks”. Means of addressing congestion were discussed in the Study and included shifting traffic outside of peak hours (using travel demand management), shifting modes of travel (to carpooling, transit, cycling, or walking), reducing demand (typically addressed through employer-based programs such as telecommute), or shifting traffic elsewhere (i.e., a bypass). The HPBAT Study indicated that the roadways through Norval should remain two lanes serving local traffic and restricting capacity which will help to ensure the long term

preservation of the Hamlet. It recommended additional capacity be provided via bypasses, new arterials, or new freeway options which included the Norval Bypass, the Adamson Street North Bypass and the Winston Churchill Blvd Bypass.

Environmental Assessments are required in order to undertake the bypass options. The Town will request as part of any Environmental Assessments that specific attention to north-south and east-west connections be made to determine how the connections will be achieved through either a combination of road connections or a new corridor. Possible conflicts between these connections and the existing housing and environmental features in the Hamlet must be given careful consideration in order to ensure that the river valley setting and the current built form character of the community is maintained. The Town will also request that truck traffic be restricted in the hamlet core.

The Town of Halton Hills and the Region of Halton will implement corridor protection for future north-south transportation facilities and related connections (East/West Connection bypass or Norval West Bypass). Schedule H2 of the Secondary Plan has identified a *Corridor Protection Area* within the Hamlet boundaries.

The HPBAT Study indicated that no bypass option will bring the volume-to-capacity ratio through Norval to less than one (functional capacity). As a result, there will continue to be on-going traffic congestion. Traffic Calming measures have therefore been initiated within Norval on streets under the jurisdiction of the Town in order to slow traffic. If traffic calming is to be provided on Highway 7 and Adamson Streets, yet still maintain function and capacity, the streets should be made visually narrower. On-street parking, street trees, landscaping, and street furniture should be investigated to make the road feel narrower and convey the message to slow down. Additional traffic calming measures which do not place any form of structure within the right of way such as pavement markings and pavement colouring should also be considered. As Guelph Street is under the jurisdiction of the Ministry of Transportation (MTO), Provincial approval will be required for any changes within the Guelph Street right of way.

Active transportation will be encouraged by improving pedestrian connections including movements into and out of the Hamlet and the expansion and enhancement of the trail systems, and by facilitating the addition of bicycle lanes as identified in the Town's Cycling Master Plan.

H2.3.12 TOURISM DEVELOPMENT

Given both the cultural and natural heritage of the area, Norval has the potential to offer specialized tourism opportunities.

A significant opportunity within Norval stems from the artifacts associated with former resident, Lucy Maud Montgomery. Considered one of Canada's best-known writers, and recognized worldwide for many of her works, Lucy Maud Montgomery lived in Norval for a period of nine years dating from 1926 to 1935. Six of her most popular books were written in her home, the Norval Presbyterian Manse. Other former residents important to the Hamlet include Peter Adamson and Robert Noble whose names have been given to local streets.

The Willow Park Ecology Centre is an educational and tourist attraction, drawing upon the natural environment of the area to provide environmental education to visitors.

Norval is attracting tourists as people visit the town in which Montgomery lived. The parks and natural amenities that are associated with and surround the Credit River system through Norval will, if properly managed and protected, also contribute to the hamlet character and the attraction of tourists. Towards the maintenance and enhancement of Norval's tourism base the following policies shall apply:

- a) Consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5, there will be safe, efficient and deliberate movement of pedestrians between tourist attractions within the Hamlet and connection to the core commercial area via both trails and public streets;
- b) The community core, consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5 shall be the focus for commercial activities in the Hamlet;
- c) This plan encourages the production of materials such as self-guided historic and natural feature interpretation oriented walking tours to increase public knowledge and awareness of existing heritage resources;
- d) Interpretation signs, consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5, will be located within or adjacent to areas of natural, heritage and community significance, along any trail system and at major gateways;
- e) Land uses within the Hamlet shall be designated to support the required amenities to accommodate the visitors generated by the tourism development initiatives; and,
- f) It is a policy of this plan to encourage the tourism potential of events such as the Montgomery Christmas Festival and Riverfest, with themes relating to Lucy Maud Montgomery and the protection of the Credit River as a vital natural resource.

H2.3.13 ARCHAEOLOGICAL RESOURCES

Development that impacts on areas that have information or evidence of potential for archaeological significance will require an archaeological impact assessment in accordance with the Halton Hills Official Plan to determine the presence of archaeological resources and, if required, provide mitigative recommendations.

Development and site alteration may be permitted on land containing archaeological resources or areas of archaeological potential, if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.

H2.3.14 HAMLET DESIGN AND HERITAGE PROTECTION

The character of the Hamlet of Norval is largely defined by the heritage buildings which shape the built form. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives. This is especially true for initiatives that leverage Norval's place in history as the residence of

Lucy Maud Montgomery, as well as the recreational opportunities associated with the Credit River.

In order to maintain the character of the Hamlet, all development will recognize the existing built form context and protect the character of the heritage buildings and landscapes. Development will respect and reinforce:

- a) the height, massing, and scale of nearby buildings;
- b) the average setbacks of buildings from the street;
- c) the prevailing side and rear yard setbacks;
- d) the landscaped open space patterns;
- e) the size and configuration of lots; and,
- f) the existing street pattern.

All development must be in keeping with the physical character of the Hamlet and no approvals will be granted under the Planning Act for development which does not respect the existing built form.

Further details regarding the appropriate built form and the protection and enhancement of the community features are established in the Hamlet Design and Heritage Protection Guidelines. These are attached as Appendix X5 to this document and are designed to help the Town and the community guide new development.

The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines. An architectural and urban design brief/study may be required in support of an application indicating how the proposed development conforms with the Hamlet Design and Heritage Protection guidelines to the satisfaction of the Town. The Town may require a third party “peer review” of the proposed development.

It is a policy of this Plan that the cost of a peer review and implementation of on and off-site improvements consistent with the Hamlet Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.

H2.3.15 HAMLET BOUNDARIES

Under the policies of the Greenbelt Plan, the boundaries of the Hamlets are delineated by the local Official Plan. Minor rounding out to a hamlet’s boundary is only permitted through an Official Plan Conformity exercise with the Greenbelt Plan. The Town of Halton Hills has undertaken a Greenbelt Plan conformity exercise and therefore no further expansion of the Hamlet boundaries is permitted.

H2.3.16 TRAIL SYSTEMS

The development of improved trail systems which encourage walking and bicycling has been identified by the Town of Halton Hills through the Cycling Master Plan and the earlier Trails and Cycling Master Plan.

The existing trails and conceptual alignments for future bicycle and pedestrian trails/routes are shown on Schedule H2. Reference should be made to the Cycling Master Plan and the earlier Trails and Cycling Master Plan for details on how and when future trails are expected to be developed. The actual implementation of any trail system will be the subject of further assessment and additional public consultation will occur during that period. All trails will be developed to municipal standards and with regard to potential environmental impacts. Additional information on trail development is also provided in the Hamlet Design and Heritage Protection Guidelines.

H2.4 HAMLET COMMUNITY CORE AREA

H2.4.1 PURPOSE

The *Hamlet Community Core Area* designation identifies the central portion of the Hamlet where the greatest concentration of commercial activities and heritage features are located. It is an objective of the *Hamlet Community Core Area* designation to define and strengthen the character of the Hamlet through the protection of its architectural style and natural heritage while at the same time supporting and improving the commercial viability of the existing businesses and tourism based activities.

This designation serves to allow for the concentration of the primary commercial and tourism functions within the historic core area towards the creation of a vibrant centre of activity. Residential uses are also encouraged that are consistent with the policies of the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5.

H2.4.2 PERMITTED USES

Uses permitted within the *Hamlet Community Core Area* designation include tourism and cultural uses, retail services, residential uses and office space. Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area must satisfy the following criteria:

- a) A design study must be provided that clearly demonstrates that the development meets the criteria of Section H2.3.14 and the Hamlet Design and Heritage Protection Guidelines and that the built form respects and reinforces the character of the community, is visually consistent with surrounding uses and is sensitive to existing vegetation and topography;
- b) The development is compatible with adjacent uses;
- c) A traffic impact study must be provided that addresses traffic impacts, mitigation measures and ensures that there is acceptable vehicular and pedestrian access to and within the site;
- d) Adequate Servicing must be provided for the proposed use in accordance with Section H2.3.1 of this Plan; and,
- e) Any adverse noise impacts can be appropriately mitigated.

The permitted uses include:

- a) animal clinics;
- b) antique and furniture stores;
- c) artist studios and art galleries;
- d) bakeries;
- e) banks;
- f) bed and breakfast establishments;
- g) business or professional offices;
- h) cafes;
- i) community centres;
- j) craft shops;
- k) custom workshops;
- l) day care centres;
- m) dwelling unit located in a non-residential building;
- n) general stores;
- o) home occupations and cottage industries;
- p) ice cream parlours;
- q) professional medical or dental offices;
- r) museums;
- s) personal service uses such as hair stylist and shoe repair;
- t) private parks;
- u) public parks;
- v) public parking areas;
- w) recreational uses;
- x) residential care facilities meeting the definition of a Group Home Type 1 subject to the requirements of the implementing Zoning By-law and the Official Plan;
- y) restaurants, but not a drive through restaurant;
- z) retail showrooms;

- aa) single detached dwellings;
- bb) tourist attractions; and
- cc) accessory apartments in single detached dwellings subject to Section E1.4.10.

In addition, small scale woodworking or blacksmith or other similar operations that have a tourism function in terms of providing opportunities for visitors to view historic or unique manufacturing practices, shall be permitted providing they conform to Section H2.3.3 of this Plan.

Within the area identified as *Hamlet Community Core Area*, automotive uses that legally existed on the day of the passing of the revised Secondary Plan (Official Plan Amendment 20) will be recognized and permitted to continue their existing operation and function in their current location. No additional automotive services or uses will be permitted with the exception of limited motor vehicle sales accessory to the main permitted automotive use at 488/490/492 Guelph St.

No new automotive uses will be permitted within the *Hamlet Community Core Area* designation.

Notwithstanding the permitted uses listed above, no new or expanded nursing homes, day care facilities, group homes, seniors' homes, schools, fire, police or ambulance stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation.

H2.4.3

LANDUSE POLICIES

Development within the *Hamlet Community Core Area* designation shall be consistent with the following land use policies:

- a) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping or architectural screening shall be required;
- b) Adequate off street parking will be required. Parking facilities will be oriented to the side or rear of all commercial buildings;
- c) Adequate servicing for the proposed use must be provided in accordance with Section H2.3.1 of this Plan;
- d) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section H2.3.1 of this Plan;
- e) New commercial uses shall generally be compatible with the character and scale of the Hamlet;
- f) Home occupations and cottage industries may be permitted as a secondary use to the primary residential use subject to criteria in accordance with the Halton Hills Official Plan;
- g) Outdoor storage is not permitted within the *Hamlet Community Core Area* designation;

- h) The development of office space will be encouraged to occur on second storeys above retail uses;
- i) All development will be consistent with the policies in section H2.3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5, and shall not exceed two storeys;
- j) No drive through operations will be permitted within the *Hamlet Community Core Area* designation; and,
- k) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7.

H2.5 HAMLET COMMERCIAL AREA

H2.5.1 PURPOSE

The *Hamlet Commercial Area* designation applies to existing automotive uses located on Highway 7 or existing commercial uses which are located outside of the *Hamlet Community Core Area*. The purpose of the designation is to recognize the existing uses and to permit limited additional commercial uses which are compatible with surrounding residential uses.

H2.5.2 PERMITTED USES

Existing non-residential uses can occupy up to 500 square metres of gross floor area. New non-residential uses can occupy up to 250 square metres of gross floor area. New non-residential uses proposing to exceed the 250 square metre limit, but less than 500 square metres of gross floor area must satisfy the criteria in Section H2.4.2 of this Plan in addition to the land use policies of this designation.

The uses permitted within the *Hamlet Commercial Area* designation include:

- a) automotive uses that legally existed on the day of the passing of the bylaw adopting this Plan;
- b) commercial uses that legally existed on the day of the passing of the bylaw adopting this Plan;
- c) day care centres;
- d) single detached dwellings;
- e) bed and breakfast establishments;
- f) home occupations and cottage industries;
- g) animal clinics;
- h) business or professional offices;
- i) custom workshops;

- j) personal service uses such as hair stylists and shoe repair;
- k) retail stores; and
- l) accessory apartments in single detached dwellings subject to Section E1.4.10.

The existing commercial self-storage facility use at 16 Adamson Street North is permitted. No outdoor storage is permitted in the *Hamlet Commercial Area* designation in association with this use or any other use.

H2.5.3 LANDUSE POLICIES

Development within the *Hamlet Commercial Area* designation shall be consistent with the following land use policies:

- a) Notwithstanding the permitted uses listed above, no new or expanded nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation;
- b) Within the area identified as *Hamlet Commercial Area*, automotive uses that legally existed on the day of the passing of the revised Secondary Plan (Official Plan Amendment 20) will be recognized and permitted to continue their existing operation and function in their current location. No additional automotive services or uses will be permitted with the exception of limited motor vehicle sales accessory to the main permitted automotive use at 546/548 Guelph St.;
- c) No new automotive uses are permitted in the *Hamlet Commercial Area* designation;
- d) Outdoor storage is not permitted in the *Hamlet Commercial Area* designation;
- e) Where commercial and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- f) All development will be consistent with the policies in section H2.3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5, and shall not exceed two storeys;
- g) Adequate off street parking will be required. Parking facilities should be oriented to the side or rear of all commercial buildings;
- h) Adequate servicing for the proposed use must be provided in accordance with Section H2.3.1 of this Plan;
- i) New commercial uses shall generally be compatible with the character and scale of the Hamlet;
- j) Home occupations and cottage industries may be permitted as a secondary use to a primary residential use subject to criteria in accordance with the Halton Hills Official Plan;

- k) No drive through operations will be permitted within the *Hamlet Commercial Area* designation; and,
- l) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7.

H2.6 HAMLET COMMERCIAL SPECIAL AREA

H2.6.1 PURPOSE

The *Hamlet Commercial Special Area* designation applies to a portion of 16 Adamson Street North. The purpose of the designation is to recognize the existing commercial self-storage facility on the rear of the property.

H2.6.2 PERMITTED USES

Permitted uses are limited to the existing commercial self-storage facility on the property at 16 Adamson Street North. As outlined in Section H2.3.3 Non-Residential Uses of this Plan, existing non-residential uses can occupy up to 500 square metres of gross floor area.

H2.6.3 LAND USE POLICIES

The following land use policies apply within the *Hamlet Commercial Special Area* designation:

- a) Accessory uses are limited to the temporary indoor and/or outdoor storage of recreational vehicles including boats and trailers, and antique/classic motor vehicles. The storage, use, and/or parking of shipping containers, truck/van/coach bodies, rail cars, dismantled and/or inoperable motor vehicles, commercial motor vehicles including transport trucks and/or transport trailers, and the outdoor storage of other materials or goods shall not be permitted;
- b) The implementing zoning by-law shall include provisions and setbacks for the accessory temporary or outdoor storage of recreational vehicles including boats and trailers, and antique/classic motor vehicles;
- c) The use of the property as a transport terminal, contractors yard/establishment, salvage yard or other outdoor storage use shall not be permitted;
- d) Where the commercial self-storage facility and accessory temporary outdoor storage of recreational vehicles including boats and trailers, and antique/classic motor vehicles is proposed abutting an existing residential use, site planning is required to achieve adequate buffering in the form of landscaping, or architectural screening;
- e) All development will be consistent with the policies in Section H2.3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5, and shall not exceed two storeys;
- f) Adequate off street customer parking will be required. Parking facilities should be oriented to the side or rear of all commercial buildings; and,

- g) Adequate servicing for the use must be provided in accordance with Section H2.3.1 Servicing of this Plan.

H2.7 HAMLET RESIDENTIAL AREA

H2.7.1 PURPOSE

Lands designated within the *Hamlet Residential Area* designation recognize the predominant existing use of lands as residential. The designation allows for minor expansion of residential development within the Hamlet subject to the policies of this Plan. The purpose of this designation is to recognize the future use of these lands for residential purposes.

H2.7.2 PERMITTED USES

The uses permitted within the *Hamlet Residential Area* designation include:

- h) single detached dwellings;
- i) bed and breakfast establishments;
- j) home occupations and cottage industries; and,
- k) residential care facilities meeting the definition of a Group Home Type 1 subject to the requirements of the implementing Zoning By-law and the Official Plan.
- l) accessory apartments in single detached dwellings subject to Section E1.4.10.

H2.7.3 LAND USE POLICIES

Development within the *Hamlet Residential Area* designation shall be consistent with the following land use policies:

- a) Expansion will only occur through minor infilling;
- b) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section H2.3.1 of this Plan and the Zoning By-law;
- c) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7;
- d) Home occupations and cottage industries may be permitted as a secondary use to the primary residential use subject to criteria in accordance with the Halton Hills Official Plan;
- e) All development will be consistent with the policies in section H2.3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5, and shall not exceed two storeys; and,
- f) Adequate servicing for the proposed use must be provided in accordance with Section H2.3.1 of this Plan.

H2.8 HAMLET RESIDENTIAL/OFFICE AREA

H2.8.1 PURPOSE

Lands that are designated *Hamlet Residential/Office Area* are intended to encourage the retention of the existing built form in those areas so that it is consistent and compatible with the adjacent residential and commercial uses.

H2.8.2 PERMITTED USES

New non-residential uses can occupy up to 250 square metres of gross floor area.

The uses permitted within the *Hamlet Residential/Office Area* designation include:

- a) single detached dwellings;
- b) bed and breakfast establishments;
- c) home occupations and cottage industries;
- d) business or professional offices; and,
- e) dwelling unit located in a non-residential building.
- f) accessory apartments in single detached dwellings subject to Section E1.4.10.

H2.8.3 LAND USE POLICIES

Development within the *Hamlet Residential/Office Area* designation shall be consistent with the following land use policies:

- a) Where office and residential uses abut, site planning to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- b) Adequate on-site parking will be required. Parking facilities should be oriented to the side or rear of all office buildings;
- c) All development will be consistent with the policies in section H2.3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5, and shall not exceed two storeys;
- d) Adequate servicing for the proposed use must be provided in accordance with Section H2.3.1 of this Plan;
- e) The subdivision of land will only be permitted as infilling where the lots meet the minimum criteria specified in Section H2.3.1 of this Plan;
- f) New office uses shall be compatible with the character and scale of the Hamlet;
- g) Home occupations and cottage industries may be permitted as a secondary use to the primary residential use subject to criteria in accordance with the Halton Hills Official Plan;

- h) Any development adjacent to Highway 7 is subject to approval from the Ministry of Transportation for new or changes to access on to Highway 7; and,
- i) Outdoor storage is not permitted within the *Hamlet Residential/Office Area* designation.

H2.9 CORRIDOR PROTECTION AREA

H2.9.1 PURPOSE

The purpose of the *Corridor Protection Area* designation is to recognize this area will be the subject of future environmental assessments to determine an appropriate location for a transportation bypass corridor.

H2.9.2 PERMITTED USES

The uses permitted within the *Corridor Protection Area* are limited to:

- a) uses existing that legally existed on the day of the passing of the bylaw adopting Official Plan Amendment 20 (updating this Plan);
- b) existing agricultural operations;
- c) non-intensive recreation uses such as nature viewing and pedestrian trail activities; and,
- d) public uses.

H2.9.3 LAND USE POLICIES

The erection of new buildings and structures shall be prohibited within lands designated *Corridor Protection Area*.

H2.10 INSTITUTIONAL AREA

H2.10.1 PURPOSE

Institutional activities that presently exist in the Hamlet include churches (St. Paul's Anglican Church, Norval Presbyterian Church, and Norval United Church), and the Norval Community Centre.

The purpose of the institutional designation is to recognize these uses and their role in the community.

H2.10.2 PERMITTED USES

The predominant use of land designated *Institutional Area* shall be for purposes such as:

- a) public and private institutional activities;
- b) public utilities;

- c) community centres;
- d) day care centres;
- e) nursing homes;
- f) funeral homes;
- g) cultural, educational, religious and fraternal buildings; and,
- h) ancillary uses, which may be permitted on the same lots as the primary use may include a residence of caretakers or essential personnel.

Notwithstanding the permitted uses listed above, no new or expanded nursing homes, day care facilities, group homes, seniors' homes, schools, fire, police or ambulance stations, or other sensitive uses shall be permitted within the regulatory floodline established by Credit Valley Conservation.

H2.10.3 LAND USE POLICIES

Development within the *Institutional Area* designation shall be consistent with the following land use policies:

- a) Adequate off street parking for institutional uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;
- b) Adequate landscaping, tree planting and buffering shall be provided;
- c) Institutional uses, where possible, shall be connected to a municipal water service and sanitary sewage service if such service becomes available. Studies may be required to determine the suitability of the use on private systems; and,
- d) All development will be consistent with the policies in section H2.3.14 and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X5.

H2.11 OPEN SPACE AREA

H2.11.1 PURPOSE

Open space uses that presently exist in the Hamlet include: Norval Park, McNab Park, Hillcrest Cemetery, McNab Pioneer Cemetery, and St. Paul's Anglican Pioneer Cemetery. The purpose of the *Open Space Area* designation is to recognize these uses and their role in the community.

H2.11.2 PERMITTED USES

The uses permitted within the *Open Space Area* designation include public and private open space uses such as:

- a) parks;
- b) cemeteries; and,
- c) public uses.

H2.11.3 LANDUSE POLICIES

All parks within the Hamlet exhibit characteristics of both Community and Neighbourhood Parks as defined in the Halton Hills Official Plan. Norval Park serves the local area, as well as acting as a trailhead for the Town-wide network of trails. Development of parkland in the Hamlet will be consistent with the parkland policies of the Halton Hills Official Plan.

Development within the *Open Space Area* designation shall be consistent with the following land use policies:

- a) Adequate off street parking for open space uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the Zoning By-law as amended; and,
- b) Adequate landscaping, tree planting and buffering shall be provided.

H2.12 GREENLANDS

H2.12.1 PURPOSE

Greenlands are designated on Schedule H2 of the Secondary Plan. The purpose of the *Greenlands* designation is:

- a) to identify undeveloped lands which are flood susceptible for the protection of life and property;
- b) to protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;
- c) to maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;
- d) to provide opportunities, where appropriate, for passive outdoor recreational activities;
- e) to contribute to a continuous natural open space system, to provide a visual separation of communities and to provide continuous corridors between ecosystems;
- f) to protect significant scenic and heritage resources;
- g) to achieve no loss of function or area of provincially significant wetlands; and,
- h) to maintain or enhance fish and wildlife habitats.

H2.12.2 CRITERIA FOR DESIGNATION

The *Greenlands* designation includes only land and water areas that meet one or more of the following criteria:

- a) Areas included in the Regulatory Floodplains, as determined and mapped by Credit Valley Conservation, and refined from time to time, which are not currently developed, as shown on Schedule H2 of this Plan;
- b) Valleylands or significant portions of the habitat of endangered and threatened species, as determined by the Town, the Region, Credit Valley Conservation and the Ministry of Natural Resources, as refined from time to time;
- c) Environmentally Sensitive Areas and wetlands;
- d) Significant woodlands; and,
- e) Unstable or steep slopes.

H2.12.3 SETBACKS

All new development in the Hamlet shall meet the following setbacks:

- a) a 10 metre building setback from the stable top and bottom of the bank of valley;
- b) a 10 metre building setback from any identified erosion allowance associated with a watercourse;
- c) a 10 metre building setback from the regulatory floodline is required for all new development;
- d) in non-valley situations a 30 metre building setback from the bank of the watercourse, or 10 metres from the flood line, whichever is greater unless the setback is within the *Greenlands* designation;
- e) a 10 metre building setback from Environmentally Sensitive Areas and wetlands;
- f) a 30 metre building setback from provincially significant wetlands; and,
- g) where lands are being subdivided or severed, a setback of 10 metres is required from the lot line to the greater of any flood hazard, erosion hazards or significant natural features.

These setback requirements must be met for all new development unless more appropriate setbacks are recommended in accordance with an approved report or study (e.g. subwatershed study, environmental impact study, geotechnical study) to the satisfaction of the Town in consultation with the Region of Halton and Credit Valley Conservation. For proposals minor in scale, study or report requirements may be scoped or waived by the Town in consultation with the Region of Halton and the Credit Valley Conservation Authority.

H2.12.4 PERMITTED USES

The following uses may be permitted within the *Greenlands* designation shown on Schedule H2, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner;
- c) Forest, wildlife and fisheries management;
- d) Archaeological activities;
- e) Essential transmission and utility facilities;
- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the bylaw adopting this Plan.

H2.12.5 LAND USE POLICIES

The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated *Greenlands*.

It is the policy of this plan to require that any expansion or replacement of existing uses or permitted buildings within the *Greenlands* shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the following:

- a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and,
- b) Such buildings, structures and works will not locate in significant natural areas and are designed in a manner which:
 - i) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
 - ii) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
 - iii) will result in no changes to the natural quality and quantity of ground and surface water resources;
 - iv) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;

- v) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions; and,
- vi) the required setbacks established in accordance with the policies of subsection H2.12.3 of this Plan can be met.

H2.12.6 DEVELOPMENT EVALUATION CRITERIA

The Town in consultation with the Region of Halton and Credit Valley Conservation may require as a basis for the evaluation of any proposed development within or adjacent to lands designated *Greenlands* the submission of:

- a) appropriate engineering studies conducted by the applicant to the satisfaction of the Town, in consultation with the Region of Halton, and Credit Valley Conservation, which address:
 - i) the existing environmental and/or physical hazards which affect the site;
 - ii) the potential impact of such hazards;
 - iii) the potential impact of the proposed works on the lands and features in the *Greenlands* designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,
 - iv) techniques and management practices so the identified impacts may be mitigated.
- b) an Environmental Impact Study prepared to the satisfaction of the Town in consultation with the Region of Halton and the Credit Valley Conservation, in accordance with Section C2 of the Halton Hills Official Plan. Reference should be made to the Region of Halton’s Environmental Impact Assessment Guidelines when preparing terms of reference for the study and when undertaking and completing the study; and,
- c) a detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town which demonstrate:
 - i) how natural ecological, valleyland and erosional systems and processes will be maintained; and,
 - ii) how disruption to existing landform and landscape features will be minimized.

H2.12.7 ZONING

The boundaries of the *Greenlands* are delineated on Schedule H2 based on the best mapping currently available. The boundaries shall be delineated in the Zoning By-law and may be refined at the time of a development application based on studies and/or field investigations conducted by the proponent and approved by the Town, in consultation with the Region of Halton, Credit Valley Conservation and Provincial agencies. Refinement to the boundaries will not require an amendment to this Plan.

The Zoning By-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the *Greenlands* designation in relation to the extent and severity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications by the Town in consultation with the Region of Halton and the Credit Valley Conservation, and as established in the Zoning Bylaw, to provide the appropriate setback required to protect the area from the impacts of construction.

H2.12.8 OWNERSHIP

Where any land designated as *Greenlands* is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the *Greenlands* designation through the development approval process as permitted by legislation. Existing agricultural operations within the *Greenlands* designation will be recognized.

H2.12.9 PARKLAND DEDICATION

Where new development is proposed on a site, part of which is designated *Greenlands*, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.

H2.13 REGULATORY FLOODPLAIN OVERLAY

H2.13.1 PURPOSE AND EFFECT

The purpose of the Floodplain Overlay is to identify developed properties which are located within the Regulatory Floodplain and identify that the properties are subject to the Credit Valley Conservation Authority's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (160/06) as may be amended.

Properties subject to the Regulatory Floodplain Overlay are shown on Schedule H2 to the Secondary Plan.

H2.14 IMPLEMENTATION

The provisions of the Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding implementation, shall apply in regard to this Plan.

H3

GEORGETOWN GO STATION AREA SECONDARY PLAN

INTRODUCTION

The Georgetown GO Station Secondary Plan is an integral part of the Town's planning initiatives related to the implementation of the Sustainable Halton Plan, an exercise being carried out by the Region of Halton to address the requirements of the Greater Golden Horseshoe Growth Plan. It also builds on the policy framework of the Town's Official Plan and implements the results of the Georgetown GO Station Area Land Use Study. The Secondary Plan provides detailed policy direction with respect to the redevelopment of strategic locations in the Secondary Plan area, and the maintenance and enhancement of the neighbourhood as a whole.

STRUCTURE OF THE SECONDARY PLAN

The Introduction is considered part of the Secondary Plan. The Plan is further divided into seven sections:

SECTION H3.1 – VISION STATEMENT

Section H3.1 which provides a clear vision for the Secondary Plan area in the context of the Town's overall Community Vision, Goals and Strategic Objectives.

SECTION H3.2 – GOALS

Section H3.2 outlines overall goals applicable to the Secondary Plan area.

SECTION H3.3 – GENERAL POLICIES

Section H3.3 provides general policies related to matters such as transportation, urban design and sustainability applicable to the Secondary Plan area.

SECTION H3.4 – GO SOUTH PRECINCT OBJECTIVES AND POLICIES

Section H3.4 contains objectives and policies specific to the South Precinct of the Secondary Plan area.

SECTION H3.5 – GO NORTH PRECINCT OBJECTIVES AND POLICIES

Section H3.5 contains objectives and policies specific to the North Precinct of the Secondary Plan area.

SECTION H3.6 – MILL STREET CORRIDOR PRECINCT OBJECTIVES AND POLICIES

Section H3.6 contains objectives and policies specific to the Mill Street Corridor Precinct of the Secondary Plan area.

SECTION H3.7 – MAJOR TRANSIT STATION PRECINCT

Section H3.7 contains objectives and policies specific to the Major Transit Station Precinct of the Secondary Plan area.

SECTION H3.8 – IMPLEMENTATION AND ADMINISTRATION

Section H3.8 describes how the Secondary Plan will be implemented and administered.

SCHEDULES

In addition, Schedule H3 (Georgetown GO Station Area Land Use Plan) is to be read in conjunction with the Secondary Plan and constitute an operative part of the Secondary Plan.

LOCATION

The Secondary Plan affects all the lands in the area identified on Schedule H3 which is generally bounded by:

- a) Northeast: Mountainview Road North;
- b) Southeast: Maple Avenue;
- c) South and Southwest: Guelph Street (Highway 7); and,
- d) Northwest: John Street and CNR Rail.

H3.1

VISION STATEMENT

The GO Station/Mill Street Corridor Area will provide opportunities for redevelopment and intensification at strategic locations, and enhanced connections to other areas of the community, particularly the *Downtown Area*, where such connections will not be to the detriment of the existing community. This redevelopment and intensification will have a positive impact on the quality of life in Halton Hills, including support for the Town's economic and housing objectives, while still ensuring that the character of these existing, well established residential areas are maintained and enhanced, including improvements which will mitigate the impact of traffic on the community.

H3.2

GOALS

- a) To maintain and enhance existing residential areas, with intensification focused primarily on strategic redevelopment sites.
- b) To protect and enhance the environmental function of Silver Creek and its related valleylands, while providing improved access, where appropriate, for residents through the introduction of trails and other features.
- c) To introduce an improved circulation system for pedestrians and cyclists, as well as improvements in accessibility for vehicular traffic, both within the Secondary Plan area and to other parts of Georgetown.

- d) To ensure the highest quality urban design forms the basis for new development in both the public and private realms of the Secondary Plan area.
- e) To ensure that the necessary capacity is available in the Town’s infrastructure for any proposed redevelopment, recognizing the need for stormwater management controls which are appropriate for the proposed redevelopment and intensification.

H3.3 GENERAL POLICIES

The general policies of the Official Plan shall apply to the Secondary Plan area, particularly:

- a) Section B1A *Greenlands* within existing Urban Areas;
- b) Part C Environmental Management Policies;
- c) Part F General Development Policies, particularly F2 Urban Design, F6 Transportation, F7 Public Parkland, F8 Community Facilities and Services, and F10 Development Phasing Strategies; and,
- d) Part G Plan Implementation and Administration, particularly G3 Secondary Plans and More Detailed Plans, G4.3 Height and Density Bonusing, G7 Community Improvement Plans, G8 Site Plan Control, and G12 Pre-Consultation and Complete Application Requirements.

Decision Withheld

Only for the population and employment targets to the year 2031.

H3.3.1 POPULATION AND EMPLOYMENT TARGETS

The population target for the Secondary Plan Area to the year 2031 is 2,800 with the majority, in the order of 2,200, being planned for the North Precinct on the lands designated *High Density Residential/Mixed Use Area I* and *High Density Residential/Mixed Use Area II*.

The employment target for the Secondary Plan area to the year 2031 is 300 jobs, all of which will be found in the North Precinct, the majority in the *High Density Residential/Mixed Use Area I* and II designations.

Any site-specific Official Plan or zoning by-law amendment to reduce development density in the Secondary Plan area is prohibited unless it is part of a municipal comprehensive review of the Official Plan or review of the Secondary Plan Area.

H3.3.2 GREENLANDS

- a) Location

The *Greenlands* designation on Schedule H3 includes the lands within the Regulatory Floodplain along Silver Creek, as determined by Credit Valley Conservation.

b) Permitted Uses

The permitted uses shall be those in Section B1.3.1.2 of the Official Plan.

c) Enhancement of Silver Creek Corridor

The lands designated *Greenlands* form part of a key natural system extending beyond the Secondary Plan area, and are the only significant natural resource in the area. The Town shall work with Credit Valley Conservation in the context of the Silver Creek Subwatershed Study to:

- i) implement measures to enhance the biodiversity and environmental integrity of this area;
- ii) develop a public trail system in and/or adjacent to the valley, in conformity with the policies of Sections B1.2.7 and F7 of the Official Plan; and,
- iii) consider opportunities for the creation of open space areas in either public or private ownership, adjacent to the *Greenlands* designation. These areas will assist in providing additional protection to the valley, as well as enhancing views, and potentially access, into the valley.

Regional Natural Heritage System

Notwithstanding the policies pertaining to the Greenlands System contained in Section 3.3.2 of this Plan, the *Greenlands* designation within the Georgetown GO Station Area is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G and the applicable definitions of the Regional Official Plan, which are hereby incorporated by reference into this Plan.

H3.3.3 CEMETERY

The *Cemetery* designation on Schedule H3 recognizes Greenwood Cemetery, a public cemetery operated by the Town. This area is subject to the policies of the Official Plan, in particular Section B2.4.2, Public Cemeteries.

H3.3.4 PARKS

The *Parks* designation on Schedule H3 identifies the existing local parkland. These facilities are limited and, with additional development proposed for the Secondary Plan area, the Town shall, in accordance with the policies of Section F7 of the Official Plan:

- a) develop plans for the enhancement of these existing facilities; and,
- b) as part of any proposed development:
 - i) require the dedication of land for the creation of additional parkland, particularly for lands in the High Density Residential/ Mixed Use Area I and II designations in the North Precinct; and/or,

- ii) use cash-in-lieu of parkland to expand or improve existing parkland and/or to create new parkland, including on lands adjacent to Silver Creek to enhance that resource.

H3.3.5 LOW DENSITY RESIDENTIAL AREA

The lands in the *Low Density Residential Area* designation on Schedule H3 shall develop in accordance with the provisions of Section D1.3.1 and D1.4.2 of the Official Plan. In addition, in evaluating applications for new development which require an amendment to, or variance from, the zoning bylaw or consent, the following additional criteria shall be considered:

- a) lotting pattern, proposed placement and design of buildings and structures, including additions and facilities such as an air conditioner, on the lot, will promote privacy on adjacent lots, minimize noise and shadow impacts, and respect the existing pattern of setbacks in the immediate area including back yard setbacks;
- b) the Town is satisfied with the proposed grading, drainage and stormwater management including lot level controls, and, in particular, there shall be no impact related to these factors on adjacent properties;
- c) garages are located so they are not the dominant feature in the streetscape, and new buildings relate to the street; and,
- d) a new residence incorporates measures which enhance sustainability in particular construction to an ENERGY STAR standard at minimum or an equivalent alternative.

H3.3.6 URBAN DESIGN

The Urban Design policies of Section F2 of the Official Plan provide the general framework for consideration of any proposals for changes in the public realm, as well as private development proposals. In addition, the following specific directions will be considered:

a) Public Realm

The primary component of the public realm in the Secondary Plan area is the street system. The Town, in accordance with the policies of Section F2.2.1.1 of the Official Plan, shall develop a specific plan for the improvement of the design of the streetscape in the Secondary Plan area, which reflects the policies of the Official Plan and this Secondary Plan. In particular, the plan will include:

- i) the recommendations of the pedestrian/cycling plan prepared in accordance with the direction in Section H3.3.7 of this Plan;
- ii) traffic calming techniques which balance the need for access to the GO Station with the creation of a safer environment for pedestrians and bicyclists;
- iii) enhancement of the tree lined boulevards;
- iv) the creation of specific gateways at key locations identified on Schedule H3 in accordance with the provisions of subsection b) of this Section;

- v) provisions for working with GO Transit, Via Rail and CN to enhance the GO Station area and its relationship with the surrounding area; and,
- vi) consideration of the character of Guelph Street and the relationship between development in the Secondary Plan area and the lands on the other side of the street in the *Downtown Area*.

b) Gateways

Key Gateways to the Secondary Plan area are designated on Schedule H3 at the following intersections:

- Queen Street and Guelph Street;
- King Street and Mountainview Road North;
- Queen Street and King Street;
- River Drive and Mountainview Road North; and,
- Mill Street and Guelph Street.

The Town will develop plans for the streetscape in these areas which incorporate upgraded street furniture, appropriate signage, and landscaping as well as special pavement treatments to reflect their role. In addition, consideration should be given to the introduction of non-habitable structures such as a clock tower, decorative poles with banners and/or specialized lighting to serve as a focal point at the gateway at Queen and King Streets which serves as the entrance to the GO Station in the South Precinct, and, as part of the redevelopment of the station in the North Precinct.

In addition, development on lots fronting and flanking these intersections shall be designed so that any buildings reinforce the streetscape edge and have upgraded elevation treatments and gateway features.

c) Redevelopment Sites

Significant redevelopment shall only be permitted on certain strategic sites, as identified on Schedule H3, subject to the relevant policies in Sections H3.5.5, H3.5.6 and H3.6.5. In addition, with respect to such development, careful attention shall be given to:

- i) the relationship between the proposed new development and existing, adjacent *Low Density Residential Areas* to minimize potential height and massing impacts and to protect privacy;
- ii) the relationship of the proposed new development in the North Precinct to the Secondary Plan area as a whole, and surrounding lands generally, taking into account the topography of the area;
- iii) the relationship of the buildings to the street to ensure that the development form reinforces the streetscape with the front entrance oriented to the street,

and allows for suitable sidewalk and boulevard widths for pedestrian use and the placement of streetscape amenities; and,

- iv) the relationship of adjacent buildings to the rail corridor to minimize noise and vibration impacts.

In this regard, massing strategies such as the stepping down of buildings to buildings of lower density and the use of two or three storey base podiums, with increased setbacks for storeys above the podium, rather than “slab” building forms, will be employed to minimize impacts, overlook, shadowing, and high wind speeds.

d) Building Elements

Development shall be designed to reflect the character of the surrounding area. In particular:

- i) materials and colours for new buildings and additions or renovations to existing structures should complement and be compatible with adjacent buildings;
- ii) the facades of buildings should have windows which overlook streets, lanes and parking areas in order to maintain a safe pedestrian environment;
- iii) the main access to buildings or a group of buildings should face a street;
- iv) pedestrian entrances should be spatially and architecturally prominent and welcoming;
- v) buildings on corner lots should have upgraded elevation treatments for both front and flankage;
- vi) blank walls are discouraged in situations which are exposed to public view. Where such walls are essential upgraded design and material standards are required; and,
- vii) fine architectural detailing in building facades should be part of any new building or major addition to complement the streetscape.

e) Landscape, Parking and Service Areas

- i) Surface parking lots should be screened from abutting streets through the use of low walls, decorative fences, planters, low shrubs or other landscaping, without compromising sightlines or maintenance flexibility.
- ii) Surface parking areas should be visually softened by introducing landscape islands, planters and other landscaping, as well as clearly defined pedestrian routes.
- iii) All parking areas should be well lit to ensure pedestrian safety, but lighting should be designed to avoid light spillage into adjacent residential areas.

- iv) Ramps to underground parking areas should not detract from the façade or landscaping of the building.
- v) Parking shall generally not be permitted between buildings, other than a driveway for low and medium density residential uses, and the street. Landscape planting shall be provided between the street and the building to frame the building.
- vi) The planting of shade trees shall be encouraged.
- vii) Service and loading areas should be located away from the primary building face and public view and integrated within buildings.
- viii) Appropriate screening of service and loading areas should be incorporated.
- ix) Open storage is prohibited with the exception of open storage related to railway uses. Where required, such uses should not front onto a public street and should be screened using landscaping or built screens or a combination of both.
- x) Consideration should be given to the creation of a berm and noise attenuation wall along the railway in conformity with the design specifications of CNs Principal Mainline Requirements. The design should soften the visual impact of the wall on both the side adjacent to development and the rail side to contribute to the ambience of the GO Station.

f) Low Density Residential Areas

No significant changes are planned for the majority of the Secondary Plan area. As stable residential areas, any proposed changes will be reviewed to ensure that the character of the surrounding area and the streetscape is maintained and/or enhanced in accordance with the policies of this Plan.

H3.3.7 TRANSPORTATION

The Transportation policies of Section F6 of the Official Plan are applicable to the Secondary Plan area. In addition, the following additional policies are applicable:

a) Pedestrian and Cycling Routes and Facilities

The Town shall prepare a pedestrian/cycling plan for the Secondary Plan area which will address enhanced pedestrian/cycling connections to ensure that there is a well-connected system that ensures pedestrian and cyclist safety both for the existing and the ultimate development of the area. The establishment of pedestrian and cycling connections to serve any redevelopment shall be a condition of approval. The system will be designed to maximize:

- i) connectivity within the Secondary Plan area, including between the North and South Precincts. In that regard the Town will work with Metrolinx and the CNR to create improved grade separated and barrier free access across the railway

tracks generally in the vicinity of the crossings identified on Schedule H3 and outside the GO Station Paid Fare areas;

- ii) connectivity between the Secondary Plan area and other areas of the Town, particularly the Downtown;
- iii) accessibility to the GO Station both north and south of the railway tracks; and,
- iv) bicycle storage facilities.

b) Road Network

The road network for the Secondary Plan area is established on Schedules B1 and B2 of the Official Plan. However, in addition, as part of any redevelopment application in the North Precinct, a traffic analysis shall be required including a review of possible modifications to the road network. Modifications which shall be considered through such an analysis include:

- i) creation of additional road connections through the area around the GO Station to improve traffic movement and enhance the ability for area residents, GO patrons and GO buses to access the station and/or the proposed new development. Two potential connections are proposed, the extension of St. Michaels Street to Rosetta Street; and the extension of St. Michaels Street to John Street as designated on Schedule H3. The extension of St. Michaels Street to Rosetta Street will require the acquisition of lands or an easement from the railway;
- ii) changes to the intersections of River Drive and Mountainview Road North, and Mountainview Road and Maple Avenue, including signal timing modifications and possibly the extension of the north and/or west bound left turn tapers;
- iii) improvements where feasible westbound on Maple Avenue west of Mountainview Road; and,
- iv) potential improvements to the intersections of Mountainview Road North and John Street and Victoria Street and John Street.

c) Rail Network and Related Facilities

The rail line which runs through the Secondary Plan area is designated on Schedule B1 to the Official Plan and Schedule H3 as Commuter Rail Corridor to reflect its existing and planned role. The GO Station, which is designated as a Major Transit Station on Schedule B1 to the Official Plan and Schedule H3, is a major transit station. The Town recognizes the significance of the GO station and related facilities to the community as a whole, both as a transportation facility and as a focus for intensification. The Town will work with Metrolinx to ensure both that the use of the station is maximized, and that impacts on adjacent residential development are minimized.

In particular, the Town will ensure that:

- i) in conformity with Sections C15 and F6.7 c) of the Official Plan, all proposed development adjacent to, or in proximity to, the railway corridor (including the adjacent layover), is based on the implementation of required noise and vibration studies which take into account CNs Principal Main Line Requirements (PMLR);
- ii) where new development abuts railway property fencing will be required generally in accordance with the PMLR;
- iii) the pedestrian/cycling plan is designed to maximize accessibility to the railway station; and,
- iv) redevelopment of the sites in the North Precinct adjacent to the tracks is designed to be coordinated with the station use including the provision of services and facilities for transit users such as commercial uses, “kiss and drive” facilities, shared parking, and bus stop areas.

d) Railway Buffer

The Railway Buffer overlay on Schedule H3 identifies the general area where a setback is required from the edge of the railway corridor by the CNR and/or Metrolinx for all buildings and structures. The precise setback will be determined at the time of application in accordance with the PLMR, but is generally a minimum of 30 metres. In some cases, consideration may be given to a crashwall and vertical/horizontal setback combination. The Town will work with CN to maximize the development opportunities in this area, recognizing its intensification potential, without compromising safety considerations.

e) Off- Street Parking

Where redevelopment is proposed in the North Precinct, the Town will work with the proponent and GO Transit to develop a parking strategy which may include the reduction of parking requirements based on a parking analysis which examines factors such as:

- i) the impacts of the proximity to the GO Station;
- ii) the type of uses, and a determination that they require parking at different times of day, including consideration of situations where parking is shared by the GO Station and the adjacent uses;
- iii) the availability of public off-street parking; and,
- iv) the potential for, and scale of, above-ground or underground parking garages.

In addition, based on this analysis, the Town may give consideration to other approaches to the provision of parking in this area including the use of cash-in-lieu of

required parking, to allow for the establishment of a reserve fund for the creation, improvement or expansion of public parking facilities.

H3.3.8 MUNICIPAL WATER AND WASTEWATER SERVICES

The policies of Section F8.2 of the Official Plan are applicable to municipal water and wastewater services.

H3.3.9 STORMWATER MANAGEMENT

The Secondary Plan area currently has existing, limited stormwater management facilities in place, however the nature of the current development and proposed redevelopment preclude directing runoff to the existing stormwater management facilities.

Therefore, consideration by the Town, in consultation with Credit Valley Conservation, shall be given in the review of all new development, to lot-level controls with a potential for conveyance infrastructure improvements, as well as where appropriate, end-of-pipe retrofits. In addition, the Town may require cash-in-lieu of on-site stormwater management facilities. Further, where any proposed alterations to the existing drainage pattern affect railway lands concurrence must be received from CN based on submission of a drainage report.

H3.3.10 UTILITIES

The Town will confirm with all utility providers that adequate servicing networks are, or will be established, to serve the anticipated development and that these networks can be phased in a manner that is cost-effective and efficient.

H3.4 GO SOUTH PRECINCT OBJECTIVES AND POLICIES

H3.4.1 OBJECTIVES

- a) To recognize the majority of the South Precinct, with the exception of the lands adjacent to Guelph Street, as a stable residential area where only modest changes in keeping with the existing character of the area will be permitted.
- b) To encourage consolidation of lots on or immediately adjacent to Guelph Street and their redevelopment for medium/high density residential uses.

H3.4.2 LOW DENSITY RESIDENTIAL AREA

The lands in the *Low Density Residential Area* designation shall develop in accordance with the provisions of Section H3.3.5 of this Secondary Plan.

H3.4.3 MEDIUM DENSITY RESIDENTIAL AREA

The lands in the *Medium Density Residential Area* designation shall develop in accordance with the provisions of Section D1.3.2 of the Official Plan. In addition, in evaluating applications for new development through the site plan process, plans and three dimensional computer models as well as relevant studies and other information shall be submitted which demonstrate that the design of the development:

- a) minimizes height and massing impacts on existing, adjacent low density residential areas;
- b) contributes to the creation of a streetscape on Guelph Street which reflects its role as an Intensification Corridor and a major access route through the community, as well as to the GO Station and the Downtown by:
 - i) requiring a substantial building façade fronting on Guelph Street to define the street edge,
 - ii) encouraging design that promotes a pedestrian oriented streetscape, including variations in the building envelope for entrances, forecourts and other features;
 - iii) prohibiting parking between the building and Guelph Street;
 - iv) prohibiting blank walls on any street; and,
 - v) requiring provision of high quality landscaping, including the protection, where feasible, of existing shade trees on the site, and the planting of new shade trees on the site and in the public right-of-way as directed by the Town; and,
- c) incorporates measures which enhance sustainability in particular construction to an ENERGY STAR standard at minimum or equivalent alternative.

H3.4.4 EMPLOYMENT AREA

The *Employment Area* designation on Schedule H3 recognizes three lots abutting the railway which are used for existing industrial uses. The designation recognizes and permits the use of the lots and existing buildings, and additions to the buildings, for industrial, office and other non-residential uses including retail and service commercial uses. However, should the buildings be demolished, any new development will be subject to the railway buffering policies in Section H3.3.7 d).

H3.5 GONORTHPRECINCT OBJECTIVES ANDPOLICIES

H3.5.1 OBJECTIVES

- a) To encourage the intensification and redevelopment of the existing brownfield lands immediately adjacent to the railway corridor and commuter rail station for high density residential with a mixed use component.
- b) To recognize the potential for the development of the lots fronting on the proposed intensification sites for medium density residential and/or office uses to complement the adjacent high density residential development.
- c) To recognize the remaining portions of the North Precinct as a stable residential area where only modest changes in keeping with the existing character of the area will be permitted.

Decision withheld, only on lands legally described as 60 John Street, Georgetown.

H3.5.2 LOW DENSITY RESIDENTIAL AREA

The lands in the *Low Density Residential Area* designation shall develop in accordance with the provisions of Section H3.3.5 of this Secondary Plan.

H3.5.3 MEDIUM DENSITY RESIDENTIAL AREA

The lands in the *Medium Density Residential Area* designation recognize an area of existing medium density housing and shall develop in accordance with the provisions of Section D1.3.2 of the Official Plan.

H3.5.4 MEDIUM DENSITY RESIDENTIAL/OFFICE AREA

a) Main Permitted Uses

The main permitted uses in the *Medium Density Residential/Office Area* are limited to:

- existing single detached dwellings;
- duplex dwellings;
- triplex dwellings;
- quattroplex dwellings;
- multiple dwellings;
- street townhouse dwellings;
- commercial/residential or office use in a single detached or street townhouse dwelling; and,
- office use in a permitted dwelling.

b) Density and Height

The maximum permitted density shall not exceed 35 units per residential hectare and the maximum building height shall not exceed three storeys.

c) Complementary Uses

Complementary uses that may be permitted in the *Medium Density Residential/Office Area* include the following:

- home occupations subject to Section D1.3.1.4 of the Official Plan; and,
- local parkland subject to Section F7.3.4 of the Official Plan.

d) New Development

Where appropriate, new uses shall be encouraged to locate in existing buildings. However, where new development is proposed, including any significant additions and the creation of new lots, the provisions of Section D1.4.2 of the Official Plan shall be used to evaluate such proposals, in addition to the following additional criteria:

- i) lotting pattern, proposed placement and design of buildings and structures, including additions and facilities such as an air conditioner, on the lot, will promote privacy on adjacent lots, minimize noise and shadow impacts, and respect the existing pattern of setbacks in the immediate area including back yard setbacks;
- ii) the Town is satisfied with the proposed grading, drainage and stormwater management including lot level controls, and, in particular, there shall be no impact related to these factors on adjacent properties;
- iii) garages are located so they are not the dominant feature in the streetscape, and new buildings relate to the street; and,
- iv) incorporates measures which enhance sustainability in particular construction to an ENERGY STAR standard at minimum or equivalent alternative.

H3.5.5 HIGH DENSITY RESIDENTIAL/MIXED USE AREA I

a) Main Permitted Uses

The main permitted uses in the *High Density Residential/Mixed Use Area I* are limited to:

- apartment dwellings;
- long term care facilities and retirement homes;
- mixed use buildings including high density residential, office and a full range of commercial uses; and,
- parking facilities, including above ground and underground parking garages, which may include a public parking component for GO patrons.

b) Density and Height

A minimum Floor Space Index (FSI) of 2.0 and maximum FSI of 3.0 for the site as a whole, with a maximum height of 12 storeys for certain portions of the site is permitted. Building heights will vary across the site as specified in Section H3.3.6 (c) of this Plan, in order to ensure that there is no significant visual impact on the surrounding area.

In addition, the maximum density and height may be further increased through the development process to a maximum FSI of 3.5 for the site and a maximum height of 16 storeys for some portions of these lands subject to the provisions of Section G4.3 of

the Official Plan, and provided that the Town is satisfied that there will be no significant impact on the surrounding area, based on the submission of:

- i) detailed plans and models; and,
- ii) a traffic analysis addressing the issues identified in Section H3.3.7.

c) Bonusing

In addition to the bonusing triggers in Section G4.3.1 of the Official Plan, the following additional bonusing triggers are applicable:

- i) development which reflects the principles of sustainable development by including three or more significant attributes which encourage energy efficiency, conservation of resources and minimization of environmental impacts (e.g. green or reflective roofs, LEED certification, water recycling);
- ii) provision of parking, direct pedestrian links to the GO Station, and other facilities which are shared with the GO Station and provide a service to transit users; and,
- iii) development of public parkland and/or private open space which is designed to be accessible to the public, as well as residents of the development; and,
- iv) provision of affordable and special needs housing.

d) Complementary Uses

Complementary uses that may be permitted in the *High Density Residential/Mixed Use Area I* designation include the following:

- home occupations subject to Section D1.3.1.4 of the Official Plan; and,
- local parkland subject to Section F7.3.4 of the Official Plan.

H3.5.6 HIGH DENSITY RESIDENTIAL/MIXED USE AREA II

a) Main Permitted Uses

The main permitted uses in the *High Density Residential/Mixed Use Area II* are limited to:

- apartment dwellings;
- long term care facilities and retirement homes;
- mixed use buildings including high density residential, office and a full range of commercial uses; and,
- parking facilities, including above ground and underground parking garages, which may include a public parking component for GO patrons.

b) Timing, Density and Height

The redevelopment of areas within this designation, for any residential development, shall be prohibited either until the relocation of the rail layover facility or until studies are submitted that satisfy the Town, in consultation with CN and Metrolinx, that noise and vibration can be appropriately mitigated in conformity with Ministry of Environment guidelines.

With respect to density and height, a minimum Floor Space Index (FSI) of 1.8 and a maximum FSI of 2.0, with a maximum height of 8 storeys, is permitted. In addition, the maximum density and height may be further increased through the development process to a maximum FSI of 2.5 for sites within this designation, and a height of 12 storeys for some portions of sites within this designation, subject to the provisions of Section G4.3 of the Official Plan, and provided that the Town is satisfied that there will be no significant impact on the surrounding area, based on the submission of detailed plans and models, and a traffic analysis addressing the transportation issues identified in Section H3.3.7. In addition to the bonusing triggers in Section G4.3.1 of the Official Plan, the additional triggers in Section H3.5.5 (c) of this Plan are applicable.

c) Complementary Uses

Complementary uses that may be permitted in the *High Density Residential/Mixed Use Area II* designation include the following:

- home occupations subject to Section D1.3.1.4 of the Official Plan; and,
- local parkland subject to Section F7.3.4 of the Official Plan.

H3.6 MILL STREET CORRIDOR PRECINCT OBJECTIVES AND POLICIES

H3.6.1 OBJECTIVES

- To encourage consolidation of lots on or immediately adjacent to Guelph Street and along the Mill Street and rail corridors and their redevelopment for medium density residential uses.
- To permit the redevelopment of certain larger lots in appropriate locations, for medium and/or high density residential uses that are compatible with the surrounding area.
- To recognize the potential for the redevelopment of the Memorial Arena site and adjacent lands for high density residential, community facility and related uses.
- To recognize the remaining portions of the Mill Street Corridor Precinct as a stable residential area, where only modest changes in keeping with the existing character of the area will be permitted.

H3.6.2 LOW DENSITY RESIDENTIAL AREA

The lands in the *Low Density Residential Area* designation shall develop in accordance with the provisions of Section H3.3.5 of this Secondary Plan.

H3.6.3

MEDIUM DENSITY RESIDENTIAL AREA

The lands in the *Medium Density Residential Area* designation shall develop in accordance with the provisions of Section D1.3.2 of the Official Plan. In addition, in evaluating applications for new development through the site plan process, plans and three dimensional computer models shall be submitted which demonstrate that the design of the development:

- a) minimizes height and massing impacts on existing, adjacent low density residential areas; and,
- b) contributes to the creation of a streetscape on Guelph Street which reflects its role as an Intensification Corridor and major access route through the community, as well as to the GO Station and the Downtown by:
 - i) requiring a substantial building façade fronting on Guelph Street to define the street edge,
 - ii) encouraging design that promotes a pedestrian oriented streetscape, including variations in the building envelope for entrances, forecourts and other features;
 - iii) prohibiting parking between the building and Guelph Street;
 - iv) prohibiting blank walls on any street; and,
 - v) requiring provision of high quality landscaping, including the protection, where feasible, of existing shade trees on the site, and the planting of new shade trees on the site and in the public right-of-way as directed by the Town;
- c) contributes to the creation of a streetscape along Mill Street which reflects its importance as a key gateway to the Secondary Plan area, while maintaining the residential character of the street and enhancing the protection of the greenlands area along the Silver Creek by:
 - i) requiring new buildings to define the street edge;
 - ii) encouraging design that promotes a pedestrian oriented streetscape, including variations in the building envelope for entrances, forecourts and other features;
 - iii) prohibiting parking between the building and Mill Street;
 - iv) prohibiting blank walls on any street;
 - v) requiring provision of high quality landscaping, including:
 - the protection, where feasible of existing shade trees on the site, and the planting of new shade trees on the site and in the public right-of-way as directed by the Town;
 - vi) the introduction of naturalized areas with native plants and trees on and adjacent to, lands designated *Greenlands A*; and,

- vii) requiring buffers adjacent to the boundary of lands designated *Greenlands* on Schedule H3, as determined by the Town after consultation with Credit Valley Conservation; and,
- d) incorporating measures which enhance sustainability in particular construction to an ENERGY STAR standard at minimum, or an equivalent alternative.

H3.6.4 MEDIUM/HIGH DENSITY RESIDENTIAL AREA

The *Medium/High Density Residential Area* designation on Schedule H3 recognizes existing or potential sites for the development of townhouses or low-rise apartments at medium to high density, which is compatible with the surrounding area.

a) Main Permitted Uses

The main permitted uses in the *Medium/High Density Residential Area* designation are limited to:

- triplex or quattroplex dwellings;
- multiple dwellings;
- street or block townhouses;
- apartment dwellings; and,
- long term care facilities and retirement homes.

b) Density and Height

A density range of 35 to 75 units per net residential hectare, and a maximum height of 5 storeys, is permitted.

c) Complementary Uses

On properties adjacent to Guelph Street, complementary uses that may be permitted on the first floor of a residential building include the following:

- retail and service commercial uses;
- medical offices;
- day nurseries;
- private and commercial schools;
- places of worship and other institutional uses; and,
- restaurants.

In addition, an existing place of worship shall continue to be permitted as part of the redevelopment of a property adjacent to Guelph Street for a mixed use development

which includes one or more of the main permitted uses and which may include one or more of the complementary uses.

d) Compatibility with Surrounding Uses

In evaluating applications for new development through the site plan process, plans and three dimensional computer models shall be submitted which demonstrate that the design of the development:

- i) minimizes height and massing impacts on existing, adjacent low density residential areas; and,
- ii) for designated sites on Guelph Street, meets the requirements contained in Section H3.6.3 (b) of this Plan.

H3.6.5 HIGH DENSITY RESIDENTIAL/COMMUNITY FACILITY AREA

a) Main Permitted Uses

The main permitted uses in the *High Density Residential/Community Facility Area* are limited to:

- institutional buildings;
- apartment dwellings;
- long term care facilities and retirement homes; and,
- mixed use buildings including high density residential, and community facilities, as well as ancillary retail and service commercial uses, including restaurants and offices.

b) Density and Height

A minimum Floor Space Index (FSI) of 1.8 and maximum FSI of 2.0, with a maximum height of 8 storeys, is permitted. The existing place of worship building on Guelph Street is a heritage building and shall be preserved. However, the density applicable to the building and immediately adjacent lands, as determined by the Town, may be transferred to other portions of the *High Density Residential/Community Facility Area* designation.

c) Complementary Uses

Complementary uses that may be permitted in the *High Density Residential/Community Facility Area* include the following:

- home occupations subject to Section D1.3.1.4 of the Official Plan; and,
- local parkland subject to Section F7.3.4 of the Official Plan.

H3.7 MAJOR TRANSIT STATION PRECINCT OBJECTIVES AND POLICIES

H3.7.1 OBJECTIVE

To recognize the existing GO Station facility and to encourage modifications to the facility which will allow for increased service while improving its integration with the surrounding residential area.

H3.7.2 MAJOR TRANSIT STATION

a) Permitted Uses

Permitted uses in the Major Transit Station designation include:

- railway related facilities including the existing heritage railway station, the existing layover facility, any new station building(s), parking, including underground parking or parking garages, open storage, bus storage, “kiss and ride” areas, pedestrian walkways and bicycle parking;
- accessory and ancillary uses, including retail and service commercial uses, offices and restaurants; and,
- in the North Precinct, uses permitted in the *High Density Residential/Mixed Use Area II* designation in accordance with the policies of Section H3.5.6.

b) Road Network

The extension of St. Michaels Street to allow it to connect to Rosetta Street, either as a public street on a public right-of-way, or easement or as a private road accessible to the public, shall be permitted and encouraged as part of any relocation of the rail layover facility in the North Precinct.

c) Improved Rail Service

Metrolinx plans improved service at the GO Station. The Town recognizes the need for balancing improved services in this location with the mitigation of the impacts, particularly those related to traffic, on the existing residential community; and the potential redevelopment for high density residential uses in the North Precinct.

Consequently, the Town will work with Metrolinx to limit the impacts of the station on the community by encouraging and, where possible, facilitating:

- i) the proposed relocation of the layover facility as soon as possible;
- ii) improved design of both the station and related facilities;
- iii) improved design of the transportation system which provides access to the Station, including improved facilities for pedestrians and cyclists and GO buses, in accordance with Section H3.3.6 and H3.3.7 of this Secondary Plan; and,

- iv) by redirecting, where feasible, GO bus service to the portion of the station in the North Precinct.

H3.8 IMPLEMENTATION AND ADMINISTRATION

The Georgetown GO Secondary Plan will be implemented and interpreted in accordance with the provisions of Part G - Implementation and Administration of the Official Plan. In addition, with respect to the provisions of Section G12, the following additional study requirements are applicable to development proposed in all land use designations, with the exception of the *Low Density Residential Area, Greenlands, Parks and Cemetery* designations on Schedule H3:

- a) Sustainable Development Report – A report outlining the sustainable development measures proposed;
- b) Urban Design Report – A report by an urban design professional which addresses the Vision, goals, objectives and urban design policies of the Secondary Plan;
- c) Shadow Study; and,
- d) Computer 3D modeling of the proposed development and adjacent area.

H3.9 SPECIAL POLICY AREAS

Special Policy Areas apply to those lands within the *Mill Street Corridor Precinct* that are the subject of a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

H3.9.1 SPECIAL POLICY AREA 1

The following policies apply to lands designated as *High Density Residential/Community Facility Area* and identified as Special Policy Area 1, as shown on Schedule H3 of this Plan:

- a) Main Permitted Uses

The main permitted uses in the Special Policy Area 1 are limited to:

- institutional buildings;
- apartment dwellings;
- long term care facilities and retirement homes;
- mixed use buildings including high density residential, and community facilities, as well as ancillary retail and service commercial uses, including restaurants and offices; and,
- local parkland subject to Section F7.3.4 of the Official Plan; and
- Multiple Dwellings; and,

- Townhouse Dwellings

b) Density and Height

A maximum Floor Space Index (FSI) of 1.45, with a maximum height of 5 storeys, is permitted.

c) Parkland

The Town shall require the dedication of 1.0 hectare of land per 300 dwelling units for parkland in Special Policy Area 1 through a combination of cash-in-lieu of parkland and the dedication of a minimum of 0.24 hectares for local parkland at the rear of the site adjacent to Dayfoot Drive.

d) New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in Special Policy Area 1:

- i) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- ii) any new building will not compromise the ability to redevelop any adjacent property;
- iii) a high standard of urban design is applied and any new building shall generally conform to the policies set out in Section F2 (Urban Design) of the Town of Halton Hills Official Plan;
- iv) any façade at street level shall incorporate broad window treatments and other architectural features and design elements to maintain an open and interesting pedestrian friendly environment. No blank walls shall be located at street level adjacent to a public road;
- v) blank walls or any portion of the foundation or underground garage exposed due to grade changes on the site shall be appropriately landscaped to provide a visual buffer or screen for adjacent residential properties;
- vi) any unenclosed loading or garbage areas shall be appropriately screened through the use of landscaping or fencing;
- vii) any new residential building is encouraged to provide a range of commercial, institutional and community uses that serve the needs of area residents at the street level along the Mill Street frontage;
- viii) new buildings are required to be set back an appropriate distance from the side and rear lot lines to provide sufficient space for the planning of a new local park adjacent to Dayfoot Drive and at the rear of Special Policy Area 1;
- ix) a new public or private road shall be provided through Special Policy Area 1 to allow access to any new buildings; and
- x) adequate underground parking will be provided on-site.

H4 HAMLET OF GLEN WILLIAMS SECONDARY PLAN

H4.1 OVERALL GOAL OF THE SECONDARY PLAN

The overall goal of the Glen Williams Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the compact character of the Hamlet, in an environmentally protective and cost effective manner.

H4.2 OBJECTIVES

The objectives of the Hamlet of Glen Williams Secondary Plan are as follows:

- a) To provide for a rational boundary definition that:
 - i) permits limited growth appropriate to the hamlet;
 - ii) preserves hamlet scale and character; and,
 - iii) protects the natural features of the area;
- b) To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;
- c) To preserve the delicate balance between hamlet development and the protection of environmental features and functions such as landforms, vegetation, water and associated features and groundwater recharge;
- d) To reinforce the importance of visual and physical access to open space, including valleylands, trails and parks, as an integral part of Glen Williams' hamlet design pattern;
- e) To provide improved linkages to the commercial and community facilities of the hamlet core area;
- f) To enhance the vitality of the commercial core and maintain the core as a focal point for the community;
- g) To maintain, enhance and restore the health of the natural environment;
- h) To ensure subdivision design that incorporates a wide variety of lot sizes consistent with the hamlet character and the method of water and wastewater servicing;
- i) To encourage architectural styles that are consistent with the hamlet character and meet a broad range of housing needs;
- j) To provide for growth only where it can be shown not to create any negative fiscal impacts to the Town of Halton Hills; and,

- k) To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features, and parks and the developed areas of the Hamlet.
- l) To maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

H4.3 GENERAL POLICIES

The Hamlet of Glen Williams is graphically illustrated on Schedule H4-1. Schedule H4-1 identifies land use designations that apply to Glen Williams and shall be reviewed in conjunction with the following policies.

H4.3.1 HAMLET POPULATION

The year 2021 is the planning horizon for this Plan. A planned population of approximately 2,000 persons for the Hamlet has been determined based upon a limited amount of growth that: maintains Hamlet scale and character; and does not exceed the 2,600 population equivalent reserved in the Georgetown Wastewater Treatment Plant for the Hamlets of Glen Williams, Norval and Stewarttown.

H4.3.2 PROTECTION AND RESTORATION OF VALLEYLANDS AND NATURAL FEATURES

The Hamlet of Glen Williams has historically developed within the valley of the Credit River. Development is normally prohibited within valleylands given the potential for impacts on the watershed. However, given the establishment of a community in this area it is not possible to strictly limit development given the potential economic hardships that may be encountered. Recognizing this, a balance has been sought between the protection of the valleylands and the allowance of limited development consistent with the character of the Hamlet.

The Regulatory Floodplain has been delineated on Schedule H4-1 in order to identify all areas that are susceptible to flooding. Schedule H4-1 further designates areas of environmental importance as *Greenlands*. Schedule H4-2 categorizes areas identified as *Greenlands* on Schedule H4-1 as either *Core Greenlands* or *Supportive Greenlands*, and also identifies other environmental constraints related to policies in this Plan. Section H4.9 of this Plan defines and provides planning policies for each of these categories.

H4.3.3 TRAIL SYSTEMS

Glen Williams already has a significant start on a public trail system through the area. The ability to circulate through the community on foot or bicycle is viewed as an important element of the Hamlet character. The Plan therefore provides for the possibility of an extensive network of public pathways intended to link new and existing residential areas with the community core and provides a complement to the Halton Hills Trails and Cycling Master Plan.

Conceptual alignments for potential new trails are shown on Schedule H4-1. For those potential trails identified in the Halton Hills Trails and Cycling Master Plan reference should be made to that document for details.

Where trail development or open space linkages are proposed adjacent to, or within, areas designated *Core Greenlands*, the EIS requirements of Section H4.9.2.5 (b) of this Plan shall apply. A minimum 10 metre top of bank setback from proposed development shall be required to accommodate future trail alignments.

The actual need and implementation of any trail system will be assessed through the development approval process and associated public consultations, and the trails shall be developed to municipal standards.

H4.3.4 PROTECTION OF FISH HABITAT

The reach of the Credit River through Glen Williams is classified by Credit Valley Conservation as a "mixed cool/cold" water fisheries community. This classification requires a 30 metre development setback from the bank of the watercourse. The exact boundaries of the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.

No new developments are permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. However, there is extensive historical development within the buffer zone and a prohibition on improvements, replacements or minor additions to buildings is not feasible or desirable. Therefore it is a policy of this Plan that Credit Valley Conservation must be consulted to evaluate impacts and propose mitigation strategies as part of any application for replacement and/or expansion within this area.

Schedule H4-2 also identifies tributaries of the Credit River within the Hamlet that provide fish habitat and are included in the *Core Greenlands* designation. A 15 metre development setback shall be required from warm water tributaries designated as *Core Greenlands* on Schedule H4-1 of this Plan. A 30 metre development setback shall be required from cold water tributaries designated as *Core Greenlands* on Schedule H4-1 of this Plan.

H4.3.5 WATER AND WASTEWATER SERVICES

A piped Regional water system currently services the majority of the Hamlet of Glen Williams. No expansions of the water service are permitted without the approval of the Region. All new development shall be serviced by piped Regional water.

The primary method of wastewater servicing for new development within the Hamlet shall be piped Regional wastewater services, with connection to the Georgetown Wastewater Treatment Plant. Unless otherwise provided for in this Plan, all new development shall only proceed on the basis of connection to the Regional sanitary sewage system.

Prior to the approval of any new development on piped water and wastewater services, the Region of Halton and the Town of Halton Hills shall require the submission of a Master Servicing Plan and Financial Implementation Strategy that outlines in detail the approach to the provision of these services and the manner by which they will be funded. Specifically, the Master Servicing Plan will include design and cost estimates for:

- a) water supply and distribution; and,
- b) wastewater treatment and disposal.

The Region of Halton and the Town of Halton Hills shall require developers to enter into cost-sharing agreements for wastewater servicing, as conditions of processing and/or approval of development proposals.

The lands described as being Part of Lots 19 and 20, Concession 10, Town of Halton Hills (Esquesing) known as the “Georgetown Investments Subdivision” and the “Desol lands”, as well as the lands described as being Part of the West Half of Lot 20, Concession 9, Town of Halton Hills (Esquesing) known as the “Devins property” are exempt from the Master Servicing Plan, Financial Implementation Strategy and cost-sharing agreement requirements of this Plan.

Extension of the Regional wastewater servicing system to existing development areas within the Hamlet may be approved by the Region of Halton when it is determined to be feasible and prudent due to public health or environmental concerns.

Existing lots of record and individual lots that are created by consent (land severance) as infilling within existing developed areas may be developed on private, individual wastewater systems. The minimum lot size for new development on private, individual wastewater treatment services shall be 1,900 square metres or larger, as may be determined by a hydrogeological study satisfactory to the Town and Region of Halton.

New development in areas designated in this Plan as *Hamlet Estate Residential Area* may proceed on private individual wastewater treatment systems where it has been determined that the provision of piped Regional wastewater services is not required. Additional treatment for nitrogen, phosphorous and bacteria consistent with the recommendations of the Scoped Subwatershed Plan for Glen Williams and Regional Rural Servicing Guidelines shall be required.

H4.3.6 GROUNDWATER PROTECTION

It is an objective of this plan to encourage the protection of groundwater resources.

Schedule H4-2 identifies areas of higher potential groundwater recharge within the Hamlet. Any development proposal within these areas shall be subject to an Environmental Implementation Report, as specified in the Scoped Subwatershed Plan for Glen Williams that will assess the hydrogeological function of the area, and determine how to maintain the quality and quantity of groundwater.

Prior to any development on partial services (municipal water and private septic) an Environmental Implementation Report will be required to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation to ensure that groundwater resources will not be impacted in terms of either water quantity or quality, or impacts on other environmental resources as defined by Credit Valley Conservation.

Any residential development proposal containing four or more lots including the retained lot and adjacent to residential areas serviced by a private water supply system shall be subject to an Environmental Implementation Report that will contain a hydrogeological study to address the protection of the existing groundwater supply in terms of both quantity and quality.

Applications that have the effect of creating less than four lots may be subject to a hydrogeological study depending on local conditions and the discretion of the Region of Halton, the Town of Halton Hills and/or Credit Valley Conservation.

A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix X7 to this Plan.

H4.3.7 STORMWATER MANAGEMENT

Any submission of a plan of subdivision must be accompanied by an Environmental Implementation Report including a stormwater management study that will address to the satisfaction of the Town of Halton Hills and Credit Valley Conservation how the quality and quantity of runoff will be managed.

A stormwater management report will also be required for a lot severance, if determined to be necessary by the Town of Halton Hills or Credit Valley Conservation.

H4.3.8 HAMLET BOUNDARIES AND BUFFERS

The boundaries of the Hamlet shown on Schedule H4-1 have been determined based upon a limited amount of growth that: maintains Hamlet scale and character; corresponds to available wastewater servicing capacity and identifiable features such as roads, property boundaries, physical features and other logical boundaries.

To further achieve the objective of preserving the hamlet character, a general lot line setback of 20 metres from the hamlet boundary in new development areas should be targeted. However, lesser widths may be approved where it can be shown to the Town of Halton Hills, that this objective has been achieved.

Lands within this setback will be allowed to regenerate as private natural areas or be used for public park purposes such as trail systems.

Mechanisms other than a lot line setback of establishing appropriate hamlet buffers, that meet the intent of the policy, will be considered by the Town, through the development application review process.

H4.3.9 NOXIOUS USES

No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted.

H4.3.10 ARCHAEOLOGICAL RESOURCES

Development that impacts on areas identified for potential archaeological significance will require a Stage 2 Field Assessment, as outlined in the Provincial Archaeological Assessment Technical Guidelines 1993, to determine the presence of archaeological resources and, if required, provide recommendations for mitigation and conservation.

Development and site alteration may be permitted after the significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where

significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.

H4.3.11 HAMLET DESIGN AND HERITAGE PROTECTION

The character of the Hamlet of Glen Williams is largely defined by the heritage buildings, which shape the built form of Glen Williams. These buildings help create an environment that is distinctive and lays the foundation for not only a cohesive community but also for tourism development initiatives.

It is the policy of the Town of Halton Hills to implement Hamlet Design and Heritage Protection Guidelines for the Hamlet of Glen Williams in order to protect and enhance community features. These are attached as Appendix X6 to this document and are designed to help the Town and the community guide new development.

The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines. It is a policy of this Plan that the cost of implementation of on and off-site improvements consistent with the Hamlet Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.

H4.3.12 TRAFFIC

A Transportation Assessment completed as part of the development of this Secondary Plan concluded that the level of growth provided for in this Plan is not expected to create demand for new road improvements. However, a traffic study will be required for all new developments and may conclude that there is a need for certain road improvements.

The Background Planning Study noted however, that the level of traffic, generated from outside of Glen Williams, that utilizes roads passing through Glen Williams, is likely to increase over time. Unmitigated, this traffic is likely to have a significant impact on the community character. It is a policy of this Plan that the Town continue to monitor traffic and its impact on the Hamlet of Glen Williams, and determine appropriate measures to address this impact. Transportation matters with respect to the Glen Williams area will continue to be reviewed through various studies, such as the Region of Halton Transportation Master Plan Study and the Halton Hills Transportation Study Update. In addition, the five-year review of the new Halton Hills Official Plan and Glen Williams Secondary Plan, shall include a review of transportation issues related to Glen Williams and the surrounding area.

This Plan will consider future design standards for roadways within Glen Williams that will be consistent with and complement the existing rural cross section (gravel shoulders and open ditches). The rural cross section is viewed as an important element in the hamlet character and preservation of this standard wherever possible is an objective of the plan.

H4.3.13 CHANGE IN MATURE NEIGHBOURHOODS

Mature Neighbourhood Areas are those areas of Glen Williams characterized by older established residential development, either on smaller lots in the historic core, or on larger lots but with a distinct character in other older areas of the hamlet. These areas are delineated in the Zoning By-law.

New housing, replacement housing, additions, and alterations, and new or enlarged accessory buildings within Mature Neighbourhood Areas shall be permitted provided they are compatible, context sensitive, and respectful of the existing character of the neighbourhood.

The implementing Zoning By-law shall further detail appropriate standards for new housing, replacement housing, additions, and alterations to housing within Mature Neighbourhood Areas, including lot coverage, building height, and side yard setbacks amongst other standards.

Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, in Mature Neighbourhood Areas shall consider, where applicable:

- a) compatibility with existing building orientation and building setbacks;
- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.

H4.4 HAMLET COMMUNITY CORE AREA

H4.4.1 PURPOSE

The *Hamlet Community Core Area* designation identifies the central portion of the Hamlet where the greatest concentration of commercial activities and heritage features are located. It is an objective of the *Hamlet Community Core Area* designation to define and strengthen the character of the *Hamlet Area* through the protection of its architectural style and natural heritage while at the same time improving the commercial viability and viability as a community centre.

This designation serves to allow for the concentration of the primary commercial and community functions within the historic core area towards the creation of a vibrant centre of activity. Residential uses are also encouraged that are consistent with the policies of this plan and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6.

H4.4.2 PERMITTED USES

Uses permitted within the *Hamlet Community Core Area* designation include tourism and cultural uses, retail services, residential uses and office space. Non-residential uses can occupy up to 500 square metres of ground floor space. The permitted uses shall be limited to:

- a) bakery;
- b) bank;
- c) bed and breakfast establishment;

- d) business or professional office;
- e) community centre;
- f) home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation use shall not include any adult entertainment uses;
- g) ice cream parlour;
- h) museum;
- i) open space uses;
- j) public parking area;
- k) recreational use;
- l) restaurant, but not a drive through restaurant;
- m) retail and service commercial uses;
- n) single detached dwelling; and
- o) accessory apartments in single detached dwellings subject to Section E1.4.10.

Adult entertainment uses shall be prohibited in the *Hamlet Community Core Area* designation.

H4.4.3

LANDUSE POLICIES

Development within the *Hamlet Community Core Area* designation shall be consistent with the following land use policies:

- a) Where commercial and residential uses abut, site plan control to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;
- b) Adequate off street parking will be required. Parking facilities will be oriented to the side or rear of all commercial buildings wherever possible;
- c) Building heights will not exceed two storeys unless required to meet the objectives of the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6;
- d) Commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;
- e) No outdoor storage uses, that were not existing on the day this plan was adopted, are permitted anywhere within the *Hamlet Community Core Area* designation;
- f) The development of office space will be encouraged to develop on second storeys above retail uses;
- g) All development will be consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6; and,

- h) The majority of the *Hamlet Community Core Area* is situated within the Regulatory Floodplain of the Credit River, and development is subject to the policies contained in Section H4.9 of this Plan.

H4.5 HAMLET RESIDENTIAL AREA

H4.5.1 PURPOSE

The *Hamlet Residential Area* designation recognizes existing residential areas and lands that, subject to the fulfillment of the policies of this Plan, may be suitable for new residential development. The objective of the *Hamlet Residential Area* designation is to allow for gradual and limited growth over time in a manner that is consistent with the character of the Hamlet using innovative subdivision design and architectural techniques.

Applications for new development within the Hamlet of Glen Williams will require a variety of lot sizes, setbacks and architectural styles, within the parameters of this Plan, the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 and the implementing zoning by-law.

H4.5.2 PERMITTED USES

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

- a) single detached residential uses;
- b) bed and breakfast establishments (consistent with the policies in the Town of Halton Hills Official Plan);
- c) home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation shall not include any adult entertainment uses; and
- d) accessory apartments in single detached dwellings subject to Section E1.4.10.

Adult entertainment uses shall be prohibited in the *Hamlet Residential Area* designation.

H4.5.3 LAND USE POLICIES

Development within the *Hamlet Residential Area* designation shall be consistent with the following land use policies:

- a) All new development shall be serviced with piped Regional water and wastewater services in accordance with the policies of Section H4.3.5 of this plan;
- b) Lot creation shall occur by way of plan of subdivision for any development proposal if more than four lots, including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots;

- c) Prior to draft plan approval, plans of subdivision must be supported by the following studies, conducted by qualified consultants, which may be scoped as determined to be appropriate by the Town or Region, in consultation with Credit Valley Conservation:
 - i) A Transportation Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;
 - ii) A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community.

The Design Study should address the following matters:

- i) Lot design, including conceptual building placements, typical streetscapes, open spaces and roads;
 - ii) Pedestrian and cycling connections to the Hamlet core and open space areas, by roads, walkways, trails or other pathways, including implementation of potential trails as shown on Schedule H4-1;
 - iii) The sensitive use of topography and vegetation, and the extent of new landscaping;
 - iv) Location of public amenities, such as parkettes, terraces and postal kiosks; and,
 - v) Typical housing types illustrating architectural style, setbacks and heights;
- iii) A Functional Servicing Plan that will address the approach to supplying water and sanitary services to the proposed development consistent with the Master Servicing Plan as required in Section H4.3.5 of this Plan; and
 - iv) An Environmental Implementation Report that implements the Glen Williams Scoped Subwatershed Plan at the tributary level for the subject property, and includes, but is not limited to, a Stormwater Management Plan;
- d) The minimum lot size for residential development on Regional water and wastewater services will be 0.10 hectares (0.25 acres);
 - i) Plans of subdivision that are developed on Regional water and wastewater services shall be required to provide for a range of lot sizes, consistent with the existing hamlet character, generally ranging in size from 0.10 hectares (0.25 acres) to 0.4 hectares (1.0 acre). The pattern of lot sizes will generally provide a transition from smaller to larger lots with distance from the core of the Hamlet; and,
 - ii) The maximum permitted density of any plan of subdivision developed on Regional water and wastewater services shall be 5 units per net residential

hectare (2 units/net acre), and must not exceed the available wastewater servicing reserve of 2,600 population equivalent at the Georgetown Wastewater Treatment Plan, subject to the policies of Section H4.3.5 of this Plan;

- e) Council shall only adopt zoning by-laws that implement plans of subdivision where the plan can be shown to be consistent with the policies and the Hamlet Design and Heritage Protection Guidelines of this Plan; and,
- f) Notwithstanding the policies of Section H4.3.5 as they pertain to the limitation on private individual wastewater treatment systems and Section H4.5.3 (a) of this Plan, the lands described as being Part of the West Half of Lot 20, Concession 10, Town of Halton Hills (Esquesing) known as the “Devins Subdivision, File No. 24T-03002/H”, may be developed on private, individual wastewater treatment services, subject to all other applicable policies of this Plan.

A hydrogeological study will be required to the satisfaction of the Region of Halton and Credit Valley Conservation. Additional treatment for nitrogen, phosphorous and bacteria shall be required, consistent with the recommendations of the Scoped Subwatershed Plan for Glen Williams and Regional Rural Servicing Guidelines.

H4.6 HAMLET ESTATE RESIDENTIAL AREA

H4.6.1 PURPOSE

Areas designated *Hamlet Estate Residential Area* consist of larger estate lots that provide a transition between the rural area and the core area of the Hamlet.

The *Hamlet Estate Residential Area* designation will not be provided with piped Regional wastewater services and no allocation of wastewater servicing capacity has been reserved or will be required as part of an approval by Council of a development application in this designation. Development in these limited areas will therefore proceed on the basis of private wastewater systems and piped water supply subject to the policies of this Plan.

H4.6.2 PERMITTED USES

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

- a) single detached residential uses; and,
- b) home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation use shall not include any adult entertainment uses.
- c) accessory apartments in single detached dwellings subject to Section E1.4.10.

Adult entertainment uses shall be prohibited in the *Hamlet Estate Residential Area* designation.

H4.6.3

LANDUSE POLICIES

Development within the *Hamlet Estate Residential Area* designation shall be consistent with the following land use policies:

- a) Lot creation shall occur by way of plan of subdivision for any development proposal if over four lots, including the retained lands, are being created and/or the owner is retaining sufficient lands for the development of additional lots;
- b) Prior to draft plan approval, plans of subdivision must be supported by the following studies, conducted by qualified consultants, which may be scoped as determined to be appropriate by the Town or Region, in consultation with Credit Valley Conservation:
 - i) A Transportation Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;
 - ii) A study that examines land use compatibility with the sand and gravel aggregate resource on the adjacent property, and provides recommendations regarding subdivision design to address issues of public health, public safety and environmental impact;
 - iii) A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community.

The Design Study should address the following matters:

- i) Lot design, including conceptual building placements, typical streetscapes, open spaces and roads;
 - ii) Pedestrian and cycling connections to the Hamlet core and open space areas, by roads, walkways, trails or other pathways, including implementation of potential trails as shown on Schedule H4-1;
 - iii) The sensitive use of topography and vegetation, and the extent of new landscaping;
 - iv) Location of public amenities, such as parkettes, terraces and postal kiosks; and,
 - v) Typical housing types illustrating architectural style, setbacks and heights;
- iv) A Functional Servicing Plan that will address the approach to supplying water and sanitary services to the proposed development, consistent with the relevant provisions of Section H4.3.5 of this Plan; and,
 - v) An Environmental Implementation Report that implements the Glen Williams Scoped Subwatershed Plan at the tributary level for the subject property, and includes, but is not limited to, a Stormwater Management Plan;

- c) Lot sizes for residential development on Regional water and private septic services are subject to the suitability of the soil conditions in the development area and Regional criteria for septic systems but under no circumstances shall the minimum lot area be less than 0.4 hectares (1.0 acre); and,
- d) Council shall only adopt zoning by-laws that implement plans of subdivision where the plan can be shown to be consistent with the policies and the Hamlet Design and Heritage Protection Guidelines of this Plan.

H4.7 INSTITUTIONAL AREA

H4.7.1 PURPOSE

The purpose of the *Institutional Area* designation is to recognize the institutional uses within Glen Williams and their role in the community.

H4.7.2 PERMITTED USES

The predominant use of land designated *Institutional Area* shall be for purposes such as:

- a) public and private institutional activities;
- b) public utilities;
- c) schools;
- d) community centres;
- e) day care centres;
- f) nursing homes;
- g) funeral homes; and,
- h) cultural, educational, religious and fraternal buildings.

H4.7.3 LANDUSE POLICIES

Development within the *Institutional Area* designation shall be consistent with the following land use policies:

- a) Adequate off street parking for institutional uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;
- b) Adequate landscaping, tree planting and buffering shall be provided; and,
- c) The majority of the areas designated *Institutional Area* are situated within the Regulatory Floodplain of the Credit River, and development is subject to the policies contained in Section H4.9 of this Plan.

H4.8 OPEN SPACE AREA

H4.8.1 PURPOSE

The purpose of the *Open Space Area* designation is to recognize and provide for open space uses within the Hamlet of Glen Williams.

H4.8.2 PERMITTED USES

The uses permitted within the *Open Space Area* designation will include public and private open space uses such as:

- a) parks;
- b) cemeteries; and,
- c) trails.

H4.8.3 LAND USE POLICIES

All parks within the Hamlet exhibit characteristics of both Community and Neighbourhood Parks as defined in the Halton Hills Official Plan. Glen Williams Park serves the local area, as well as acting as a trailhead for the Town-wide network of trails. Development of parkland in the Hamlet shall be consistent with the parkland policies of the Halton Hills Official Plan.

Development within the *Open Space Area* designation shall be consistent with the following land use policies:

- a) Adequate off street parking for park uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended; and,
- b) Adequate landscaping, tree planting and buffering shall be provided.

H4.9 GREENLANDS

H4.9.1 PURPOSE

Greenlands are designated on Schedule H4-1 of the Secondary Plan. The purpose of the *Greenlands* designation is:

- a) to identify lands which are flood susceptible for the protection of life and property;
- b) to protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;
- c) to maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;
- d) to provide opportunities, where appropriate, for passive outdoor recreational activities;

- e) to contribute to a continuous natural open space system, to provide a visual buffer or separation of communities and to provide continuous corridors between ecosystems;
- f) to protect significant scenic and heritage resources; and,
- g) to maintain or enhance fish and wildlife habitats.

Land designated as *Greenlands* on Schedule H4-1 are more specifically categorized as either *Core Greenlands* or *Supportive Greenlands* on Schedule H4-2 of the Plan.

H4.9.2 CORE GREENLANDS

The *Core Greenlands* designation contains the most important natural features and areas that perform the most critical ecological functions, as described in the Scoped Subwatershed Plan for Glen Williams. No new development shall be permitted within the *Core Greenlands* designation, with the exception of those uses specified in subsection H4.9.2.2 of this Plan.

H4.9.2.1 Criteria for Designation as Core Greenlands

The *Core Greenlands* designation consists of natural areas that meet one or more of the following criteria:

- a) Areas within the Regulatory Flood Plain, as determined and mapped by Credit Valley Conservation, and refined from time to time, as shown on Schedule H4-1 of this Plan;
- b) Areas of fish habitat;
- c) Woodlands within or contiguous to the main valley system of the Credit River; and,
- d) Riparian corridors linked to watercourses with fish habitat.

H4.9.2.2 Permitted Uses

The following uses may be permitted within the *Core Greenlands* designation shown on Schedule H4-2, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner;
- c) Forest, wildlife and fisheries management;
- d) Archaeological activities;
- e) Essential public roads, transmission and utility facilities;
- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the bylaw adopting this Plan.

H4.9.2.3 General Land Use Policies

The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated *Core Greenlands* or lands identified as within the limit of the Regulatory Flood. Buildings or structures associated with the uses permitted in subsection H4.9.2.2 will be developed in accordance with the following:

- a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and
- b) Such buildings, structures and works are designed in a manner which:
 - i) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
 - ii) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
 - iii) will result in no changes to the natural quality and quantity of ground and surface water resources;
 - iv) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
 - v) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions; and,
 - vi) the required setbacks established in accordance with the policies of subsection H4.9.4 of this Plan can be met.

H4.9.2.4 Land Use Policies – Replacement or Expansion of Existing Uses

It is the policy of this Plan to require that any expansion or replacement of existing uses or permitted buildings within *Core Greenlands* or lands identified as within the limits of the Regulatory Flood, shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the policies in subsection H4.9.2.3 and the following:

- a) Expansions of existing buildings must be dry flood-proofed to the regulatory flood level and velocity. Floodwater storage and conveyance must also be addressed to the satisfaction of Credit Valley Conservation and the policies of this Plan;
- b) Buildings destroyed by fire or other means will be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation;

- c) That safe access is provided to any expanded or replacement development for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;
- d) Notwithstanding the permitted uses of the *Institutional Area* designation, no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction; and,
- e) Notwithstanding any policies of this Plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

H4.9.2.5 Development Evaluation Criteria

The Town in consultation with the Region of Halton and Credit Valley Conservation shall require as a basis for the evaluation of any proposed development within or adjacent to a *Core Greenlands* designation or lands identified as within the limit of the Regulatory Flood the submission of:

- a) Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, the Region of Halton, and Credit Valley Conservation, which address:
 - i) the existing environmental and/or physical hazards which affect the site;
 - ii) the potential impact of such hazards;
 - iii) the potential impact of the proposed works on the lands and features in the *Greenlands* designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,
 - iv) techniques and management practices so that the identified impacts may be mitigated;
- b) An Environmental Impact Study prepared to the satisfaction of the Town and the Region of Halton in consultation with Credit Valley Conservation, which provides an inventory and analysis of all natural features and ecological functions on the site including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of an Environmental Impact Study, the identification in the field of the exact boundary of all *Greenlands* and other natural areas shall be required; and,
- c) A detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town which demonstrate:
 - i) how natural ecological, valleyland and erosional systems and processes will be maintained including tree compensation plans where necessary; and,
 - ii) how disruption to existing landforms and landscape features will be minimized.

H4.9.3

SUPPORTIVE GREENLANDS

The *Supportive Greenlands* designation contains functions and linkages that support the ecological function of the features in the *Core Greenlands* designation. These areas would benefit from rehabilitation or restoration efforts to enhance their ecological value.

Any proposal for development within the *Supportive Greenlands* designation must be accompanied by an Environmental Implementation Report that can demonstrate the ecological function of the area can be maintained, and environmental impacts can be appropriately mitigated. Upon evaluation, these areas may meet the criteria for designation as *Core Greenlands*, and shall be placed in that designation by amendment to this Plan.

A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix X7 to this Plan.

H4.9.3.1 Criteria for Designation for Supportive Greenlands

The *Supportive Greenlands* designation contains areas that have natural heritage features and ecological functions but may not have specific provincial policy to regulate development. *Supportive Greenlands* areas include features such as woodlots, unevaluated wetlands, steep slopes and minor tributaries of the Credit River.

H4.9.3.2 Land Use Policies

In general, the land use policies that apply to the *Core Greenlands* designation shall also apply to the *Supportive Greenlands* designation. However, development may be permitted in *Supportive Greenlands* areas where an Environmental Implementation Report is completed that illustrates how the environmental function of this area can be protected and improved through actions such stream rehabilitation efforts, reforestation and vegetative planting programs.

Development permitted in *Supportive Greenlands* areas through the approval of an Environmental Implementation Report by Credit Valley Conservation and the Town of Halton Hills will be consistent with the policies of the adjacent land use designations. In these cases, an amendment to the Plan will not be required.

H4.9.4

GREENLANDS SETBACKS

Although not considered to be part of either *Greenlands* designation, a general lot line setback of 5 metres from the stable top or staked top of bank (whichever is greater) or staked bottom of the bank of valley features shall be required for all development unless a subwatershed study, Environmental Impact Study or geotechnical study, undertaken to the satisfaction of Credit Valley Conservation, recommends more appropriate setbacks based on the natural features and functions of the area.

A minimum 5 metre setback is also required from any identified erosion allowance associated with a watercourse.

A minimum building setback of 5 metres from the regulatory flood line will be required for all new development or additions.

A minimum setback based upon the calculation of meander belt width of the watercourse is also required.

In non-valley situations a 30 metre setback from the bank of the watercourse is required, or 5 metres from the floodline, whichever is greater unless the setback is within the *Core Greenlands* designation.

H4.9.5 GREENLANDS ZONING

The boundaries of the *Greenlands* are delineated in a conceptual manner on Schedules H4-1 and H4-2. The extent and exact location of the boundaries shall be delineated in the implementing zoning by-law in accordance with detailed mapping, studies or field investigations conducted by the Town, Credit Valley Conservation and Provincial agencies, and will not require an amendment to this Plan.

The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the *Greenlands* designation in relation to the extent and severity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications by the Town and the Region of Halton in consultation with Credit Valley Conservation, and as established in the zoning bylaw, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

H4.9.6 OWNERSHIP

Where any land designated as *Greenlands* is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the acquisition of the critical parts of the *Greenlands* designation through the development approval process as permitted by legislation. Existing agricultural operations within the *Greenlands* designation will be recognized.

H4.9.7 PARKLAND DEDICATION

Where new development is proposed on a site, part of which is designated *Greenlands*, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.

H4.10 IMPLEMENTATION

The provisions of the Town of Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding Implementation, shall apply in regard to this Plan.