

Hamlet of Glen Williams

Scoped Secondary Plan Review

Background Report

File No. 07135L

Date:

January 2021

Prepared by:

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)

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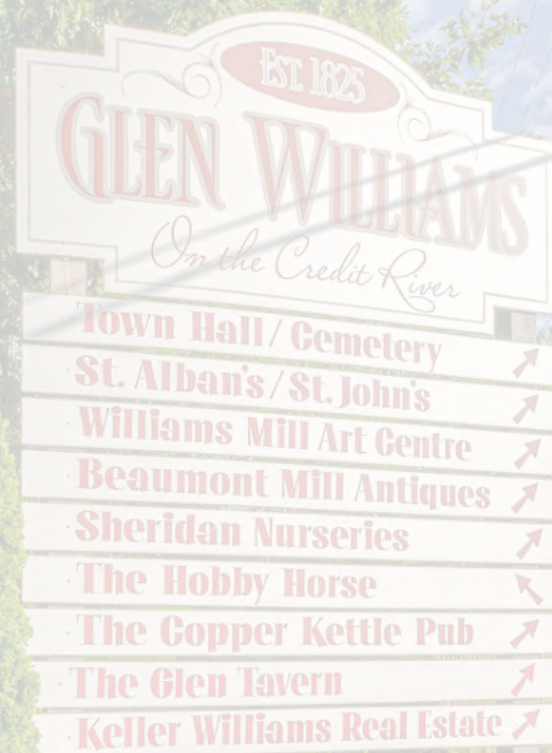
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Hamlet of Glen Williams

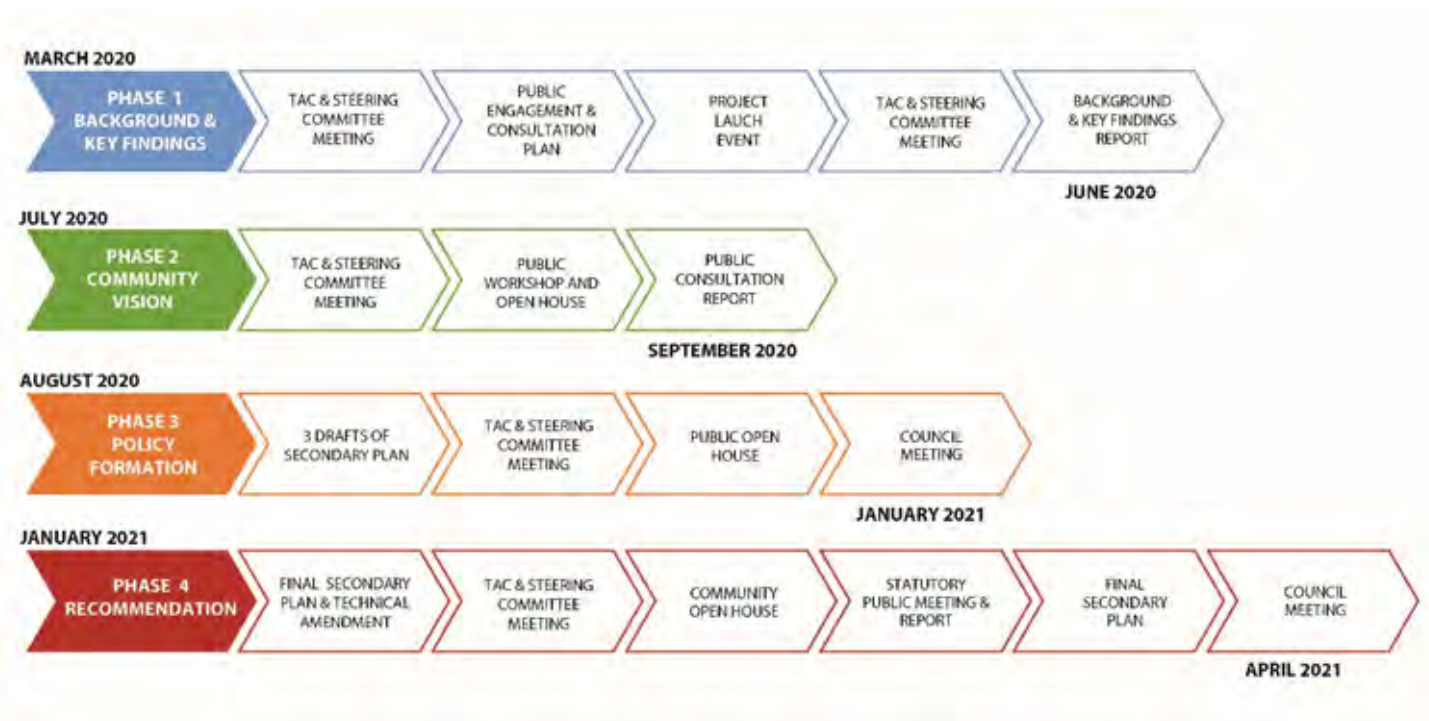
Scoped Secondary Plan Review

Background report

Executive Summary

Study Scope and Purpose

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

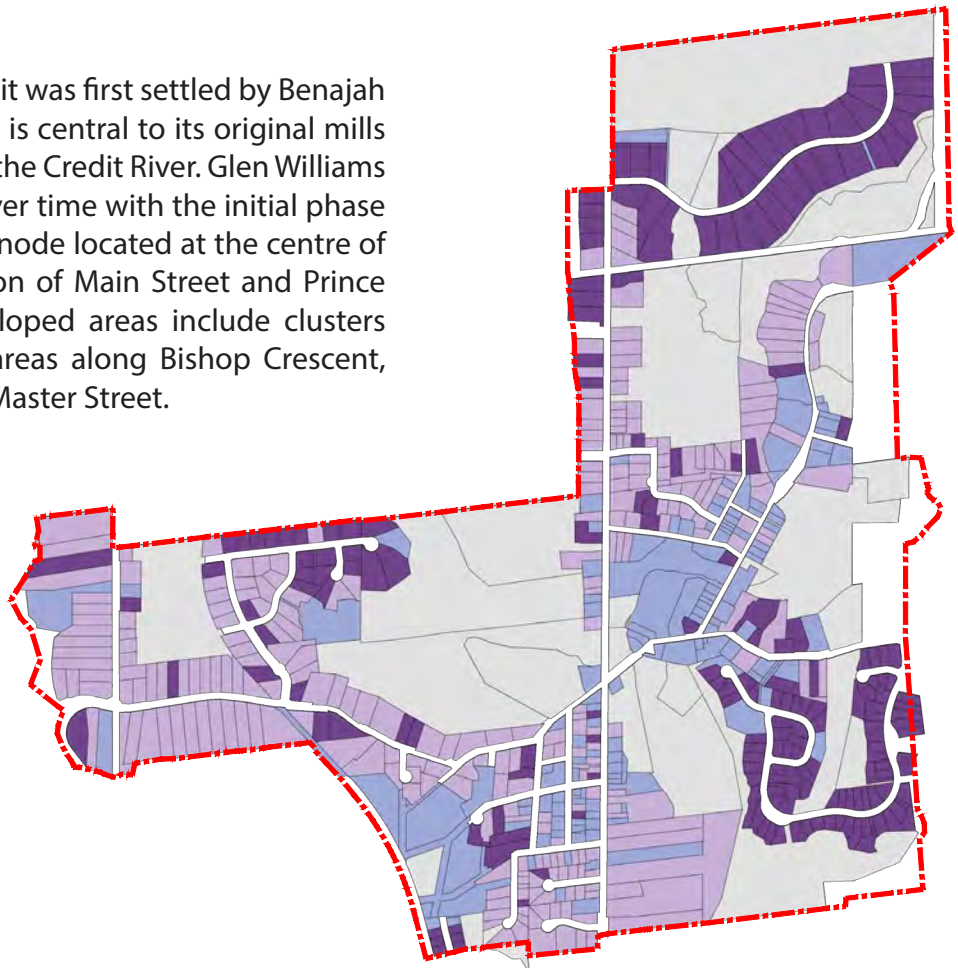
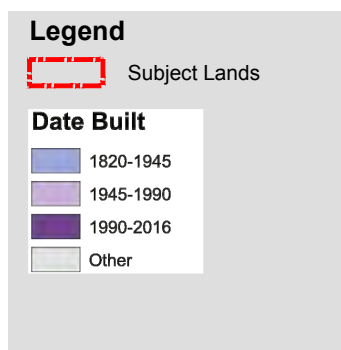


The Background and Key Findings Report includes the following:

- A review and analysis of the existing policy and regulatory framework applicable to the Secondary Plan at the Provincial, Regional and Local level;
- Input from the community and stakeholders, identifying the issues and concerns within the hamlet;
- An identification of the changes occurring within the area and an understanding of the factors influencing such change;
- A summary of cultural heritage, urban design, parklands, trails and open space resources and opportunities;
- A technical review of transportation, stormwater and the natural heritage and environmental system; and,
- A summary of the key findings as well as potential areas where updates and revisions to the Secondary Plan are warranted.

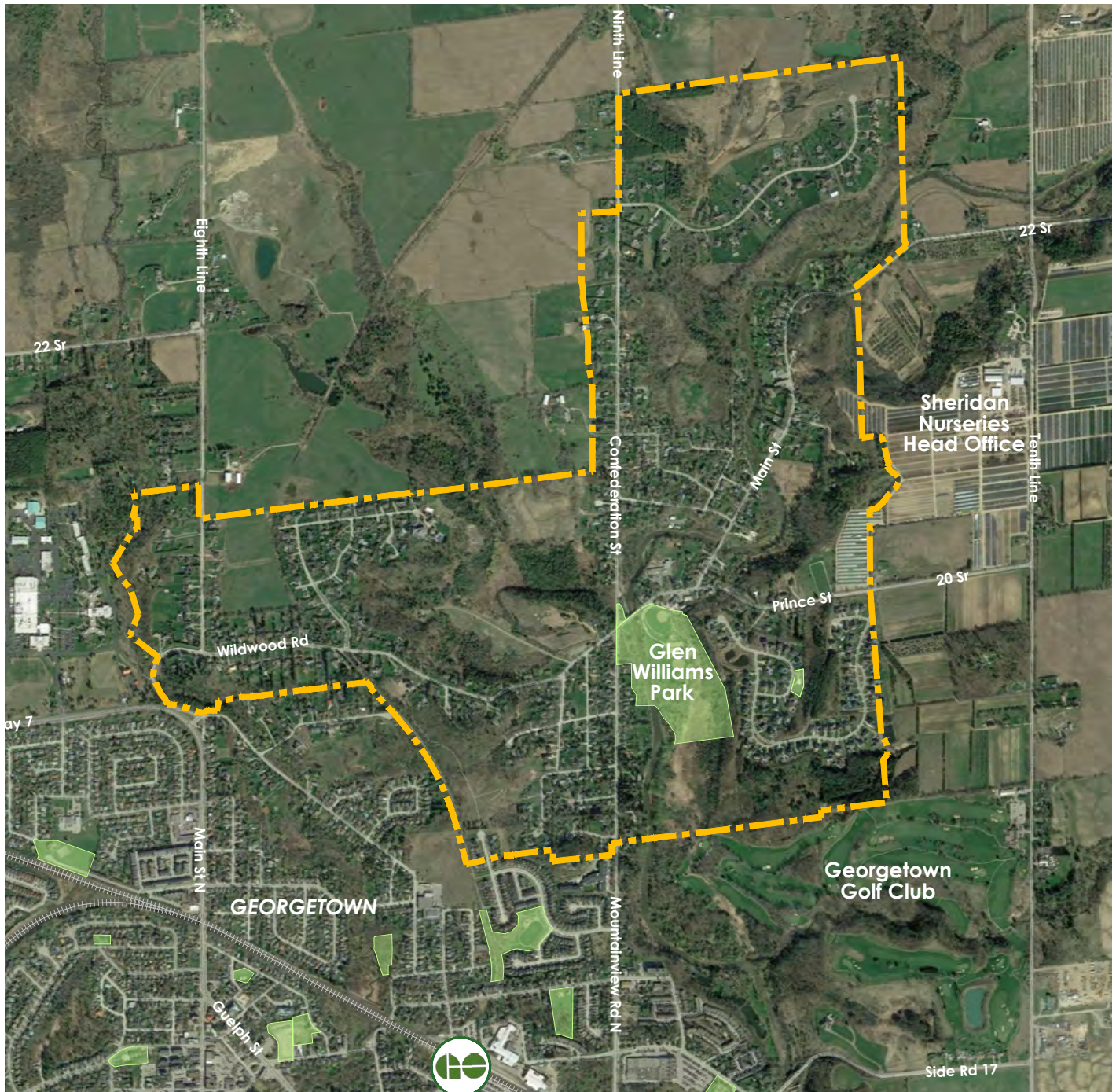
History of Glen Williams

The Glen has a rich history since it was first settled by Benajah Williams in 1825 much of which is central to its original mills and industries centered around the Credit River. Glen Williams has been shaped and formed over time with the initial phase of development around a main node located at the centre of the Hamlet, near the intersection of Main Street and Prince Street. The most recently developed areas include clusters of subdivisions in three main areas along Bishop Crescent, Barraclough Boulevard, and McMaster Street.



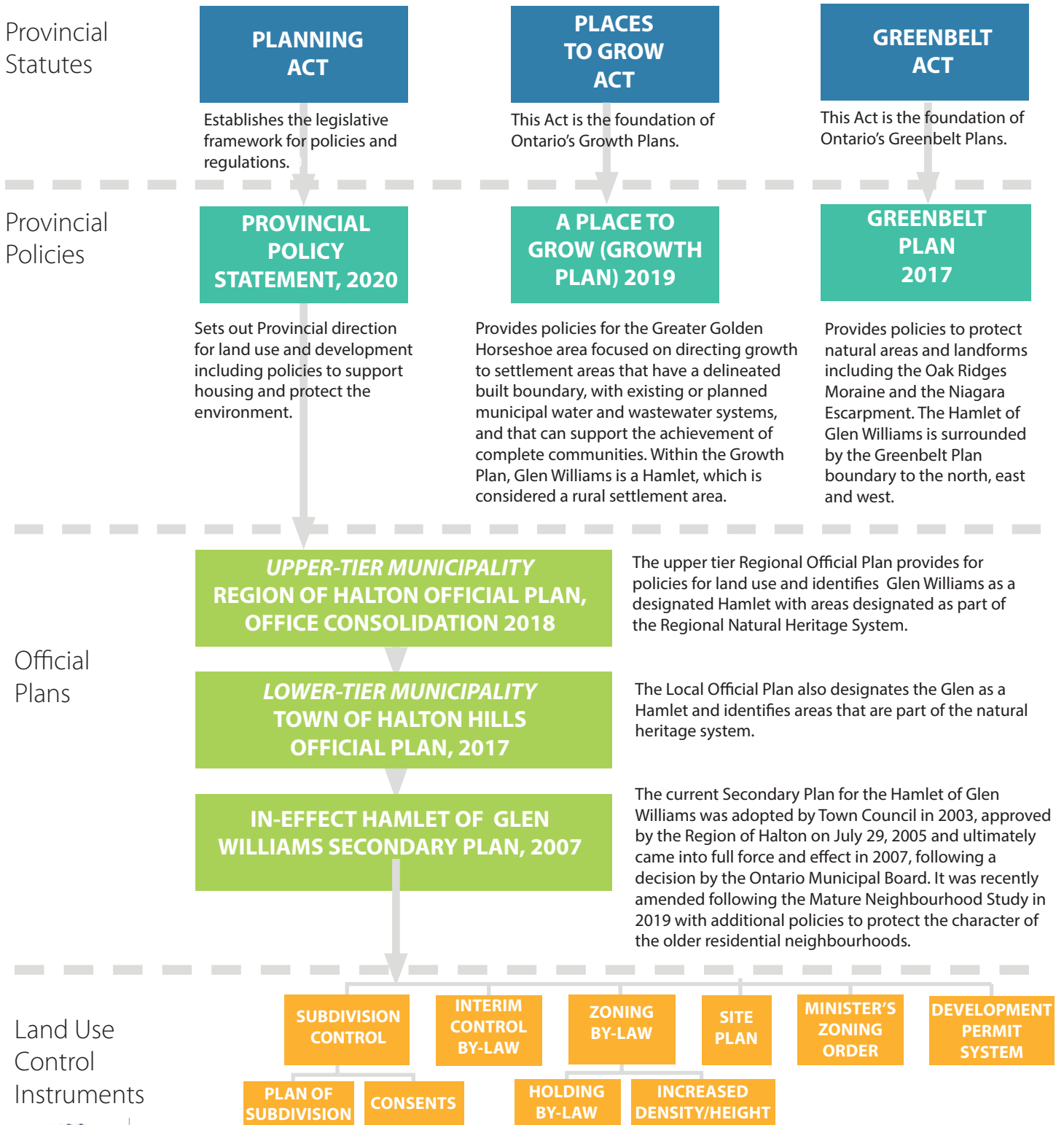
Physical Context

Glen Williams is bound by significant environmental and topographical features, with the Niagara Escarpment to the north and west and is surrounded by the other natural protected areas to the north, east and west. The Credit River traverses the Hamlet from the northwest to the south. Glen Williams has a variety of natural amenities, including multiple open space and park areas adjacent to the Credit River. Glen Williams is served by multiple community services and facilities including the Glen Williams Town Hall, Glen Williams Public School, Glen Williams Park and Ball Field, Glen Williams Cenotaph, St. John's United Church, St. Alban the Martyr Anglican Church, and the Glen Williams Cemetery.



What Policies and Regulations Apply to Glen Williams?

A review of the regulatory and policy framework applicable to planning and development in Glen Williams was conducted as part of the background review. The key policies and regulations are as follows:



What Have we Heard so far?

To commence the initial background review phase, preliminary engagement was conducted to seek feedback from the community on the nine key topic areas which resulted in feedback summarized as follows:



- Promote Glen Williams heritage as a cultural attraction.
- Ensure heritage recognition of some properties and consider review of the Community Core as a heritage area.
- Consider guidelines for new development to fit with the character of the area.



- Ensure as many residents as possible can be served by existing services.
- Ensure services minimize disruption to the natural heritage system.



- Protect the existing design character of the area, specifically the landscape and architectural styling of the area gives it a strong sense of place.
- Further expand upon the design character of the area with new development applications.



- Protect existing natural features and try to retain natural areas in public ownership.
- Consider measures to ensure new development respects the natural environment.



- Glen Williams has grown from a mostly autonomous hamlet to a suburban oasis, a significant part of which is because of the mixed private and small scale commercial entities preserved within the boundaries.
- Policy should be included on maximum permitted density, minimum lot standards and urban design criteria for the residential areas inside and outside of the Core Area.
- Policy promoting and incentivising commercial within the Core Area is necessary to serve local community.



PARKS, OPEN SPACE & TRAILS

- Open space and parks are an essential component of a balanced lifestyle. New developments should include an open space component within them.
- Consider naturalized trails rather than designed and maintained parks and open spaces.
- Improve access and connectivity to the Credit River. There are only a few accessible access points and they are not connected.



GROWTH MANAGEMENT

- Consider no further expansion of the Hamlet.
- Ensure new development considers means of active transportation.
- Policy should be included on maximum permitted density, minimum lot standards and urban design criteria for the residential areas inside and outside of the Core Area and within defined infill lots to preserve and maintain character of communities.



SUSTAINABILITY

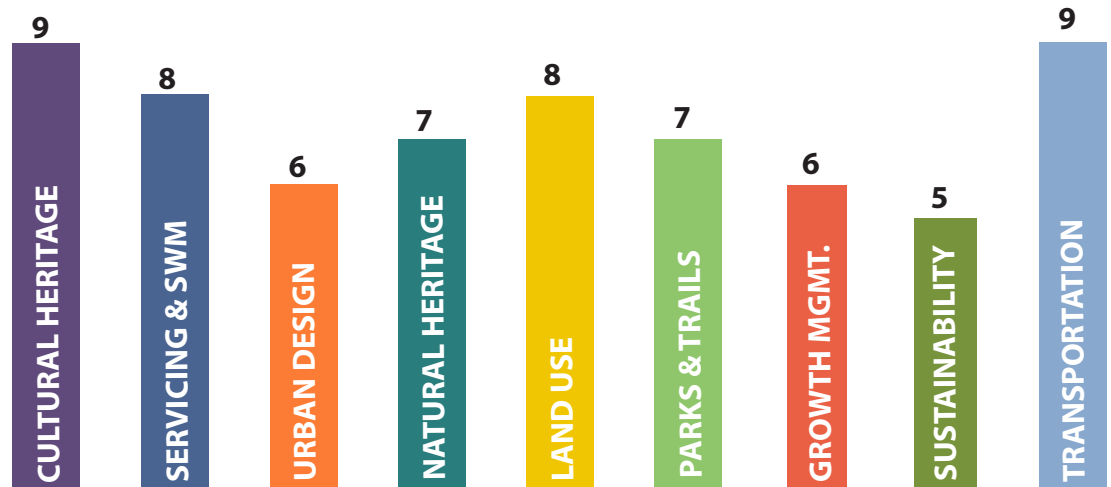
- Maintaining the current level of forest canopy and eliminating discharges into the river is necessary to respect the natural environment.
- Ensure new development respects habitat and the natural environment.



TRANSPORTATION

- Consider speeds and traffic issues through Hamlet.
- Consider parking issues in Community Core.
- Consider safety issues for pedestrians around Glen Williams Public School.
- Consider opportunities for active transportation.

Public Feedback
(# of comments)



Key Findings and Areas for Further Consideration

As a result of the community feedback and the review of the regulatory policy framework and ongoing studies by the Town, key findings and further areas for consideration are summarized as follows:



KEY FINDINGS:

- There are currently 8 properties designated under Part IV of the Ontario Heritage Act in Glen Williams and 37 properties listed on the Heritage Register.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- Provide a clear character statement for Glen Williams, providing a list of attributes that contribute to its character while appreciating existing policy related to architectural styles and properties which are already listed and designated on the Town of Halton Hills Heritage Register;
- Explore options related to tools for the conservation of cultural heritage resources under the Planning Act, rather than the Ontario Heritage Act;
- Determine whether or not there is merit in exploring other tools regarding the conservation of cultural heritage resources, such as Zoning By-laws, Tree By-laws, and Municipal initiatives, such as those geared towards Commemoration, Interpretation, Public Art, etc.
- Explore the merits of identifying the Hamlet of Glen Williams, or specific areas as a character area in the Secondary Plan;
- Determine whether this larger character area includes any smaller, individual Cultural Heritage Landscapes which require a different set of policies under the Planning Act;
- Draft additional policies in the Secondary Plan specifically related to the conservation of cultural heritage resources identified in the character statement;
- Continue the identification and protection of individual properties of cultural heritage value or interest through listing on the Town's Heritage Register or designation under Part IV of the Ontario Heritage Act; and,
- Further consider best practices for urban design in the creation of new Urban Design Guidelines through consultation with the public, using the Bolton HCD Plan as a guiding resource.



KEY FINDINGS:

- Current servicing is provided by a combination of private, partial and full municipal services. Municipal services provided through 3 municipal wells.
- Glen Williams is connected to the Georgetown Wastewater Treatment Plant.
- All future servicing to be provided on full municipal services.
- Stormwater management for recent development is provided through a variety of approaches and in accordance with the Ministry of the Environment, Climate and Parks Planning Stormwater Management Planning and Design Manual (2003), Town of Halton Hills Stormwater Management Policy (2009) and with the CVC Stormwater Management Criteria (2012).

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- The Glen Williams Secondary Plan must follow the directions established in the Scoped Subwatershed Study and consider recommendations to propose a stormwater management strategy that minimizes the need for on-site and downstream remedial work and to minimize impacts to wetlands, fish and fish habitat.
- Monitor CVC review of floodplain mapping and consider update to floodplain limits within the Secondary Plan when made available in the future.
- Update policy framework as required to address developments that have been approved on partial services, while maintaining that all future development should be serviced by full municipal services.



KEY FINDINGS:

- The current urban design guidelines for the Glen include direction for urban design and heritage protection.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- Consideration should be given to policies that would strengthen the Town's ability to implement the Hamlet guidelines.
- New policies and/or guidelines related to Cultural Heritage should be prepared.
- Additional policies and guidelines should be prepared to address policy gaps in areas such as sustainability and sustainable design practices and accessibility and barrier free design.
- As part of the Design Review for subdivisions, further clarity should be provided as it relates to houses at focal locations and a plan should be required identifying any and all 'focal locations'.
- Provide further clarity as it relates to building materials.
- Consider Practicality of Implementing Landscape Guidelines.
- Provide Further Clarity as it Relates to Gateways.



KEY FINDINGS:

- Glen Williams is traversed by the Credit River and other natural features. The Credit River has a history of flooding. Floodplains are currently regulated by the CVC through O.Reg 160/06.
- NHS features and mapping are currently provided through Provincial, Regional, local and CVC policies and regulations.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- Update terminology in Secondary Plan to be consistent with the local, regional and provincial policy documents.
- Ensure all designations and terminologies identified on mapping are defined or described and consistent with the Secondary Plan text.
- General setback guidelines as currently described in the Secondary Plan are outdated and should be updated to reflect provincial, regional and town policies and current conservation authority guidelines.



KEY FINDINGS:

- Some existing lands uses do not align with land use designations and zoning
- Designation boundaries are also misaligned.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- The existing land use framework of the Glen William Secondary Plan will need to be updated in the context of the current provincial, regional and municipal policy framework to identify gaps and ensure conformity.
- The existing objectives of the Glen Williams Secondary Plan will need to be reviewed and analyzed to determine if they are still reflective of the current vision, or require updating.
- Consider the policy framework with regards to maximum permitted density, minimum lot standards and urban design criteria for the residential areas to ensure that future development conforms to the existing character of the Hamlet.



KEY FINDINGS:

- The Glen is served by a number of parks, open spaces and trails.
- The Town’s recent Active Transportation Plan provides direction for cycling paths and trails.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- Explore opportunities for additional public open space including trails and public parkland through the review of development applications and add policies to reinforce this recommendation.
- Consider new design guidelines related to park and trail design, as well as private amenity space.
- Consider updates to the Official Plan and/or Secondary Plan following completion of the town of Halton Hills Active Transportation Plan.
- Continue monitoring regulations related to the Community Benefits Charge, and prepare revised Secondary Plan policies accordingly.



KEY FINDINGS:

- A total of 99 new lots have been created since 2007 through Plan of Subdivision applications. This includes 91 lots created and built as part of the intercorp Meadows in the Glen application and 8 lots created and built as part of the Georgetown Investments application. In 2007, there were 19 lots that were vacant which has since been increased to 23 lots in 2020 (10 parcels subject to development applications).
- The population in the Glen has grown by 338 people since 2007. Current population is approximately 1,763 people.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- Current and future growth needs to be addressed in updated policies to identify the amount of fore-casted population servicing capacity and how future growth is to be accommodated.
- Ensure that the Secondary Plan policies identify and reinforce Provincial and Regional policies related to servicing. Applications for future development will be required to be on full municipal services and will be required to address capacity for water and wastewater services as applicable.
- Existing development on partial services may be connected to the Georgetown Wastewater Treatment Plant when the Region determines that it is prudent and feasible.



KEY FINDINGS:

- The Town has a number of Sustainability policies and programs in place including Green Development Standards, a Climate Change Adaption Plan, a Community Sustainability Strategy and Energy Plan as well as a Corporate Energy Plan.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- Update the Secondary Plan policy framework to align with provincial, regional and town policies relating to Sustainability.
- Update the Secondary Plan policy framework to make reference to recent plans and strategies by the Town that should be referred to for guidance on the Town's position on sustainable growth and development.
- Consider new Guidelines to implement best practices measures for sustainable initiatives in parks and open space design, stormwater management and site design.



KEY FINDINGS:

- A current road network consists of Confederation Street which is a minor arterial road that runs through the Glen. Three collector roads: Main Street, Prince Street and Wildwood Road that provide access to the hamlet and are linkages in and out of the Town of Halton Hills as part of the overall Transportation network.
- Prince Street's detailed design is scheduled for 2022.
- Parking is provided in dedicated lots, driveways with some on-street parking. The Halton Hills Parking Study will help inform future policies and practices around parking.
- Trails are provided through the many natural and open space areas along the Credit River.
- The Town has implemented many traffic calming and pedestrian safety measures in the Hamlet as a result of 2009 Traffic Study and as documented in the update to Council in July 2020.

AREAS FOR FURTHER REVIEW AND CONSIDERATION:

- Further review ongoing studies as they become available, and incorporate any recommendations in the Secondary Plan Review, including the following:
 - The Active Transportation Master Plan which is currently developing an implementation strategy;
 - The Transit Service Strategy which is currently in the implementation phase; and
 - The Halton Hills Parking Study which is currently in the engagement phase collecting information from residents regarding parking demand, supply and enforcement.

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1.0 Introduction

The existing Hamlet of Glen Williams Secondary Plan (the “Secondary Plan”) was adopted by the Town of Halton Hills Council on July 7, 2003 and approved by the Region of Halton on July 29, 2005. The Secondary Plan came into full force and effect in 2007, once all appeals were settled at the Ontario Municipal Board. The Secondary Plan predates a number of Provincial and Regional plans, which have revised policy directions for growth and development in Ontario and require conformity by local plans. In addition, Town Staff and the Glen Williams Community Association (‘GWCA-HGWRA’), formerly the Hamlet of Glen Williams Residents Association (‘HGWRA’), have identified a number of local issues that require further review and consideration as part of any update to the existing Secondary Plan.

In June 2017, Council approved a work plan for the review of the Secondary Plan comprised of two distinct phases. Phase 1 included the Glen Williams Mature Neighbourhood Study that was completed in 2019 with the adoption of OPA 34 and the related implementing Zoning By-law 2019-0018. Phase 2 was identified as a scoped review of the Secondary Plan and targeted for commencement in 2019.

In January of 2020, the Town of Halton Hills retained MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) as the planning consultant, along with WSP, to undertake the scoped review of the Secondary Plan, under the direction of Town staff.

1.1 Study Purpose

1.1.1 Why is the Secondary Plan Being Reviewed?

The existing Secondary Plan was approved in 2007 and has been amended once since that time. The planning horizon for the existing Glen Williams Secondary Plan is 2021. The 2007 Hamlet of Glen Williams Secondary Plan preceded a number of Provincial policies and Regional plan updates and changes. Town Staff and the GWCA-HGWRA have also identified a number of planning matters that require further review and consideration in policy. A scoped review of the Secondary Plan is timely and will enable the Town to appropriately respond to both planning policy requirements and community concerns.

1.1.2 What Area is Being Reviewed?

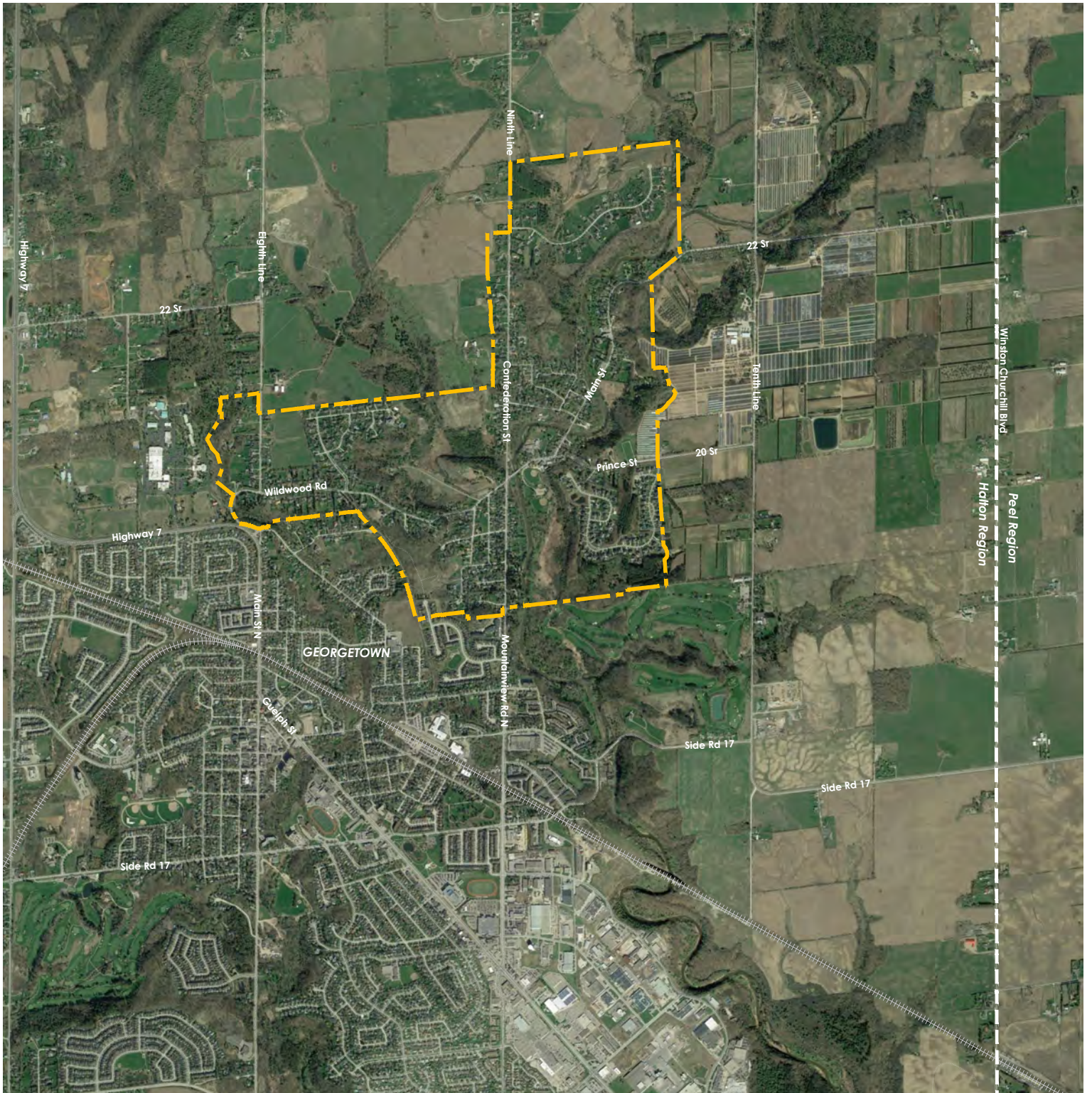
The area defined as the Hamlet of Glen Williams as identified on Schedule H4-1 of the Secondary Plan is the area being reviewed and is shown on the attached location map (**Figure 1**). Areas outside of the study area, while not the subject of review, will be considered in the context of the physical land areas surrounding the Hamlet.

1.1.3 What is Being Reviewed?

The Secondary Plan process has been initiated to update the existing Secondary Plan and is therefore considered “scoped” in the review process. The process is not intended to provide for the development of a new Secondary Plan for the Hamlet.



The purpose of the scoped Secondary Plan review is to:

- Ensure the character of the Hamlet is defined and reflected in the Secondary Plan policies;
- Ensure conformity and consistency with Provincial and Regional plans;
- Ensure that the natural heritage and environmental policies are updated to conform to Provincial and Regional policy while acknowledging the existing community context of Glen Williams (e.g. a Hamlet that provides transition between the Georgetown Urban Area and the surrounding agricultural and rural landscape);
- Confirm that the goals and objectives of the Secondary Plan remain relevant;
- Review and update policies on growth management, land use, cultural heritage, transportation, stormwater, natural environment, urban design, parks, open space and trails and sustainability;
- Update the Hamlet design policies and guidelines to reflect best practices which are sensitive to and supportive of the Hamlet’s community context; and,
- Ensure that all identified issues are addressed in clear and concise policies and directions in the Secondary Plan policies.



**Figure 1:
Location Plan**

Legend

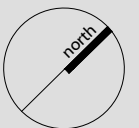
-  Subject Lands
-  Regional Boundary

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DRN: JB



Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Sources:
 - Google Satellite Imagery
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

K:\07135L- GLEN WILLIAMS\RP\LOCATION PLAN.DWG

MHBC PLANNING
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& LANDSCAPE
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1.2 Study Process

The Glen Williams Scoped Secondary Plan Review has four phases (Figure 2). Each phase includes engagement with the community and meetings with the Technical Advisory Committee and the Steering Committee. The Technical Advisory Committee includes Town of Halton Hills Department Heads and a representative from Halton Region and the Credit Valley Conservation Authority. The Steering Committee includes representatives from the community and Council.

The goal for **Phase 1** of the study is to build relationships with participants to understand their values as they relate to the Hamlet and obtain background information to inform the Secondary Plan review process, including key issues, objectives and principles. The first phase of the study is focused on background research and initial community consultation. Phase 1 includes the Project Launch Event which was held virtually on April 29th, 2020 on the Town’s Let’s Talk Halton Hills (‘LTHH’) platform. This Background Report represents the culmination of work in Phase 1.

Phase 2 will involve further background information collection and analysis, as well as a public workshop and open house to present the findings of the Background Report and review the vision, goal and objectives for the Secondary Plan. This phase will also include stakeholder interviews and will conclude with a Public Consultation Summary Report.

Phase 3 will involve continued engagement with the public and stakeholders while preparing the first Draft Version of the updated Hamlet of Glen Williams Secondary Plan. This phase will include a public open house prior to an update on the study which will be provided to Council.

Phase 4 will involve continued engagement with the public while refining and implementing the Final Version of the Hamlet of Glen Williams Secondary Plan. This phase will include a public open house prior to a Statutory Public Meeting, followed by final revisions to the updated Secondary Plan to be brought forward to Council for consideration.

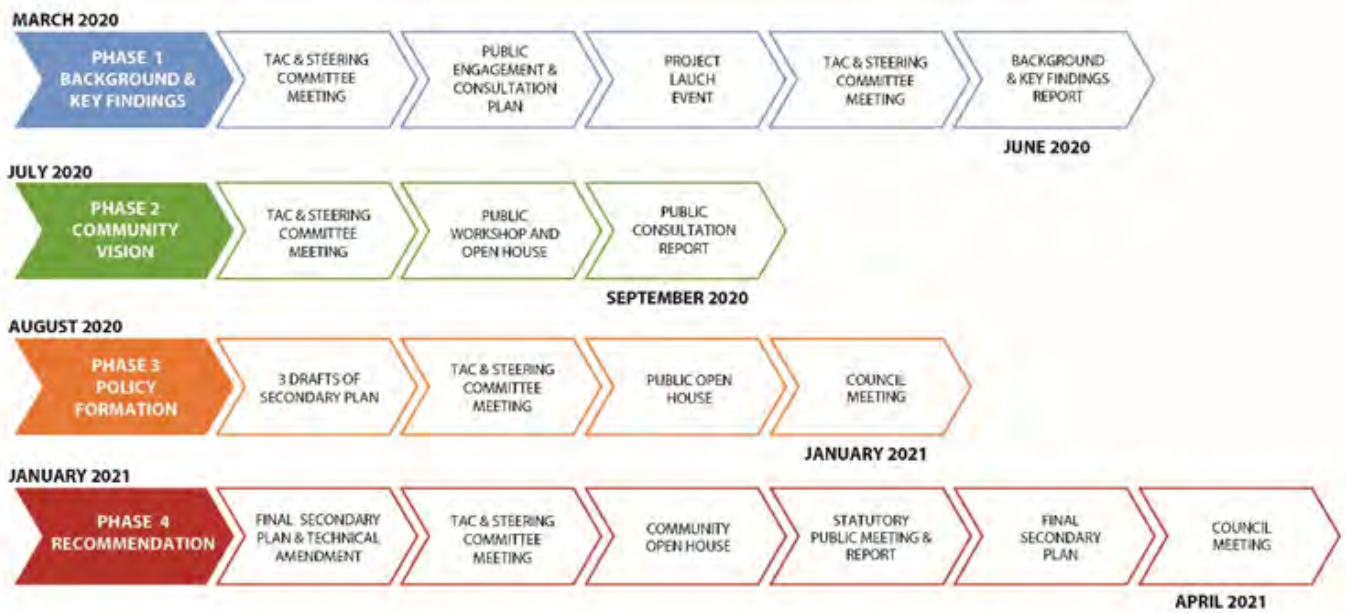


Figure 2 - Phases of Glen Williams Scoped Secondary Plan Review

1.3 Organization of Report

This Background Report is organized as follows:

- **Section 1** provides a general overview of the scope and purpose of the project and the process to be undertaken in developing the Secondary Plan;
- **Section 2** includes an overview of the background context for the study and a review of the characteristics of the area, including a brief history, physical context, a summary of the in-force Secondary Plan;
- **Section 3** provides a summary of the Phase 1 consultation initiated as part of the project launch event to better understand opportunities and challenges associated with the development of the Secondary Plan;
- **Section 4** provides a summary and brief discussion of the Secondary Plan policy areas and factors that will need to be considered in the update to the Secondary Plan;
- **Section 5** provides a review of the applicable policies and legislation to be considered in the preparation of the updated Secondary Plan and associated project deliverables;
- **Section 6** provides a summary of the key findings as well as areas for further consideration as a result of the review of the applicable policy context and background context; and,
- **Section 7** identifies next steps involved with the project.

1.4 Terminology

For purposes of reading this report, the following key terms are defined and referred to throughout the report:

- Provincial Policy Statement, 2020 (PPS)
- Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)
- Region of Halton (Region)
- Halton Region Official Plan, 2018 (ROP)
- Town of Halton Hills Official Plan 2017 (HHOP)
- Town of Halton Hills (Town)
- Glen Williams Secondary Plan (Secondary Plan)
- Credit Valley Conservation (CVC)
- Natural Heritage System (NHS)
- Regional Natural Heritage System (RNHS)
- Transportation Master Plan (TMP)
- Active Transportation Master Plan (ATMP)
- Glen Williams Integrated Planning Project Scoped Subwatershed Plan prepared by Dillon Consulting, dated 2003 (SSWS)



A house in Glen Williams.



The Glen Williams Mill.

2.0

Background and Context

The following section of the Background Report provides an overview of the historic development and physical context of the Hamlet and the in-force Glen Williams Secondary Plan.

2.1 Historic Development

The history of Glen Williams is central to its mills, industries (including brickworks), the availability of waterpower (including hydroelectric power), and the presence of limestone and the making of lime. The history of Glen Williams is provided in Section 4.2.1 of this report.

Glen Williams was shaped and formed over four main time periods. The first phase of development was generally between 1820 and 1945. While this first phase can be broken up into several sub-phases, it generally served as a pre-WWII era development phase. The second phase of growth occurred between 1945 and 1990 which included a mix of stand-alone subdivided lots (i.e. from farms), infill in the more urban context, as well as registered subdivisions. During this phase, in 1974, the Hamlet of Glen Williams was amalgamated into the Town of Halton Hills. The third phase of Growth in the Hamlet took place between 1990 and 2016 and the fourth phase includes development on primarily vacant lots (**Figure 3**).

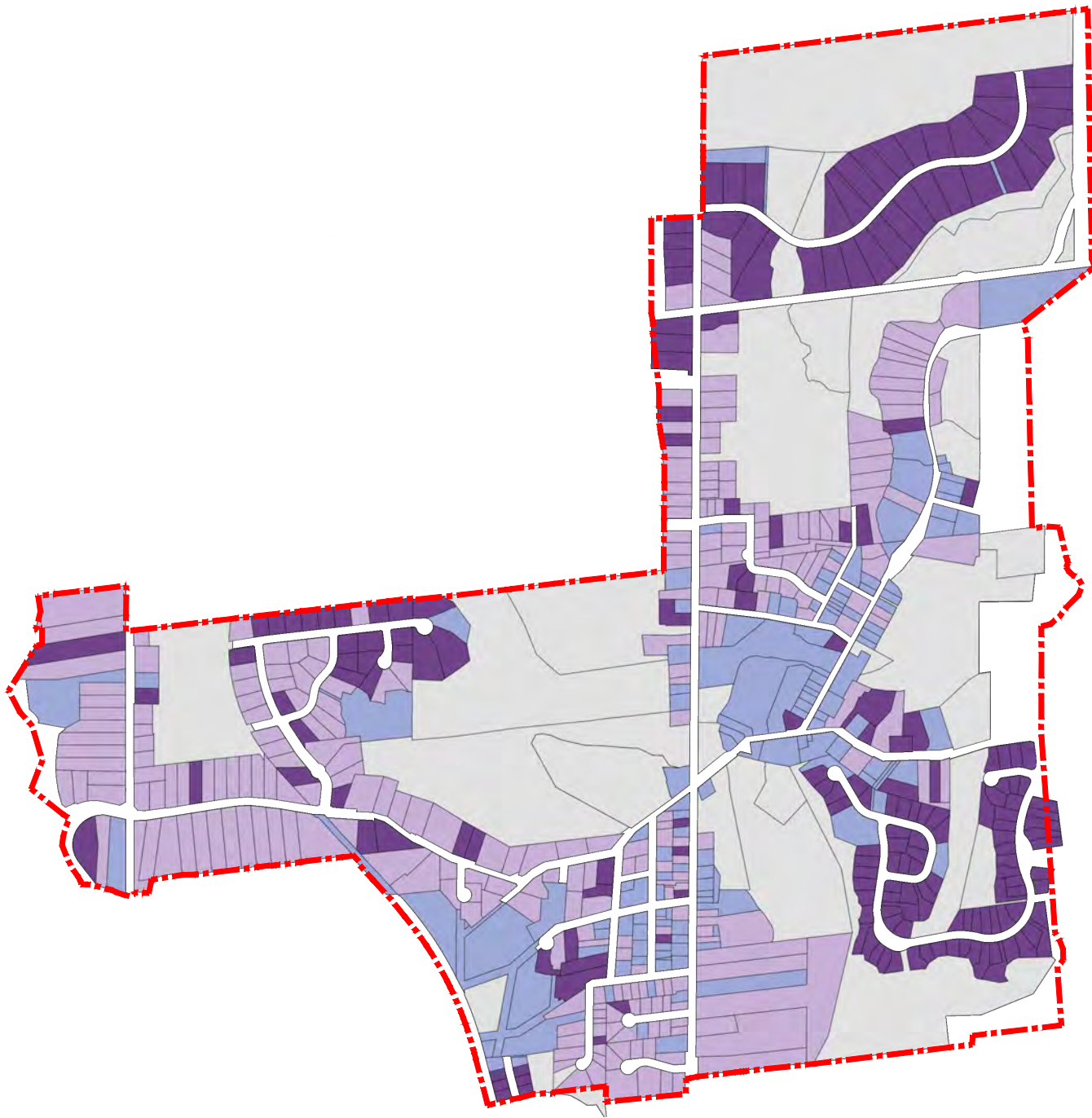
Existing lots which include features developed in the first phase of development can be described as being located in nodes in key areas of Glen Williams. The main node is located at the centre of the Hamlet, near the intersection of Main Street and Prince Street. The most recently developed areas include clusters of subdivisions in three main areas along Bishop Crescent, Barraclough Boulevard, and McMaster Street.

2.2 Physical Context

Glen Williams is a Hamlet connected to, and situated immediately northeast of, Georgetown and is surrounded by agricultural land to the north, east and west. A context plan is included as **Figure 4**.


Glen Williams is linked to the transportation network of Georgetown via a continuation of Mountainview Road North which transitions to Confederation Street at the entrance to Glen Williams. There is a trail network through Glen Williams that provides opportunities for pedestrian and cyclist connections through the Hamlet.

Glen Williams is bound by significant environmental and topographical features, with the Niagara Escarpment to the north and west and is surrounded by the Protected Countryside of the Greenbelt Plan area to the north, east and west (**Figure 5**). The Credit River traverses the Hamlet from the northeast to the south. Glen Williams has a variety of natural amenities, including multiple open space and park areas adjacent to the Credit River. Glen Williams is served by multiple community services and facilities including the Glen Williams Town Hall, Glen Williams Public School, Glen Williams Park and Ball Field, Glen Williams Cenotaph, St. John's United Church, St. Alban the Martyr Anglican Church, and the Glen Williams Cemetery. A Context Plan showing the existing parks, trails and institutional uses is included as **Figure 6**.



**Figure 3:
Historical Phases of
Development**

Legend

 Subject Lands

Date Built

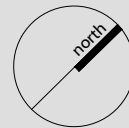
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-  Other

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Hamlet of Glen Williams
Town of Halton Hills
Halton Region





Sources:
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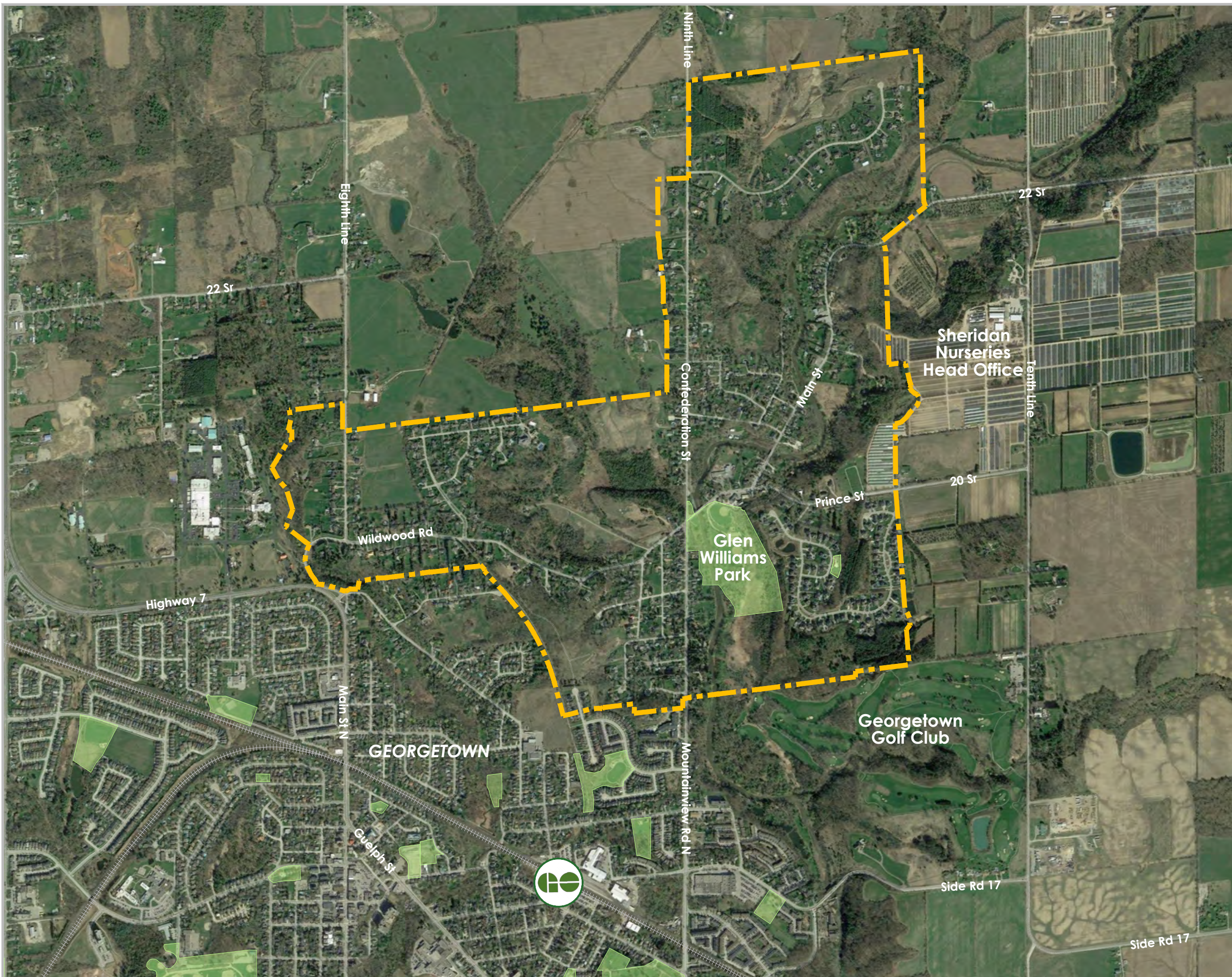
 **PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Figure 4:
Broader Context Plan

Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

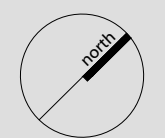
Legend

-  Subject Lands
-  Parks
-  Railway
-  Georgetown GO Station



Sources:
 - Google Satellite Imagery
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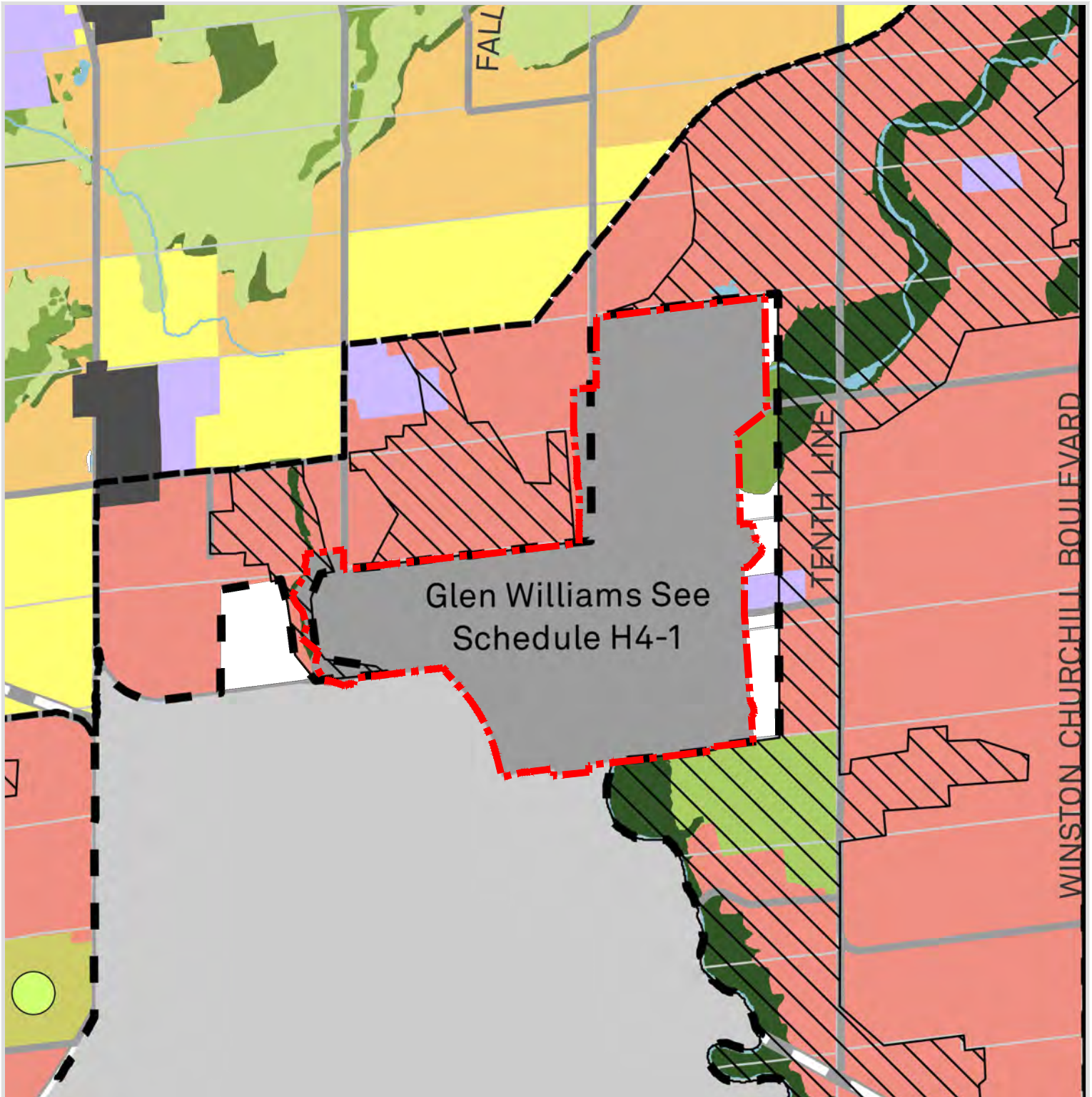



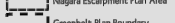






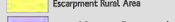
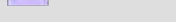
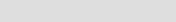
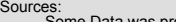


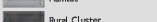


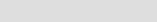


Figure 5:
Schedule A2 -
Greenbelt Plan
 Town of Halton Hills Official
 Plan, 2019

Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

-  Subject Lands
-  Town of Halton Hills Boundary
-  Natural Heritage System Overlay
-  Niagara Escarpment Plan Area
-  Greenbelt Plan Boundary
-  Environmental & Open Space Areas
-  Greenlands A
-  Greenlands B
-  Greenlands
-  Greenbelt Greenlands Area
-  Private Open Space Area
-  Escarpment Natural Area
-  Escarpment Protection Area
-  Escarpment Rural Area
-  Mineral Resource Extraction Area
-  Agricultural/Rural Areas
-  Hamlet
-  Rural Cluster
-  Protected Countryside Area
-  Country Residential Area

Sources:
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



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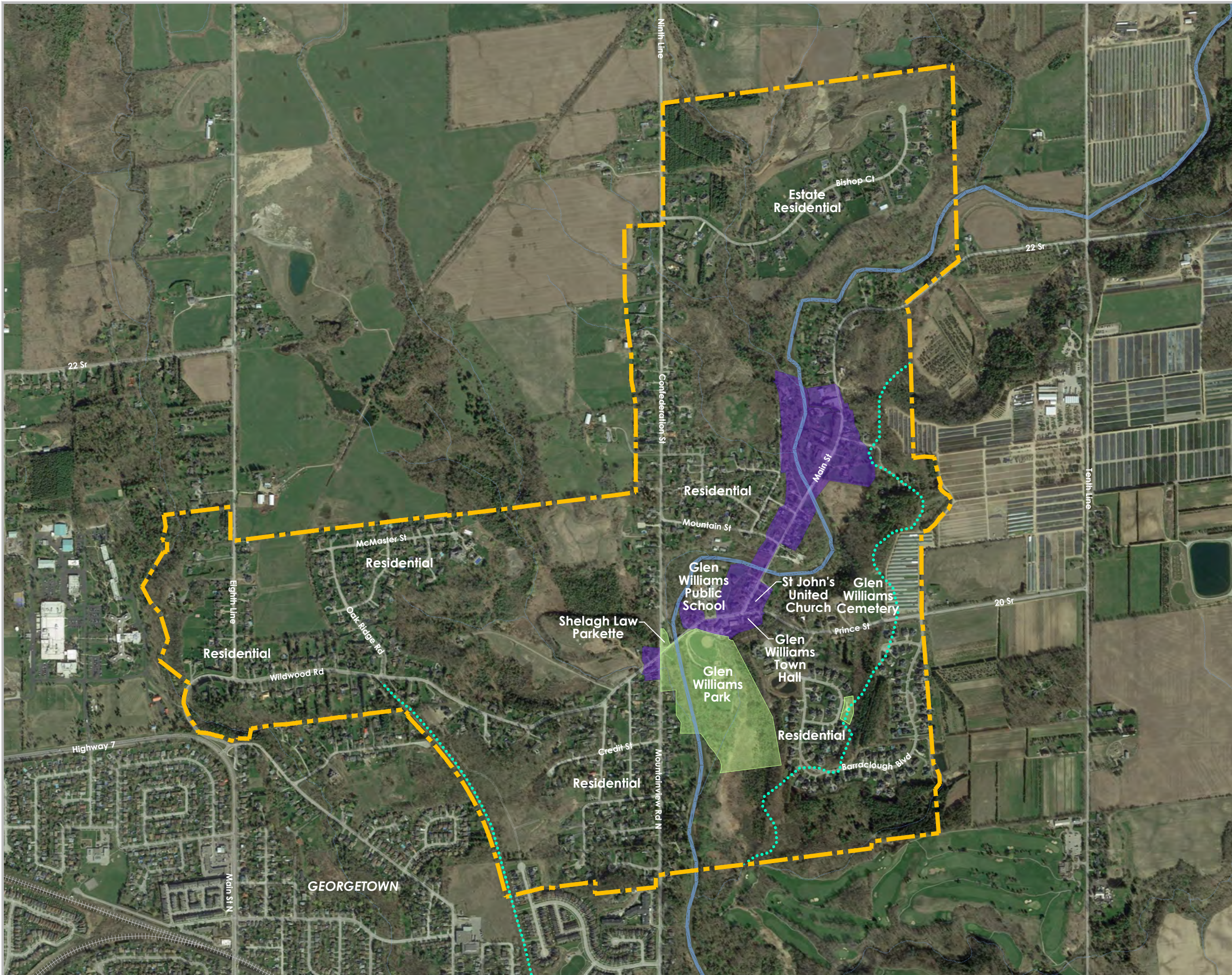
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Figure 6:
Immediate Context Plan

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

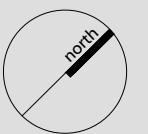
Legend

-  Subject Lands
-  Hamlet Community Core Area
-  Parks
-  Existing Trails
-  Watercourse
-  Railway



Sources:
 - Google Satellite Imagery
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DATE: May 12, 2020
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2.3 Policy Context - In-Force Secondary Plan

The in-force Secondary Plan for Glen Williams is the result of a Secondary Plan review process that was commenced in August of 2000 and resulted in a plan that was approved in 2007 at the Ontario Municipal Board. Dillon Consulting Limited along with N. Barry Lyon Consultants and Joseph Bogdan Associates Inc. were retained by the Town to develop a Secondary Plan for the Hamlet of Glen Williams in 2000. The Secondary Plan Study included a detailed review of traffic, servicing, land use planning and a scoped sub-watershed study to examine the impacts of growth on the ecosystem.

The Secondary Plan Study had the following principle conclusions, with some modified in accordance with revisions made to address the modifications by Halton Region:

- The Hamlet of Glen Williams was identified as a historic community rich in character and “sense of place”. Protecting the character of the Hamlet was determined to be a major objective of the Secondary Plan;
- The Secondary Plan at the time did not have strong enough policies, with regard to issues such as protection of the natural environment and cultural heritage;
- A moderate level of growth, consistent with Hamlet character, was determined to be appropriate for Glen Williams;
- The establishment of firm boundaries for the Hamlet was an important component of the Secondary Plan Study and resulted in the determination of the Hamlet Buffer boundary which was established to achieve the objective of preserving the Hamlet character. The Hamlet Buffer is a general lot line setback of 20 metres from the Hamlet boundary. Lands within this setback are permitted to regenerate as private natural areas or be used for public park purposes such as trail systems;
- The Secondary Plan identified areas for environmental protection which resulted in the delineation of the Core Greenlands and Supportive Greenlands designations, generally consistent with the Category 1 and Category 2 lands delineated through the Scoped Subwatershed Study prepared by Dillon Consulting in 2003;
- With regard to servicing, it was established that the ultimate goal was to eventually service the entire Hamlet (with the exception of the Hamlet Estate Residential designation and the Charleston Homes development discussed further in Section 4.3) with Regional water and wastewater services. Unless otherwise provided for in the Plan, all new development was only to proceed on the basis of connection to the Regional sanitary sewage system.
- With regard to existing lots of record and new lots created through consent, infilling within existing developed areas could be developed on private, individual wastewater systems if minimum lot sizes are 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 as Hamlet Estate Residential Area were determined to be able to proceed on private individual wastewater treatment systems where it had been determined that the provision of piped Regional wastewater services is not required and in accordance with the recommendations of the Scoped Subwatershed Plan (2003) and the Regional Rural Servicing Guidelines.
- With regard to density within the Hamlet, the ultimately density that was incorporated into the in-effect Secondary Plan was a maximum permitted net density of 5 units per net residential hectare (2 units/net acre), with the additional requirement that the 2,600 population equivalent servicing reserve not be exceeded. This change allowed for greater flexibility in optimizing the development potential of the Hamlet, but did not

result in a magnitude of development that would compromise the Secondary Plan objective of preserving the Hamlet scale and character. The Secondary Plan encouraged a broader range of lot sizes and design opportunities within developments to provide for a character more consistent with the existing Hamlet area;

- An extensive trail system was proposed to link new residential areas with the existing Hamlet centre; and,
- Commercial growth was directed to be concentrated in the core area of the Hamlet.

The current Secondary Plan was adopted by the Town of Halton Hills Council on July 7, 2003 through Official Plan Amendment No. 113 (OPA 113) and approved by the Region of Halton on July 29, 2005 with modifications primarily related to servicing as discussed above. There were a total of four appeals to OPA No. 113, addressing primarily issues with the Hamlet boundary and servicing. The Secondary Plan came into full force and effect in 2007, once all appeals were settled at the Ontario Municipal Board. There has been one amendment to the Secondary Plan to address the recommendations of the Mature Neighbourhood Study completed in 2018.



The Glen Tavern in Glen Williams.



A house in Glen Williams.

3.0 Community Consultation

This section of the report provides a summary of the Project Launch Event, and feedback received to date from the community as part of the ongoing public consultation process.

3.1 Project Launch Event

A Project Launch Event was hosted on the LTHH platform on April 29, 2020. As part of the event, a presentation was provided to introduce the community to the project. The presentation started the discussion with the community, requesting feedback on three different areas, through the following:

1. Information panels were provided on 9 key policy areas. The panels provided a summary of the existing policy area and how each policy area will be addressed as part of the Secondary Plan review. Community members were provided the opportunity to provide feedback and address any initial comments or concerns on the main policy areas.
2. A map of the Hamlet of Glen Williams was created on the LTHH platform to allow community members to provide direct comments/questions on areas of interest in the Hamlet.
3. A survey was also created on the LTHH platform to ask the question to community members: The Glen Williams Secondary Plan review process will be a success if ____? With the opportunity to submit a comment card to fill in the blank.

A copy of the information panels is included as **Appendix A**, and a summary of the feedback provided on each policy area is provided in **Appendix B**. The main comments received from the community are summarized as follows:



Summary of Comments Recieved

- Promote Glen Williams heritage as a cultural attraction.
- Williams Mill as an example of promoting Glen Williams heritage.
- No support for Part V heritage designation.
- Heritage recognition may be warranted for some properties (namely within the Glen Core area) it is not necessary or warranted for the entirety of the Secondary Plan.
- Revisit the Designation of Main Street as a Heritage Area up to the Beaumont Mill would protect the Hamlets' most valuable aspect, its heritage assets and feel.
- Consider making the historic flour mill a tourist attraction to be operated by volunteers (High School/College Students/visitors), offering freshly ground local/regional grains and selling to visitors. Cultural Historic importance and tourism dollars.
- No larger homes - focus on building smaller homes that fit in with existing heritage homes. Need to make sure housing is accessible to a variety of incomes and age groups, and especially housing that enables local artists to live in the community.
- Guidelines should be put in place to make new development follow the architectural styles of the area.
- Keep housing styles "traditional".



Summary of Comments Received

- At this point an effort to control the streetscape for future development is wasted given the eclectic mix of housing styles which have already been permitted in the Glen.
- The only controls we could hope to impose would be on commercial re-development such as may occur in the “downtown” area of the hamlet.
- Policy should be strengthened to only permit compatible infill development through appropriate transitional built form policy where existing development exists on adjacent properties.
- Policy should acknowledge urban design differences of the Glen from those of Georgetown urban area.
- Tweedle Street is the best street example in the Glen - the mixed sizes, modest homes, and homes close to a quiet roadway makes this a very tight and friendly street.
- Consider front verandahs that people can sit on and see and talk to neighbours as they walk by.
- Consider designs that minimize traffic to make streets safe for pedestrians.
- Protect the existing design character of the area and further expand upon it with new development applications, specifically the landscape and architectural styling of the area gives it a strong sense of place. Maintaining and enhancing this should be strongly regulated and monitored to prevent a dismantling of the built fabric. New construction should be harmonious with the design of the area and seek to improve the visual feel.
- Keep housing styles “traditional”.



Summary of Comments Received

- Ensure that public uses of our natural features take precedence over any private uses.
- Existing forested and meadowland areas must be protected from development. The Town should acquire remaining green spaces to add to the inventory of natural heritage in the Credit Watershed in Glen Williams including areas abutting the escarpment and existing conservation areas to ensure their conservation.
- Consider a Fish Hatchery to provide natural history, a place for families to visit, while also controlling storm water and wastewater, upstream of the hatchery.
- Development must pay attention to wastewater treatment, so our natural heritage is not affected.
- Most development destroys the natural contours of the land. Topsoil that takes thousands of years to develop is destroyed. Glen means valley. Let’s ensure that development is built into the existing topography. Clear cutting and earth moving destroys valuable micro-climates.
- Protection of the Credit River is required.



Summary of Comments Received

- Consider upgrades to the concession stand by the ball diamond could certainly use a refresh, and there should be consideration for public washrooms to enable people who use the park to better enjoy the area.
- Policy to be added to ensure the Oak Ridge Drive landscape median is preserved and not converted into hardscape multi-use trails. This serves as a defining gateway feature for the subdivision.
- Due to size of available land, river and flood plain, consider a small fish hatchery, as a focal point along with bicycle and hiking paths.
- Consider naturalized trails rather than designed and maintained parks and open spaces.
- Improve access and connectivity to the Credit River. There are only a few accessible access points and they are not connected.



Summary of Comments Recieved

- Open space and parks are an essential component of a balanced lifestyle. New developments should include an open space component within them.
- Glen Williams has grown from a mostly autonomous hamlet to a suburban oasis, a significant part of which is because of the mixed private and small scale commercial entities preserved within the boundaries.
- As re-developable property becomes available, we must ensure such property becomes a part of the public trust.
- Separate Official Plan policy should be included on maximum permitted density, minimum lot standards and urban design criteria for the residential areas inside and outside of the Core Area.
- Policy promoting and incentivising commercial within the Core Area is necessary to serve local community.
- We want to preserve the history and heritage of the Glen. Keep in mind that the Glen was built on the 3 woolen mills, the 'Apple Products' and the quarries. Artistic businesses are great, but they do not employ many other than the artists themselves.
- Provide oversight on Canada Post community mailbox placement.
- No more landscape/construction businesses running out of homes. They create too much noise from running equipment early in the morning.



Summary of Comments Recieved

- Other than the development lands already allocated within the Hamlet there should be no future expansion of the Glen Williams Hamlet. The unique character of the Hamlet is defined by its size. No boundary expansion should be considered.
- Given the current boundaries of the "hamlet", growth is already limited by the topography of the area. The small amount of land that is not already developed or under development should be limited to uses that serve the needs of the "hamlet". The need for parking to serve the existing Heritage Commercial businesses is already apparent and must be considered.



Summary of Comments Recieved

- Mandate carbon neutral development.
- Maintaining our current level of forest canopy and eliminating discharges into the river is necessary to maintain our existing environment.
- Wherever homes are built, habitat is destroyed - either by being replaced by lawns, or by the unintentional introduction of invasive species. Tweedle Lane, for example, is an example of invasive and noxious plants. Throughout the Glen people have introduced green goutweed and periwinkle, and have lawns that go right to the edge of the river with no buffer area to protect fish and habitat for other species. Must preserve and protect these natural areas.
- Consider a controlled Economical Heritage Business Plan. A holistic approach to what is possible for the Glen.



Summary of Comments Received

- Concerns about speeds through the Hamlet, specifically on Confederation Street, through traffic is an issue.
- Request for traffic calming measures to be implemented.
- A Georgetown bypass would eliminate the through traffic which currently afflicts the Glen.
- The issue of parking for visitors to the Glen needs to be addressed for the benefit of all.
- Signalized crossing walk urgently needed at the frontage of Glen Williams Public School to the south parking areas to accommodate safe am/pm parking pick-up/drop off.
- The Glen cannot support more vehicular traffic.
- Sidewalks need to be mandated, wide enough for two people.
- Dedicated cycling paths - not marked roadway paths - are needed.
- More connectivity between trails and cycling paths would be useful.
- The hill leading to Georgetown is an obstacle to foot and cycle transportation into town.
- Cyclists and pedestrians need the safety of dedicated sidewalks plus cycle paths throughout Georgetown in order to make active transportation a reality.
- More shade trees are a must along sidewalks and cycle paths to encourage active transportation.
- Consider a bus service that could be linked to the Historic Cultural and Ecosystems of the area, as part of the bus route to promote cultural history.



Summary of Comments Received

- Consider upgrading the services to reflect current standards. Sewers and water supplies should be reviewed to serve as many residents as possible.
- Consider policy that encourages where sanitary servicing infrastructure is expanded to facilitate infill development, the Town/Region should facilitate its expansion to adjacent properties/streets currently serviced by private sanitary systems.
- Allow for existing taxpayers to connect when services are on their street.
- Minimize disruption of the existing Credit River watershed by limitation against further expansion of the sewer systems supporting rebuilds and surrounding future developments.
- Sewer pipe construction and lowland drainage will negatively affect the natural ebbs and flows of the river and its boundaries.
- Concerns about flooding. Review the conditions which contributed to the flooding and take the necessary steps to correct any features that are manmade.
- The historic nature of Glen Williams, the Artisans, the river, the Flour Mill and Fish Hatchery all have a part to play in managing storm water and wastewater. For example, a Fish Hatchery could also provide storm and wastewater treatment as an upstream water conditioning before entering the hatchery. Seen this in Branson Missouri and it is a great source of pride and education, as well as tourism attraction.

3.2 Lets Talk Halton Hills Ongoing Public Consultation

The Let's Talk Halton Hills platform will be active throughout the project. The materials from each of the public consultation events will be posted to the platform, allowing community members the opportunity to provide feedback on the materials if unable to attend any of the events.



A house in Glen Williams.

4.0

Review of the Secondary Plan Policy Areas

The following section of the report provides a review and analysis of the current policy areas of the Secondary Plan to be considered as part of the scoped Secondary Plan review process.

4.1 Land Use

The existing land use structure in Glen Williams consists of the following:

- Residential Areas;
- Estate Residential Areas;
- Community Core Area;
- Institutional Areas;
- Open Spaces Areas;
- Greenlands Categories, including Core and Supportive Greenlands;
- Waterbodies; and
- The Hamlet Buffer.

The Hamlet is structured around the central Community Core Area, where the majority of community, institutional and commercial uses are located. Existing development outside of the Community Core area is defined as Residential Area with the large estate lots located at the northern limits of the hamlet defined as Estate Residential Area. The Credit River and its associated valleyland are designated as Waterbody. The natural heritage features mapped as part of the Scoped Subwatershed Study in 2003 are identified as Greenlands, and include Core and Supportive Greenlands. The Hamlet Buffer represents a buffer meant to be naturalized or developed as a public trail system where no development is permitted.

A summary of the applicable policies for each of the above-noted land use designations is provided in Section 5.3.2 of this Report.

A map of the existing land uses within the Hamlet is included as **Figure 7**. A detailed review and audit of the existing Secondary Plan policies, including the land use designations, is provided in **Appendix D**.

An initial mapping exercise has identified some areas where existing land use designations do not align with property boundaries or the existing uses as identified in **Figure 8**. These refinements will be addressed as part of the update to the Secondary Plan schedules.

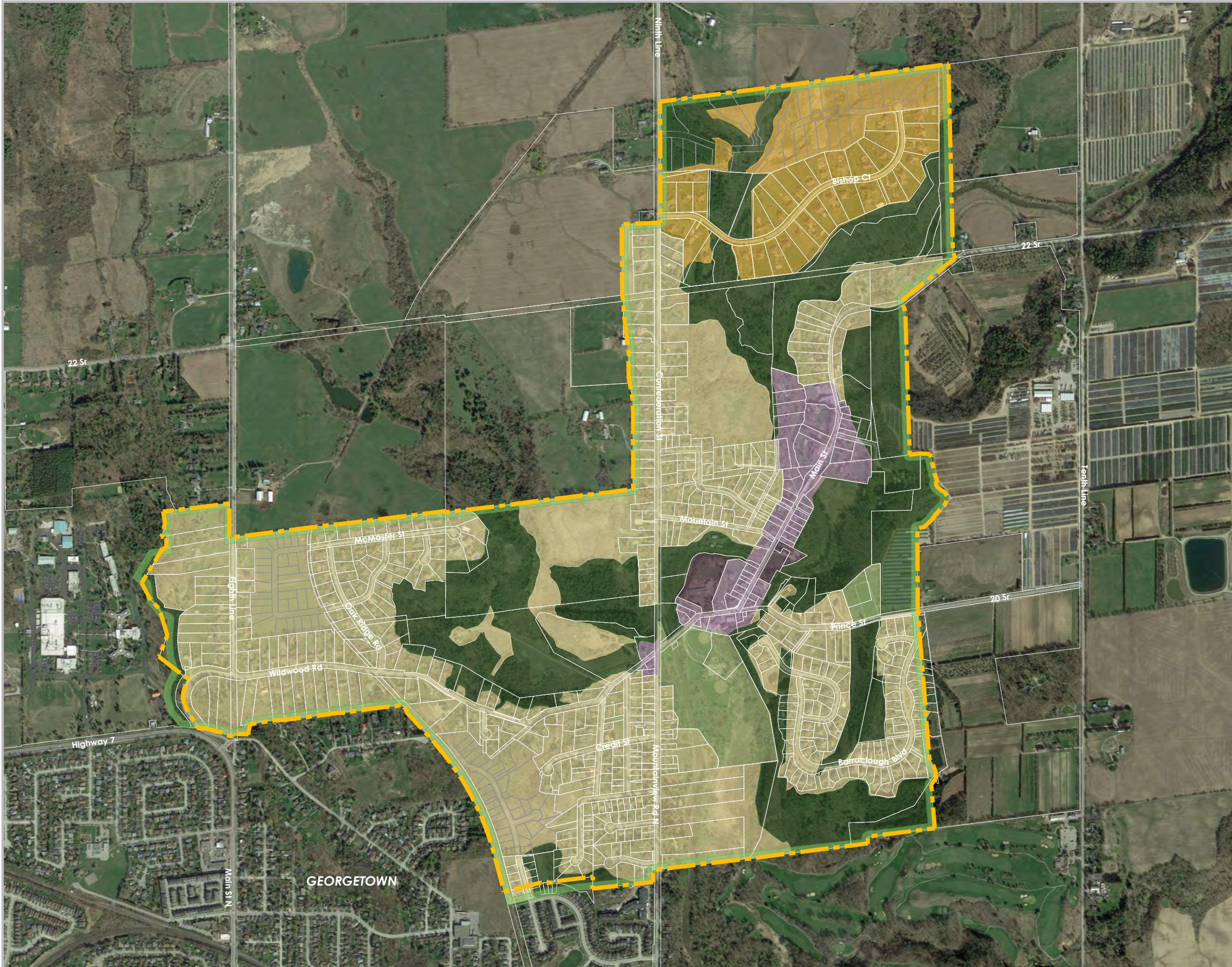
4.2 Growth Management

The following sections of the report summarize the population and growth within the Hamlet.

4.2.1 Existing and Future Growth

The Secondary Plan from 2007 has a planning horizon of 2021 and a planned population of 2,000 people for the Hamlet. Since 2007, there has been no expansion to the Hamlet boundary and the Hamlet has experienced limited growth in the form of infill development predominantly through draft plans of subdivision.

Table 1 provides a summary of the growth in the Hamlet since the adoption of the Secondary Plan. The population in the Hamlet when the Plan was approved in 2007 was 1,425 persons. The current population in 2020 is 1,763 persons.



**Figure 7:
Existing Land Use**

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Legend

- Subject Lands
- Existing Parcel Fabric
- Proposed Developments

Existing Land Use Designations
Schedule H4-1 Glen Williams Land Use Plan - Town of Halton Hills Official Plan, 2019

- Hamlet Estate Residential Area
- Hamlet Residential Area
- Hamlet Community Core Area
- Institutional Area
- Open Space Area
- Greenlands Categories
- Hamlet Buffer

Sources:
 - Google Satellite Imagery
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


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

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**Figure 8:
Land Use Areas of
Misalignment**

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

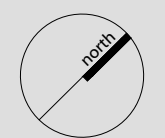
- Legend**
-  Subject Lands
 -  Existing Parcel Fabric
 -  Proposed Developments
 -  Land Use Layer does not conform with Use, Property Limits, or Zoning By-law (2010-0050)
 -  Land Use Layer does not conform with Hamlet boundary

Existing Land Use Designations
Schedule H4-1 Glen Williams Land Use Plan - Town of Halton Hills Official Plan, 2019

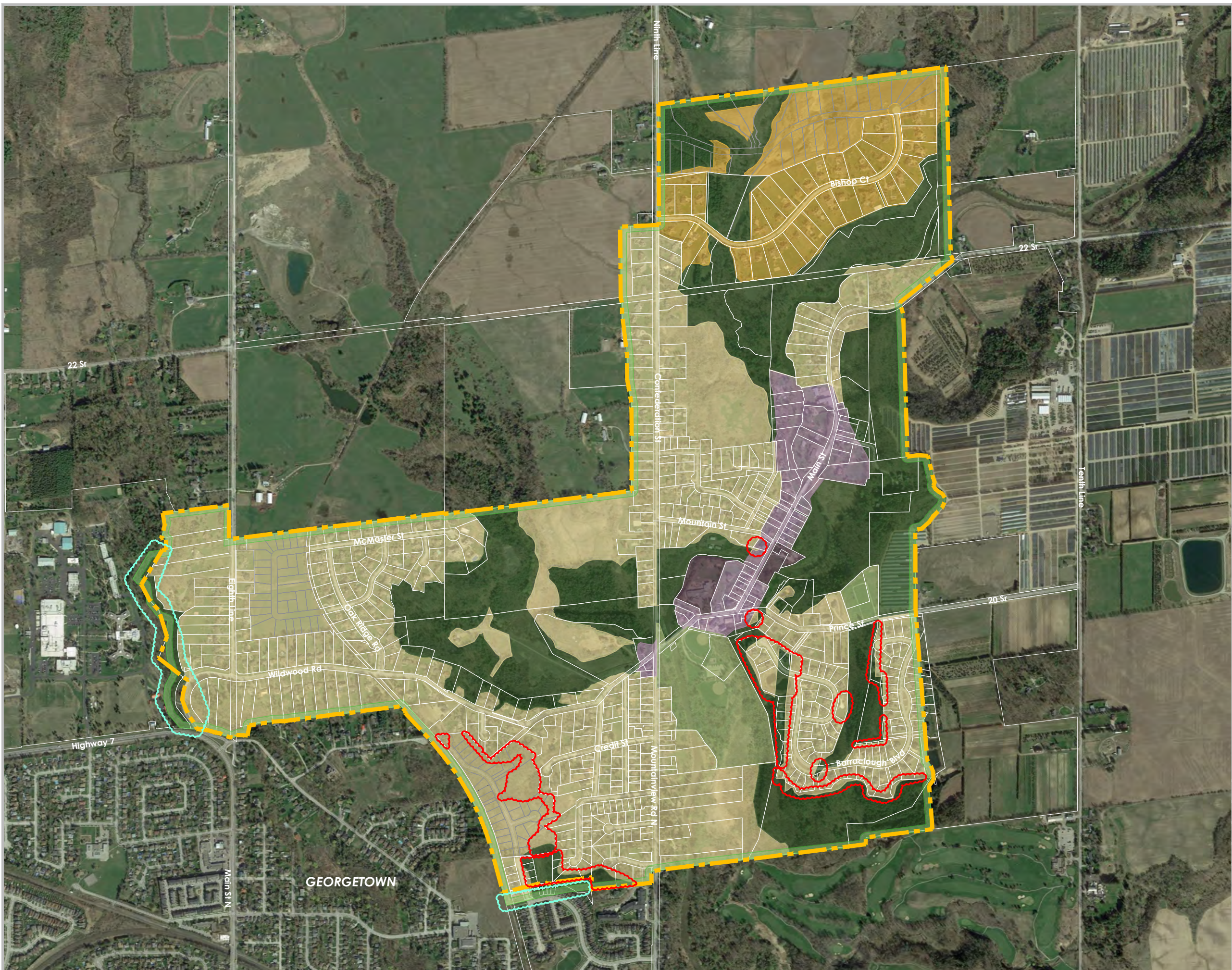
-  Hamlet Estate Residential Area
-  Hamlet Residential Area
-  Hamlet Community Core Area
-  Institutional Area
-  Open Space Area
-  Greenlands Categories
-  Hamlet Buffer

Sources:
 - Google Satellite Imagery
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There have been a total of 99 new lots created since 2007 with each lot containing a single detached dwelling unit for an additional population of 338 persons. There are 125 lots currently under review which could add additional population growth of 427 people post-2021. There is also one pending development application that could create an additional 34 lots and could result in additional population growth of 116 people but this application has not formally been submitted. Together, the applications under review and the pending applications would result in a total of 159 new lots post-2021 and a population growth of 543 people for a total potential future population of 2,306 people.

The in-effect Secondary Plan states that there is reserve capacity in the Georgetown Wastewater Treatment Plant (GWWTP) for a population of up to 2,600 for all three Hamlets within Halton Hills (Glen Williams, Norval and Stewarttown). However, Stewarttown since 2016, has been removed as a Hamlet within the Town and is now part of the Georgetown Urban Area. As such, the 2,600 population reference in the Secondary Plan only applies to Glen Williams and Norval.

Table 1: Unit and Population Growth in Glen Williams

Year	Total Population*	Total Lots	Lot Growth	Population Growth	Development Activity
2007	1,425	491	-	-	<ul style="list-style-type: none"> 19 vacant lots.
2020	1,763	590	99	338	<ul style="list-style-type: none"> 23 vacant lots (10 parcel subject to development applications per Section 4.2.2.3 below, leaving 13 vacant parcels with no active applications) Intercorp Meadows in the Glen – 91 lots, 310 people (approved, built)** Georgetown Investments – 8 lots, 28 people (approved, built)**
Post 2020	2,306	749	159	543	<ul style="list-style-type: none"> Eden Oak Creditview Heights – 31 lots, 106 people (approved, not built)** Eden Oak Meagan/McMaster– 32 lots, 109 people (Under review – at LPAT)** Charleston Homes Bishop’s Court Phase 2 – 28 lots, 96 people (Under review – Town)** Hodero Confederation – 34 lots, 116 people (Under review – Town)** Eden Oak Bayfield – 34 lots, 116 people***

*Note: The population per lot/dwelling unit is estimated at 3.018 people per unit for previously approved lots

**Note: The population per lot/dwelling is estimated at 3.4 people per unit for newly proposed lots.

***Note: A development application has not been filed to date for these parcels. The proposed number of lots is based on the latest information provided through the pre-consultation process and may be subject to change.

4.2.2 Development Activity

The following section provides a summary of the developments built prior to 2020 as well as recently approved and active development applications within the Hamlet.

4.2.2.1 Development Activity History

Since the adoption of the Secondary Plan, there have been various infill developments that have occurred. As identified in **Table 1**, there have been a total of 99 new lots that have been created since 2007 through plan of subdivision applications (**Figure 9**). This includes the 91 lots created and built as part of the Intercorp Meadows in the Glen application and 8 lots created and built as part of the Georgetown Investments application. In 2007, there were 19 lots that were vacant which has since been increased to 23 lots in 2020.

Since 2007, there has been minimal activity in the community core area in terms of commercial or office building expansion and growth. There has also been minimal activity for the community core area in terms of residential expansions and commercial renovations. There have been a total of 3 office/commercial conversions and 2 minor residential additions in the Community Core area as described in Table 2 below.

Table 2: Community Core Growth

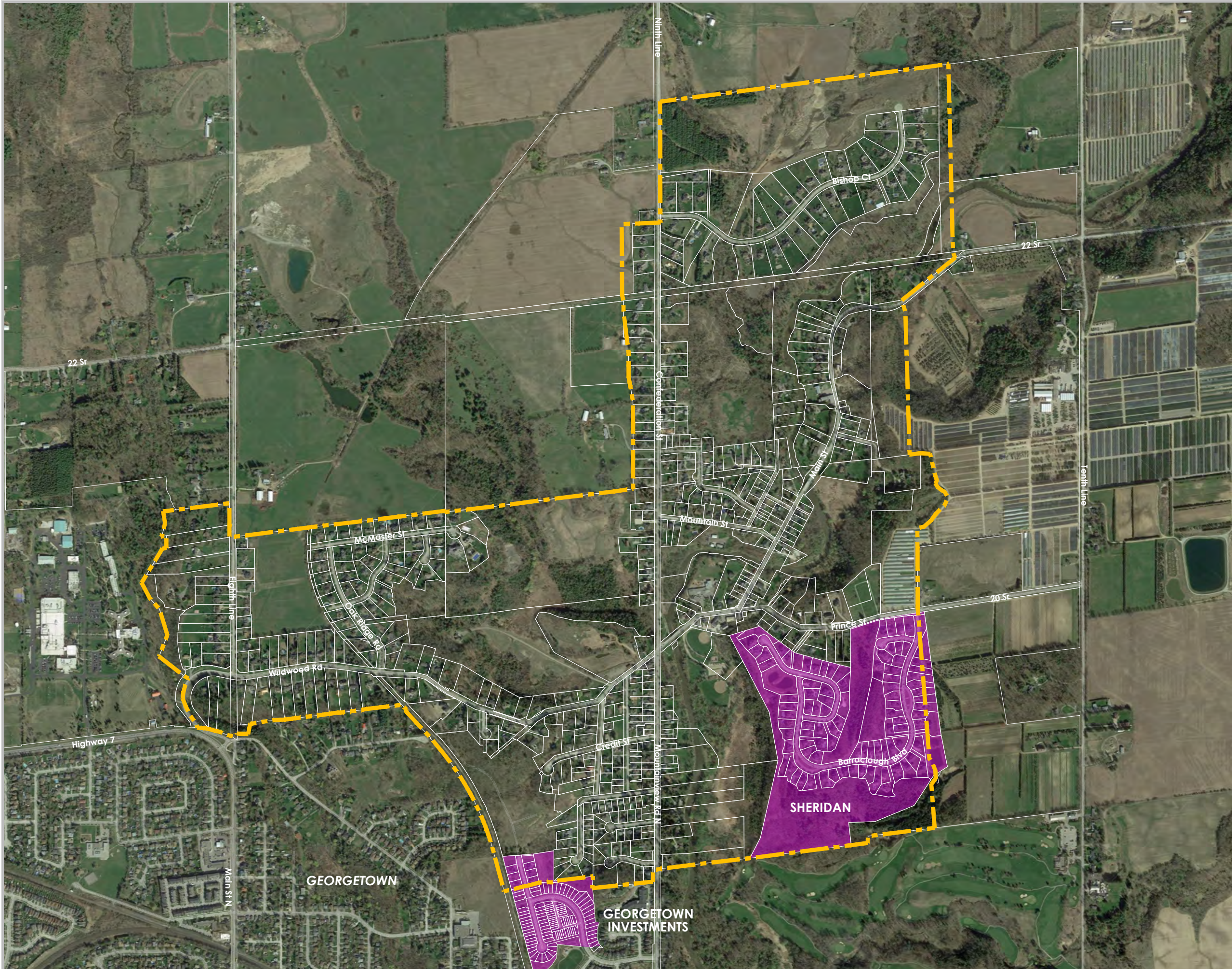
Year	Use	Address	Description
2011	Office Conversion	511 Main Street	Interior alterations to convert single detached dwelling to offices
2011	Residential Intensification	517 Main Street	Interior alterations to all floors to include second-floor residential
2015	Commercial Conversion	515 Main Street	Interior alterations in basement of existing shop to create Scaramouche restaurant
2015	Office Conversion	520 Main Street	Conversion of second floor from existing residential to office area
2019	Residential Intensification	549 Main Street	2-storey addition and interior alterations to existing dwelling

4.2.2.2 Active and Recently Approved Development Applications

Active and recently approved development applications include three residential subdivisions referred to as Eden Oak Meagan/McMaster, Eden Oak Creditview Heights, Charleston Homes Bishop's Court Phase 2 and Hodero Confederation that consist of 32, 31, 28 and 34 lots respectively for a total of 125 lots. The Eden Oak Creditview Heights application was approved by the Ontario Municipal Board in 2017 and the other three applications are still undergoing review by the Town. These recently approved and active applications are illustrated on **Figure 10**.

1. Eden Oak Meagan/McMaster

- In 2010, Eden Oak Homes (2147925 Ontario Inc.) filed re-zoning and subdivision applications in support of a 32 lot residential subdivision on a property located in the southwestern corner of the Hamlet of Glen Williams in Halton Hills, west of Wildwood Road, north of Eighth Line and south of Oak Ridge Drive.
- The file was circulated for comment and a Public Information Centre was held on November 6, 2012. A public



**Figure 9:
Developments Built
Between 2007-2020**

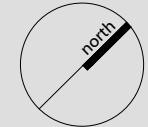
Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Legend

-  Subject Lands
-  Property Fabric
-  Developments Built Between 2007-2020

Sources:
 - Google Satellite Imagery
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

DATE: July, 2020
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FILE: 07135L
DRN: JB



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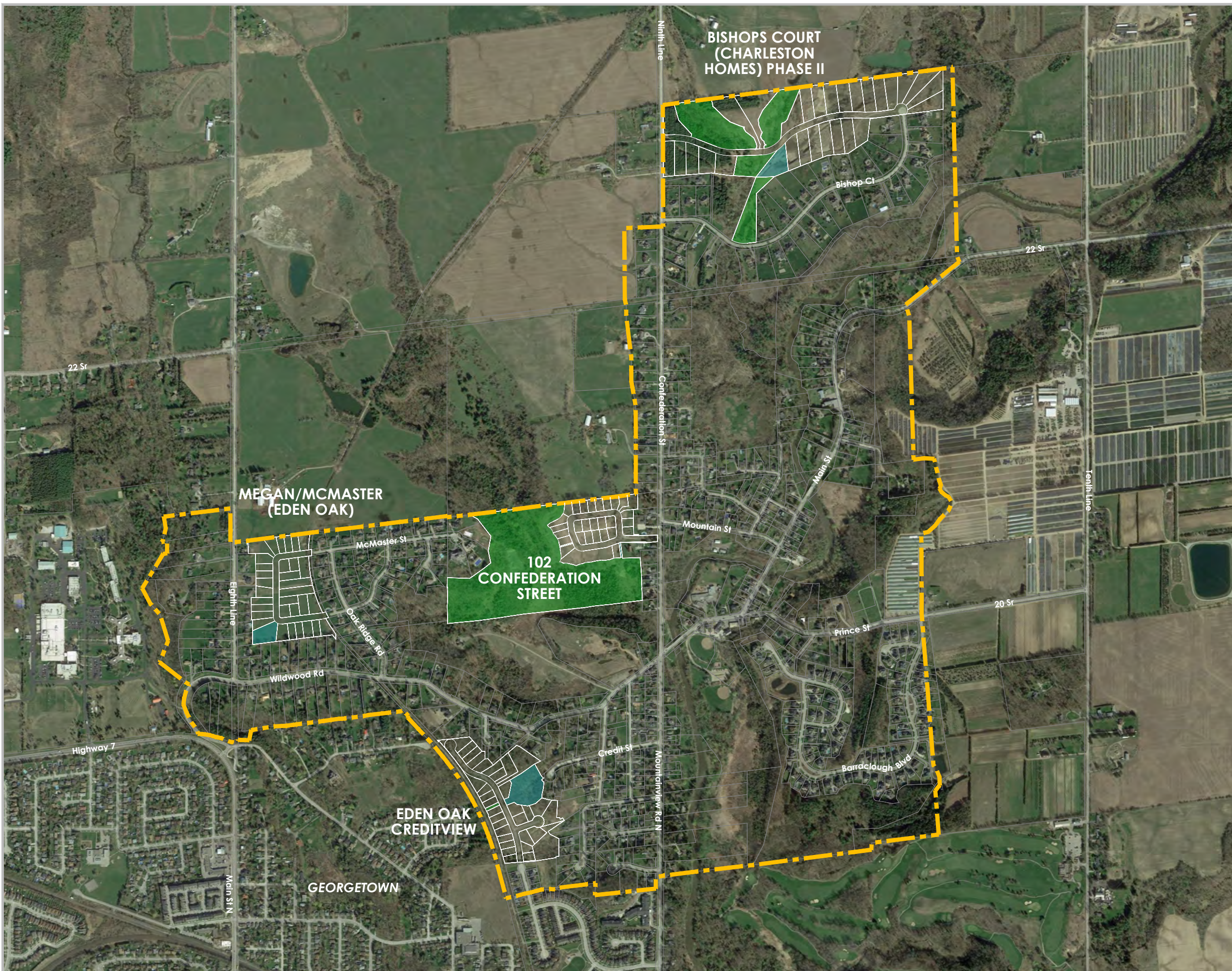


Figure 10:
Active Development Applications
 Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

- Subject Lands
- Proposed Developments
- Proposed Open Space
- Proposed Stormwater Management
- Existing Parcel Fabric

Sources:
 - Google Satellite Imagery
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meeting took place in January 2018.

- On June 26, 2017 the re-zoning and subdivision applications were appealed by Eden Oak to the Ontario Municipal Board (OMB Notice of Pre-Hearing Conference).
- The Region has received notification from the solicitor of the applicant that they are not going to be making a resubmission. There is no confirmation on timing for a resubmission.

2. Eden Oak Creditview Heights

- In 2008, Eden Oak Homes (Eden Oak (Creditview Heights) Inc.), filed rezoning and subdivision applications in support of a 31 lot residential subdivision located on vacant land at the end of Gamble Street.
- The Draft Plan of Subdivision and Zoning By-law Amendment was approved by the OMB in 2017.
- Draft conditions are anticipated to be cleared shortly to potentially allow registration of the subdivision to occur in 2020.

3. Charleston Homes Bishop's Court Phase 2

- In 2005, Charleston Homes filed rezoning and subdivision applications in support of a 28 lot residential subdivision at 12519 Ninth Line.
- The applications are still under review with Town staff still waiting on a resubmission from the applicant in response to comments provided in 2016.

4. Hodero Confederation

- In September of 2020, Hodero Confederation filed Official Plan Amendment, rezoning and subdivision applications in support of a 34 lot residential development located on vacant lands with access from Confederation Street.
- The applications are still under review with Town staff and external agencies.

4.2.2.3 Future Development

The figure below identifies existing vacant parcels according to the Town's records. The vacant parcels with either approved or active development applications have been delineated (**Figure 11**). According to the Town's records there are now currently 23 vacant parcels, 7 parcels were subject to the Creditview application discussed above which was approved at the LPAT, 3 parcels are subject to the other two applications under review, leaving 13 vacant parcels with no active applications.

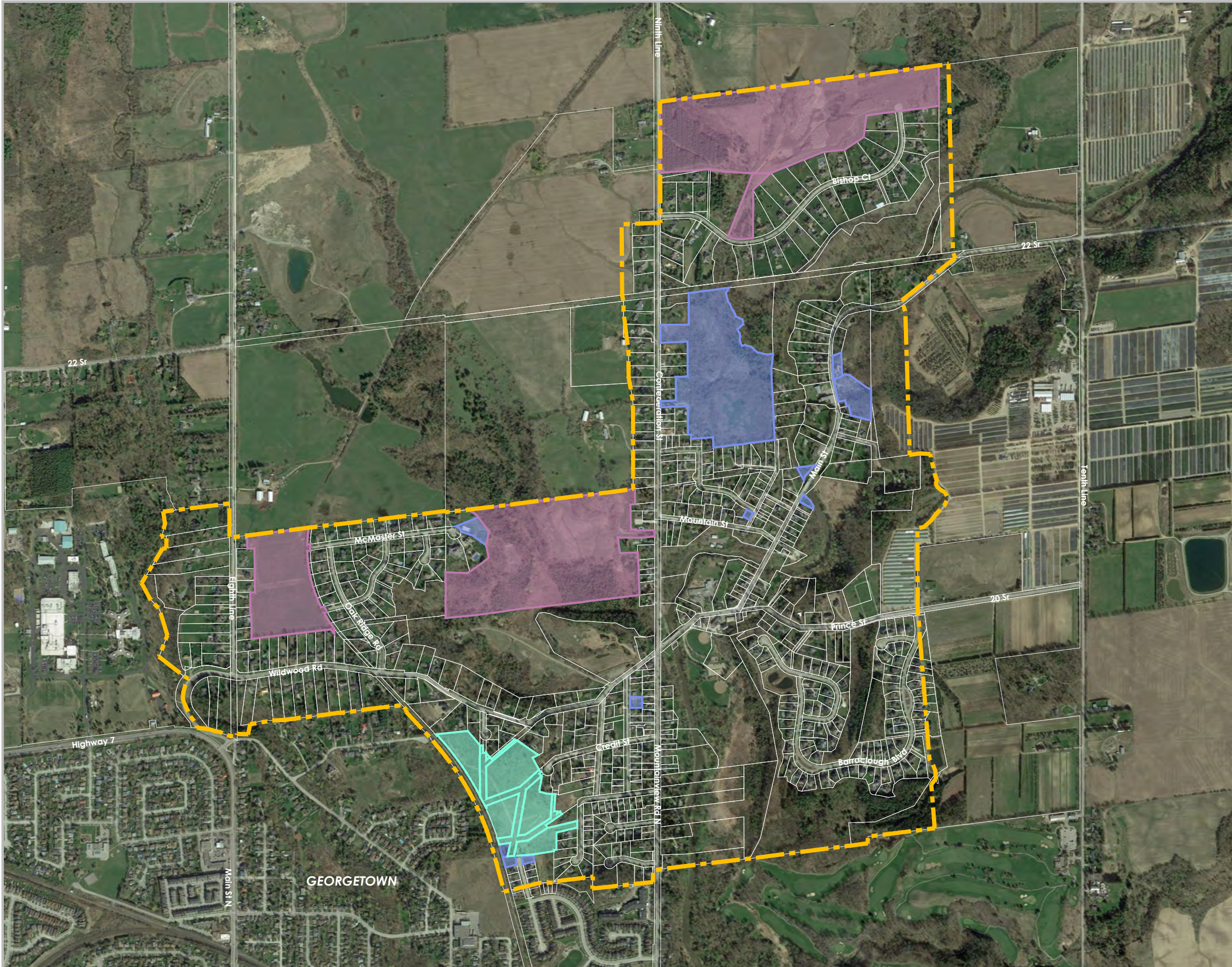
Based on the review of the existing development as well as approved and active development applications, there are limited opportunities for additional growth within the Hamlet in terms of vacant land area due to servicing capacity (as discussed in Section 4.3 below) and other physical constraints.

4.3 Servicing and Stormwater Management

4.3.1.1 Wastewater Servicing

The Georgetown Waste Treatment Plant (WWTP) has reserve capacity for 2,600 people which is for existing and future population and includes both the Hamlet of Glen Williams, and the Hamlet of Norval.

Existing sanitary sewers are located on Confederation Street from the south limit of Glen Williams to Main Street, Main Street from Mountainview Road North to Prince Street and the full extent of Barraclough Boulevard, Holdroyd Court, Ainley Trail and Gamble Street. Approximately 100 units in the Hamlet are currently fully serviced by sanitary



**Figure 11:
Remaining Vacant Parcels**

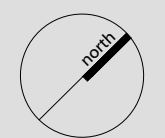
Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Legend

-  Subject Lands
-  Property Fabric
- Vacant Parcels**
 -  Vacant Parcels with approved applications (i.e. draft approved)
 -  Vacant Parcels with applications under review
 -  Vacant Parcels with no active applications

Sources:
 - Google Satellite Imagery
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

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sewers. The remaining existing lots/units are serviced with private septic systems.

Table 3 below identifies existing, approved or applications still under review that have been previously approved on either partial services or full services. All future development will be required to be on full municipal services, with the exception of the Charleston Homes Phase 2 development. Servicing capacity for all future development is to be confirmed to the satisfaction of the Town and Region. All future works (sanitary servicing) are to be completed in accordance with Town, Region and Conservation Authority requirements including the Scoped Subwatershed Study for Glen Williams (approved 2003).

Table 3: Unit and Population Growth in Glen Williams on Full vs. Partial Services

Development	Lots	Population*	Servicing Method**	Status
Charleston Homes Bishop's Court Phase 1	36	109	Partial Services	Built
Intercorp Meadows in the Glen	91	309	Full Services	Built
Georgetown Investments	8	27	Partial Services	Built
Eden Oak Creditview Heights	31	105	Full Services (not subject to 2,600 reserve due to extension of Georgetown services)	Approved, Not Built
Eden Oak Meagan/McMaster	32	109	Full Services	Under Review
Charleston Homes Bishop's Court Phase 2	28	95	Partial Services	Under Review
Hodero Confederation	34	116	Full Services	Under Review
Eden Oak Bayfield***	34	116	Full Services	Not yet submitted

*Note: The population per lot/dwelling unit is estimated at 3.018 people per unit for previously approved development and 3.4 per unit for newly proposed developments

**Note: Partial Services means municipal water is utilized and sanitary services are private.

***Note: A development application has not been filed to date for these parcels. The proposed number of lots is based on the latest information provided through the pre-consultation process and may be subject to change.

4.3.1.2 Water Servicing

Glen Williams' water is supplied entirely from groundwater using three municipal well fields: Lindsay Court, Princess Ann, and Cedarvale. All municipal roads are currently serviced with municipal water and there is an existing watermain install on all streets with existing development. There are many lots that are still serviced by private water wells that have the opportunity to connect to municipal water.

For all new proposed development, an extension of existing watermains will allow for the new lots to be serviced. Capacity in the existing municipal wells will continue to be monitored. Prior to any future development, applicable

capacity is to be confirmed to the satisfaction of the Town and the Region. All future works are to be completed in accordance with Town, Region and Conservation Authority requirements including the Scoped Subwatershed Study for Glen Williams (2003).

4.3.1.3 Stormwater Servicing

The Hamlet currently addresses stormwater management through a variety of approaches. The historic core near the Glen Williams Public School, the community residences south of Wildwood Road to Mullen Place on the west side of Mountainview Road, the homes along Confederation Street and Oak Ridge Drive north of Wildwood Road are not currently serviced for flow control or water quality treatment. Drainage from these areas flows along surface channels and ditches, and some storm sewers, with any major and minor flow systems conveying runoff directly to the Credit River and its tributaries. There is no evidence of stormwater management ponds or other systems to control flows and treat water quality as is common in hamlets and villages where more focus was on drainage when they were built, rather than stormwater management controls, which emerged as a concept in the 1970s. There appear to be no retrofits within the area such as ponds, widened ditches or check dams.

The Meadows in the Glen subdivision (also referred to as the Intercorp Meadows in the Glen subdivision), south of Prince Street, and the estates along Bishop Court (Charleston Homes Bishop's Court Phase 1) are serviced for flow control, water quality and erosion control by a traditional 'end of pipe' wet pond based stormwater management facilities with controlled, treated discharge to the local tributaries of the Credit River. Water balance measures in the study area are not apparent, and the average age of the established developments suggest that water balance was not a development criterion implemented in the approval windows.

New development shall adequately address stormwater management concerns to prevent degradations of natural streams and existing habitats. Water quantity, quality, water balance, and erosion concerns should be addressed in future studies. Considerations for Low Impact Development ("LID") principles will have to be given on top of adherence to the criteria established in Glen Williams Scoped Subwatershed Study (2003). The future studies on erosion control should include relevant information from the Credit Valley Conservation Authority's Fluvial Geomorphic Guidelines available at https://cvc.ca/wp-content/uploads/2015/05/CVC-Fluvial-G-Guide_April-2015.pdf.

Opportunities to provide SWM controls to currently uncontrolled areas, especially public roads, should also be evaluated as part of future studies.

4.3.1.4 Design of Future Services

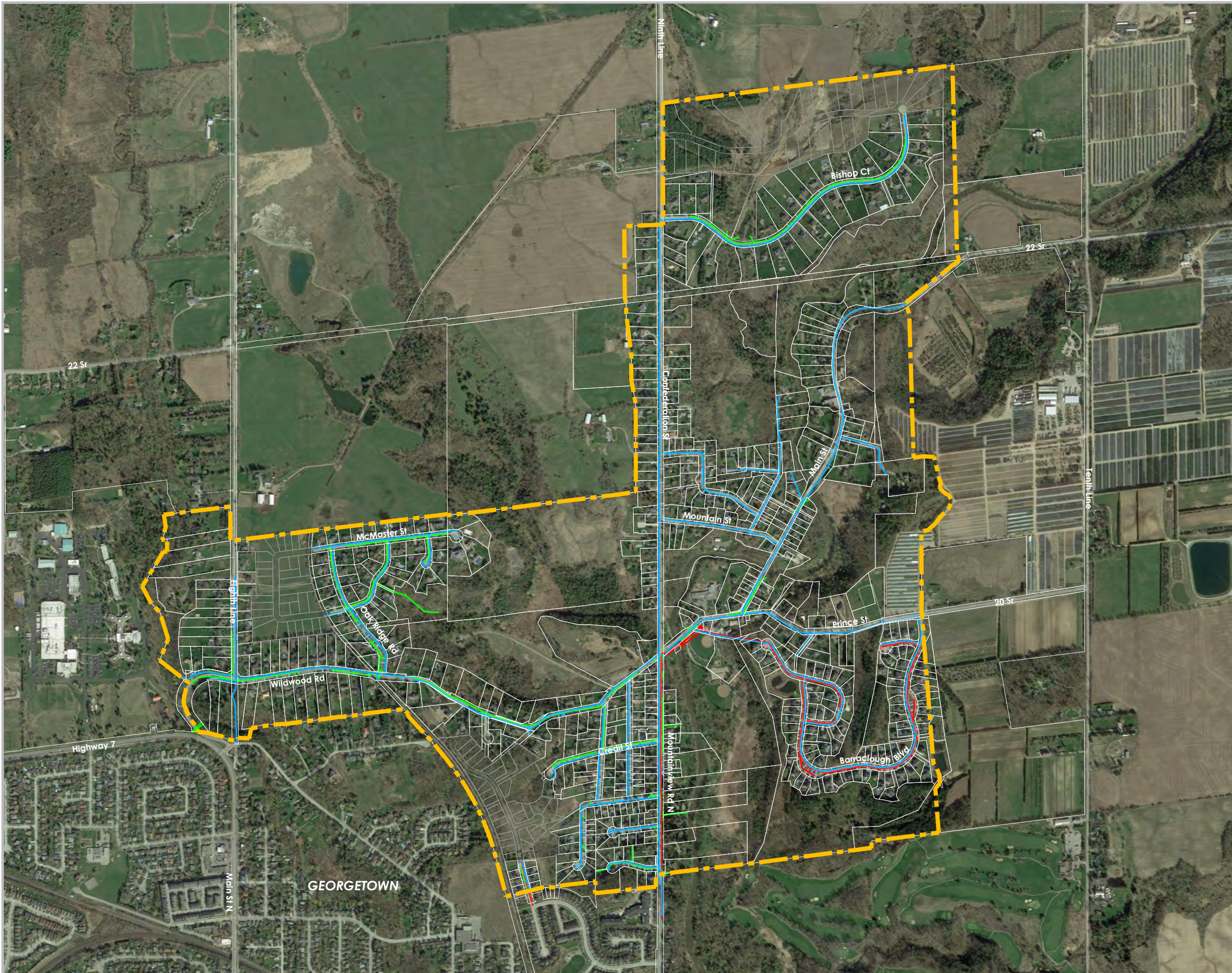
Existing municipal services are identified in **Figure 12**. The design of any future services (sanitary, water mains, and storm sewers), shall be in accordance with the latest Town of Halton Hills and Region of Halton standards drawings, specifications, and Guidelines/Master Plans as applicable. Ontario Provincial Standard drawings and specifications may be subject to the approval of the Town of Halton Hills and the Region of Halton, and be used where no Town of Halton Hills or Region of Halton standards or specifications are available. The design should be in accordance with Town standards, criteria, and decision making as the Town of Halton Hills will ultimately own and maintain the infrastructure. The design should consider the operation and future maintenance of the utilities and the SWM facilities to be in accordance with the Town and the Region's standards as applicable. Reference to the approved Scoped Subwatershed Study (2003) should be provided where necessary. The design of any future SWM facilities shall also be in accordance with the Scoped Subwatershed Study (2003), Town of Halton Hills Stormwater Management Policy (2009), and the Town of Halton Hills upcoming Consolidated Linear Infrastructure Environmental Compliance Approval.

Figure 12:
Existing Municipal Services

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

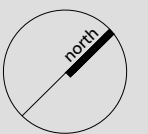
Legend

-  Subject Lands
 -  Existing Parcel Fabric
 -  Proposed Developments
- Existing Municipal Services
-  Watermain
 -  Water Service Lead
 -  Sanitary Sewermain
 -  Sanitary Service Lateral
 -  Stormwater Sewermain



Sources:
 - Google Satellite Imagery
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4.3.1.5 Credit River Watershed

The Credit River Watershed is subdivided into 20 sub-watersheds and a majority of delineated sub-watersheds have completed comprehensive studies that aim to achieve and properly manage the health of the watershed as a whole. The main objective of such sub-watershed studies is to distinguish environmental concerns over broad areas of land by integrating the functions of resource management and the land use planning process. Located in Credit River Watershed, the hamlet of Glen Williams occupies portions of two Credit River sub-watersheds, and they include (Figure 13):

- Silver Creek (Subwatershed #11);
- Credit River – Cheltenham to Glen Williams (Subwatershed #12)

CVC completed a sub-watershed plan for Silver Creek (Subwatershed #11), that characterized the sub-watershed area in terms of hydrogeology, hydrology, hydraulics, terrestrial and aquatic systems, and stream geomorphology. According to this study, the Silver Creek Subwatershed is further subdivided into 13 sub-catchments. Glen Williams predominantly occupies sub-catchments 1117 and 1119 of Silver Creek. Dillon Consulting provided a Scoped Subwatershed Plan for the Glen Williams Integrated Planning Project in 2003. The intent of the Scoped SWS was to provide a framework for the protection and enhancement of important ecological features, including the surface water resources of the Glen Williams area.

The Scoped Subwatershed Study (2003) was published prior to the establishment of LID as a preferred initial mitigation strategy in stormwater management systems. Relevant sections from the 2003 Scoped Subwatershed Study have been incorporated into this background study with more recent frameworks such as LID considerations integrated into the appropriate sections.

As a result, this study provided a set of high-level recommendations regarding the management of natural resources. In terms of groundwater, both sub-catchments were recognized as low recharge sub-catchment areas, and, therefore, the study recommended maintaining groundwater recharge levels to prevent a decrease in the local water table, prevent a decrease in baseflow to Silver Creek and the Credit River, and degradation of overall water quality. In terms of water balance, maintaining the water balance and flow paths were seen as essential to maintaining overall watershed health and patterns of annual runoff, evapotranspiration and infiltration. With regards to surface water, the study recommended no increase in peak flow rates, while proposing a structural approach for meeting the objectives (i.e. stormwater management ponds). Furthermore, the study excluded future development in the floodplains. Any future studies should follow the Conservation Authority's policies related to land use and hazard management.

4.3.1.6 CVC'S Stormwater Management Criteria (2012)

Utilizing guidance and recommendations from the existing sub-watershed studies, such as the Silver Creek and the Credit River, the CVC has provided the most efficient, economical and environmentally sound method of controlling stormwater runoff from each sub-watershed by providing a guiding CVC Stormwater Management Criteria (2012) for the preparation of subsequent individual stormwater management plans. The CVC SWM Criteria (2012) are currently under review and updates are anticipated by the end of 2021. This update will align with current Provincial policies and technical guidelines. Proposed SWM strategies should reference the updated document once it is available, and should also consider climate change matters.

With respect to stormwater management, CVC Stormwater Management Criteria (2012) provides guidance in the planning and design of stormwater management infrastructure and outlines the processes and infrastructure needed to address the concerns related to:

- water quantity (flooding);
- water quality;

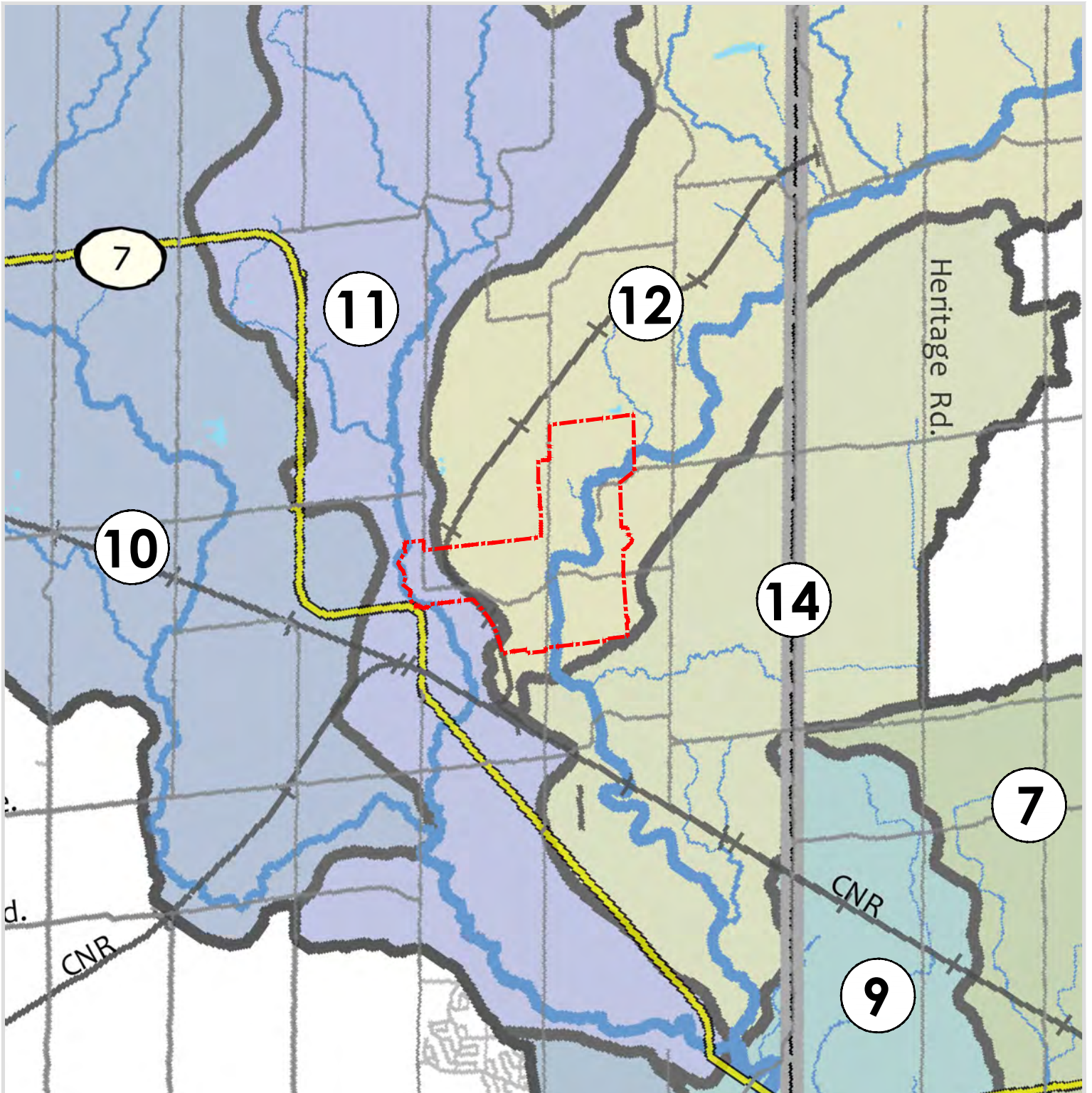










Figure 13:
Subwatersheds Map
 The Credit Valley Conservation Watershed Mapping, 2009

Legend

-  Subject Lands
-  CVC Boundary
-  Subwatersheds
-  Lakes and Ponds
-  Rivers and Streams
-  Highway
-  Major road
-  Railroad

Subwatersheds

- 7. Huttonville Creek
- 9. Norval to Port Credit
- 10. Black Creek
- 11. Silver Creek
- 12. Credit River - Cheltenham to Glen Williams
- 14. Credit River - Glen Williams to Norval

Sources:

- Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

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Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

- water balance; and,
- erosion.

It is important to note that the SWM criteria described in this document should be reviewed alongside the approved SSWS (2003) and may be augmented or in some cases superseded by a subsequent comprehensive environmental study such as Environmental Implementation Reports (EIRs). In this case, the alternate design criteria must meet the objectives of CVC's most up-to-date environmental design criteria (i.e. flood control, water quality, erosion, recharge, natural heritage system).

Proposed SWM plans must include an evaluation of the hydraulic, hydrologic, geomorphic, hydrogeologic, and ecological conditions of a subject area, and be designed to address quantity, quality, erosion, and water balance (including both groundwater recharge and water balance for natural features).

Water Quantity (Flooding Requirements)

According to the CVC Stormwater Management Criteria (2012), background studies revealed that site specific stormwater management approaches that focus on the control of peak flows to existing levels within tributaries can cause increase in peak flow rates within the main branch of the Credit River. Therefore, the flood control criteria were defined for all sub-watersheds on a tributary basis. These criteria also define the design storm distribution used in the approved hydrology model to be used when addressing flood control criteria.

According to the SSWS (2003) a detailed hydrologic assessment was performed to evaluate potential effects on two levels: effects at local level and effects at sub-watershed level (Credit River). As part of SSWS a continuous simulation were used to assess impacts to stream flow regimes of receiving streams in terms of the frequency, magnitude and duration (indicators of impact) of stream flow events that occur throughout the entire year. The surface runoff impacts on Credit River was assessed with GAWSER as part of the sub-watershed analysis. Given the extent of the upstream area and the size of the subwatershed, the model did not demonstrate any measurable change in flows. Therefore, no additional assessment is needed in this regard.

For Silver Creek (Subwatershed #11), the flood control criteria is to provide post-development to pre-development control for all storms, up to 100-year return period, including 2, 5, 10, 25, and 50-year return periods. The identical criteria are adopted for the portions of the study area occupied by Glen Williams (Credit River – Cheltenham to Glen Williams (Subwatershed #12). It should be noted that the post-development to pre-development control for all storms forms an upper boundary on the allowable flow rates for new developments. Low Impact Development ("LID") strategies provide additional benefits in the form of groundwater recharge and lower overall annual erosive energy contributions to downstream receiving water systems.

Water Quality

According to the CVC Stormwater Management Criteria (2012), the water quality criterion urges that all watercourses and water bodies (e.g. Lake Ontario) within CVC's jurisdiction require an Enhanced level of protection (80% TSS removal).

Water Balance Criteria

CVC has also established the water balance criteria to protect groundwater, baseflow and other natural features, such as woodlands and wetlands. Managing the water balance may require the incorporation of infrastructure as part of development application that endeavors to match the pre-development proportions of infiltration, runoff, and evapotranspiration on an average, annual basis.

Detailed study undertaken by CVC resulted in mapping of water budget parameters throughout CVC's jurisdiction, and was used to provide estimated distributions of recharge/infiltration, precipitation, evapotranspiration, and runoff. Within the CVC watershed, five types of recharge areas are distinguished, with corresponding recharge criteria.

Important recharge areas include SGRAs (Significant Groundwater Recharge Areas), EGRAs (Ecologically Significant Groundwater Recharge Areas), HGRAs (High Volume Groundwater Recharge Areas), MGRAs (Medium Volume Groundwater Recharge Areas) and LGRA (Low Volume Groundwater Recharge Areas).

A significant portion of the project study area occupies ecologically significant groundwater recharge areas (EGRAs) and low volume recharge areas (LGRA). For EGRAs, site specific water balance is required to identify pre-development groundwater recharge rates and distribution as well as related hydrologic and ecologic functions. Recommended criteria are to maintain pre-development groundwater recharge rates and appropriate distribution ensuring the protection of related hydrologic and ecologic functions.

Where one of these areas is to be investigated as part of an EIR, CVC requires the undertaking of area specific water balance analyses to identify pre-development recharge rates and distribution. The criteria include the maintenance of pre-development recharge rates and appropriate distribution. In areas where development may impact a sensitive ecological feature, a site-specific water balance may also be required.

Erosion

In the Credit River Watershed, 50% of the average, annual rainfall volume must be retained on-site (often implemented as a minimum retention volume of 5 mm across the site) where conditions do not warrant the detailed analyses. However, if a site drains directly to a sensitive creek, a geomorphologic assessment study must determine the site appropriate erosion threshold. Depending on the results of the erosion assessment, runoff from a 25mm depth storm event detained for a 48 hour detention period may also be required for sites with SWM ponds. Erosion Control Criteria needs to reflect that the target will be developed in accordance with the CVC Geomorphologic Guide.

Floodplain Management

CVC regulates natural hazard areas associated with surface flooding in the Glen Williams Study area. The Regulatory Event that determines areas of flooding inundation is a repeat of Hurricane Hazel in the 1950s. These areas are mapped by the CVC and are available via several public resources. A map of the flood inundated areas is shown below in **Figure 14**. Properties that intersect with the floodplain areas are regulated under CVC's Ontario Regulation 160/06. Land altering activities on these properties require a permit from the CVC to ensure those activities are consistent with their policies to ensure the protection and control of flooding is maintained in the future.





The existence of a property in the floodplain does not imply the property is subject to frequent flooding or is undevelopable. Climate change impacts forecasted for the Greater Toronto Area project increased intensity rainfall events with longer duration drought periods between them (Adamowski et al., 2003). This may increase the relative frequency of events that may create localized flooding occurrences. Floodplain mapping of the Credit River and its tributaries however is intended to illustrate areas that may be subject to flooding if the largest precipitation event that the Province has experienced were to occur again and it were to intersect with the Credit Valley watershed (fluvial flooding). The floodplain mapped areas are typically associated with fluvial flooding and show areas that may experience flooding from river water levels exceeding their bank elevations due to excessive precipitation across the watershed. It is also noted that in urban settings, river water is not the only source of flooding and flooding can occur outside of the floodplain mapped areas due to excessive rainfall in areas without drainage systems installed.

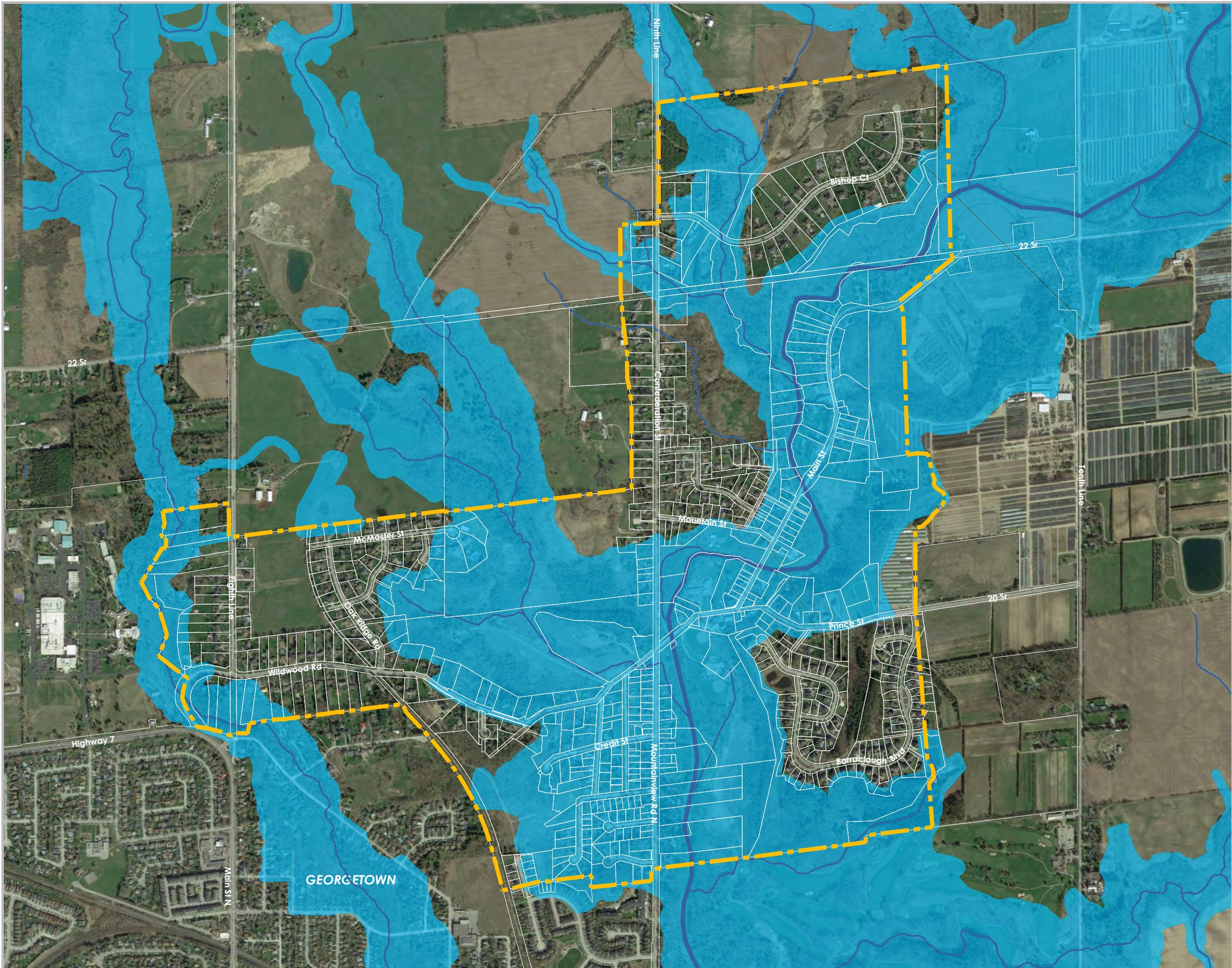
Glen Williams has a history of flooding from the Credit River. It is recognized that the current Credit River floodplain within the Hamlet requires updating and that the current modeling approaches (1-D) may not be appropriate for large river flooding of urban areas. Updates to floodplain mapping and modelling may be considered in the future by CVC and should be incorporated in a future update to the Secondary Plan when made available. In addition, the area's history of ice jams during spring freshet periods is an additional risk to surface flooding caused by elevated river water levels. Infrastructure improvement plans for the area should consider the history of ice jam events, their causes and measures to ensure stability and performance of the infrastructure during the events.

Figure 14:
Flood Inundated Areas

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

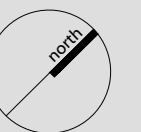
Legend

-  Subject Lands
-  Natural Heritage System
-  Flood Inundated Areas
-  Watercourse



Sources:
 - Google Satellite Imagery
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

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4.4 Natural Heritage and Environment

4.4.1 Existing Natural Heritage Features

The existing natural heritage features in Glen Williams identified in the existing Secondary Plan, are categorized as follows:

- **Core Greenlands, which include:**
 - CVC regulatory flood plain;
 - fish habitat;
 - woodlands within or contiguous to the main valley system of the Credit River; and,
 - riparian corridors linked to watercourses with fish habitat.
- **Supportive Greenlands, which include:**
 - woodlots;
 - unevaluated wetlands;
 - steep slopes; and,
 - minor tributaries of the Credit River.

The Core Greenlands designation applies to the most important natural features and areas that perform critical ecological functions; these are generally consistent with Category 1 lands as described in the Scoped Subwatershed Study (2003). The Core Greenlands designation surrounds the Credit River, the tributary to the Credit River, and Silver Creek. Supportive Greenlands, generally consistent with Category 2 lands as outlined in the Scoped Subwatershed Study (2003) contain functions and linkages that support the ecological function of the features in the Core Greenlands designation. The Core and Supportive Greenlands are not broken down into sub-components in the Secondary Plan mapping, however, the Core Greenlands are mostly consistent with locations of wetlands and larger wooded areas from provincial and regional data sets, and appear to be consistent with smaller woodlands, unevaluated wetlands and linkage areas. There is no Core Greenland designation associated with the Credit River south of Prince Street which should be addressed in the review.

While features are identified in the Secondary Plan as Supportive and Core Greenlands, natural heritage features are described in the HHOP as Greenlands A and B and within the Halton Region Official Plan as the Regional Natural Heritage System and as Key Features. It is recommended that the designations within the Secondary Plan be reviewed and considered in the context of the HHOP and the Regional Plan to ensure consistency with the approach to natural heritage and protection.

The mapped GW-SP NHS (**Figure 15**) captures the ROP NHS areas (**Figure 16**).

The consideration of any enhanced natural heritage protection areas, a priority identified through public consultation, should be further addressed through consideration of the CVC NHS features. **Figure 17** identifies the wetland areas identified as part of the CVC NHS outside of the existing mapping as discussed above. CVC does not specifically regulate woodlands, unless the woodlands are associated with a wetland, or floodplain.

4.4.2 Credit Valley Conservation Authority

The Glen Williams Area is within the middle reach of the Credit River Valley, under the jurisdiction of the CVC / Ontario Regulation 160/06. The Credit River and one of its tributaries flow through the centre of the Area, and Silver Creek flows along the western border. The northern portion of the Secondary Plan area is within the Cheltenham to Glen Williams Subwatershed, and the southern portion is within the Silver Creek Subwatershed.

CVC serves as technical advisor to the Town for development applications, providing comments and review of natural heritage and natural hazards management. CVC policies, development setbacks and protections for watershed NHS features are outlined in the *Credit Valley Conservation Watershed Planning and Regulations Policies* (April 2010) document. CVC policies apply in all regulated areas.



Figure 15:
Schedule H4-2 -
Glen Williams
Environmental Areas
 Town of Halton Hills Official
 Plan, 2019

Legend

- Supportive Greenlands
- Core Greenlands
- Hamlet Buffer
- Area of Potentially Higher Recharge
- Hamlet Boundary
- Waterbody
- Limit of Regulatory Flood
- Watercourse

DATE: May 2020

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Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

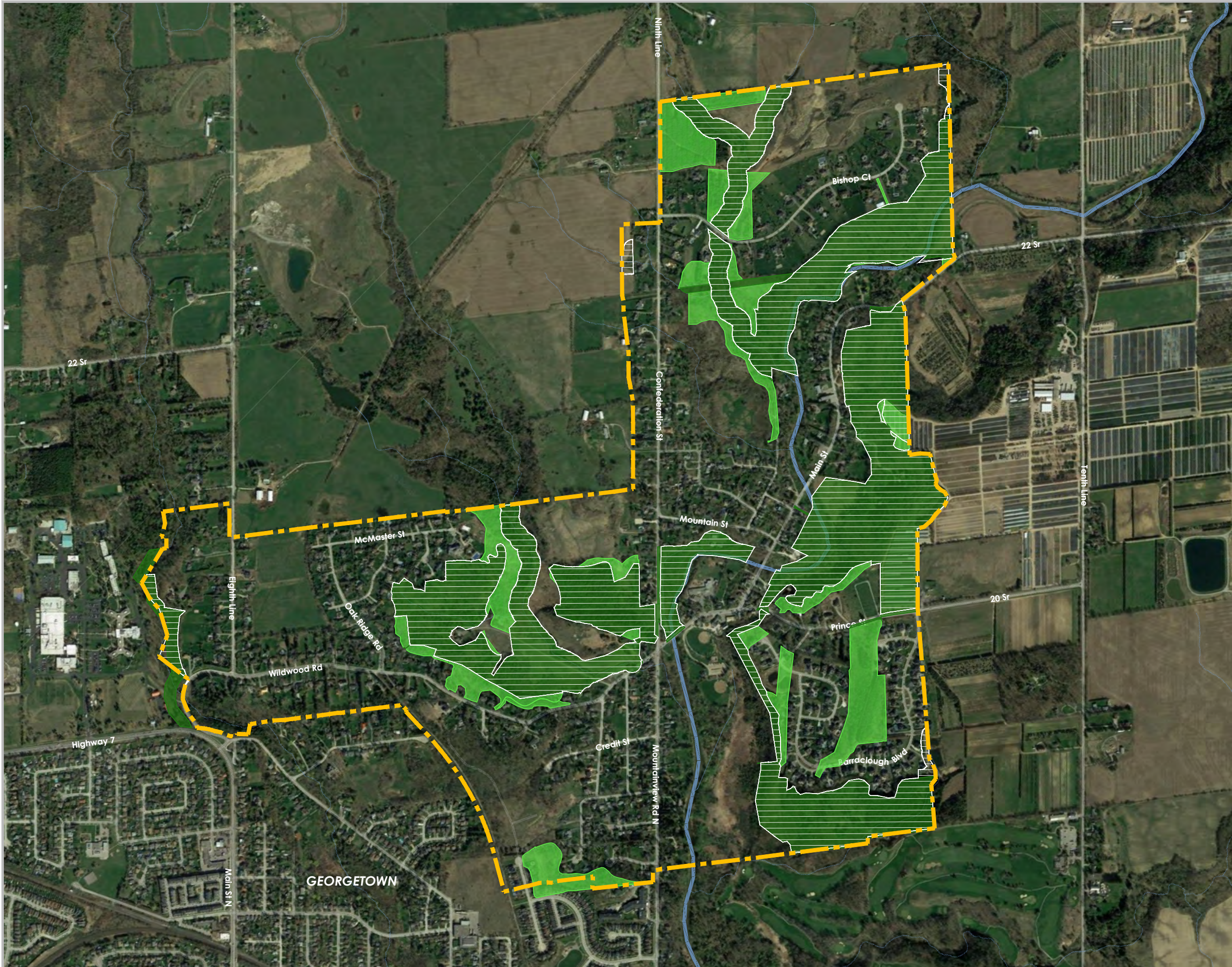







Figure 16:
**Glen Williams Secondary
 Plan NHS and Regional
 Official Plan NHS**

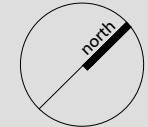
Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

-  Subject Lands
-  Town of Halton Hills Core Greelands
Town of Halton Hills Official Plan, Schedule H4-2
-  Town of Halton Hills Supportive Greelands
Town of Halton Hills Official Plan, Schedule H4-2
-  Regional Natural Heritage System
(ROPA No. 38)
-  Watercourse

Sources:
 - Google Satellite Imagery
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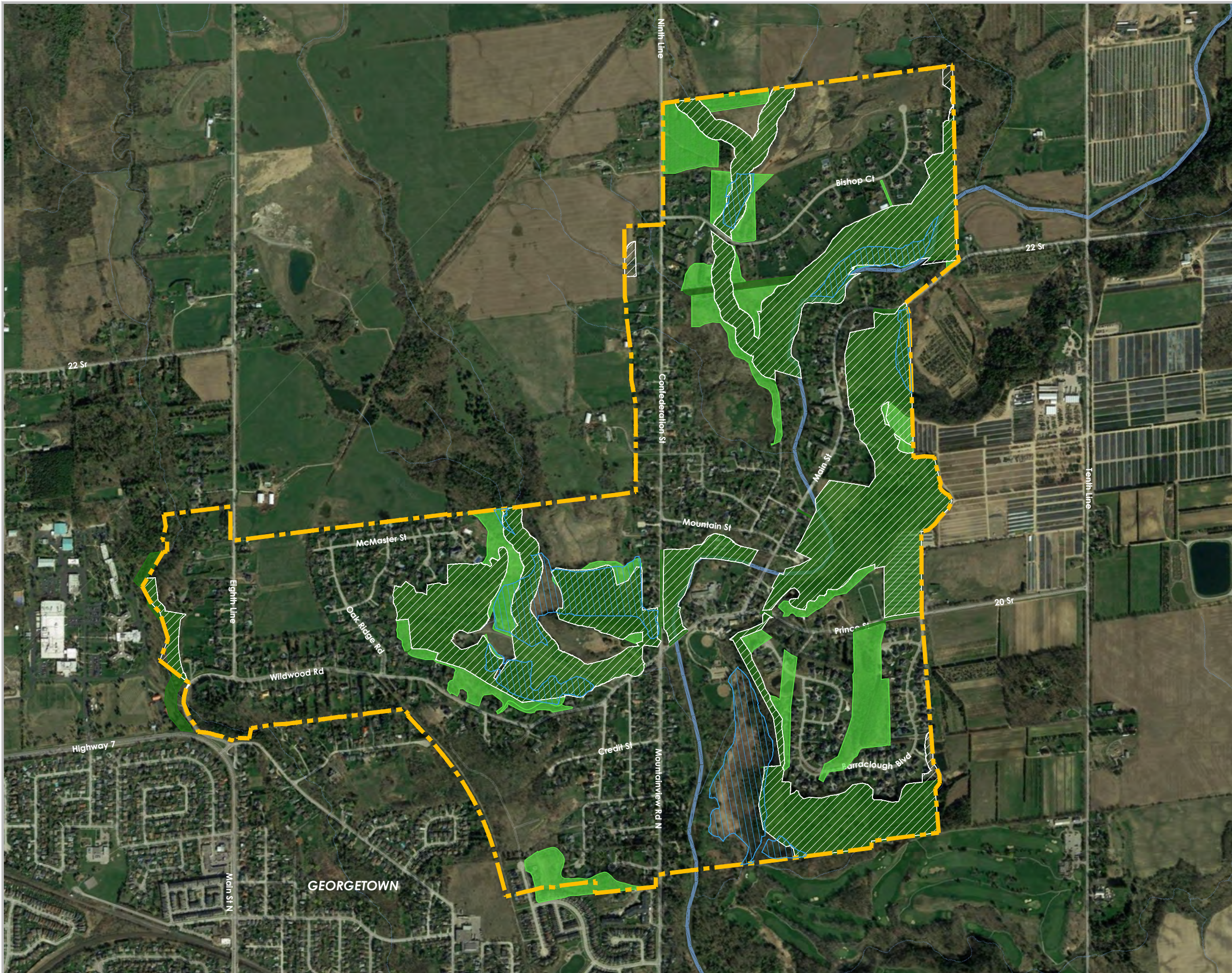








Figure 17:
**Glen Williams Secondary Plan
 NHS and CVC NHS**

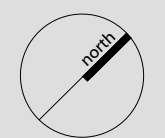
Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

-  Subject Lands
 -  Town of Halton Hills Core Greenlands
Town of Halton Hills Official Plan, Schedule H4-2
 -  Town of Halton Hills Supportive Greenlands
Town of Halton Hills Official Plan, Schedule H4-2
 -  Regional Natural Heritage System
(ROPA No. 38)
 -  Watercourse
 -  Wetlands
- Credit Valley Conservation Authority

Sources:
 - Google Satellite Imagery
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy
 - Credit Valley Conservation Authority

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The CVC Natural Heritage System Strategy (CVC-NHSS, 2015) incorporates the natural heritage evaluations completed as part of comprehensive subwatershed studies into an NHS which is intended to assist in updating existing natural heritage system protection strategies within the context of watershed health. The CVC regulatory limit surrounds the Credit River, the tributary to the Credit River, Silver Creek, and associated wetlands. The CVC NHSS shows high-functioning and supporting woodlands, as well as High-Functioning and supporting valleyland surrounding these watercourses, and areas of high-functioning wetland within the Credit River regulatory limits. These areas are also classified as core ecofunction, highly supporting ecofunction and supporting ecofunction within the Credit River Watershed NHS.

High-functioning and supporting woodlands identified in the 2015 CVC-NHSS mapping are mostly captured in current HHOP and ROP mapping. There are two areas of “supporting woodland” south of Prince St, along each side of the Credit River that are not included in current HHOP mapping, but appear to meet Core Greenlands criteria under current HHOP policy H4.9.2.1, as they are contiguous to the main valley system of the Credit River. However, it is our understanding that ROP mapping was updated in consultation with CVC and that mapping does not identify these specific areas as woodlands.

High-functioning and supporting valleylands identified in the 2015 CVC-NHSS are not addressed in the current HHOP or current ROP mapping. While this may reflect the built-nature of the Glen Williams Settlement Area, valleylands provide important terrestrial and aquatic habitats, supporting highly diverse and productive ecosystems, connecting landscapes by linking riverine wetlands and watercourses to adjacent woodlands and upland habitats. The Credit River Watershed Natural Heritage System Strategy Technical Report (2005) recommends that within Settlement Areas best management practices to reduce nutrient or pollutant input into the valley, management of invasive species, and facilitation of the linkage functions could be used to maintain the ecological and hydrological function of valleylands.

Significant Valleylands, as defined in the PPS (2020), are protected natural heritage features. As such, new applications for development that are within 120m of the Credit River Valley should include an impact assessment that considers Significant Valleylands under the PPS. Such an assessment should address the 2015 CVC mapping of High-Functioning and Supporting Valleylands, and utilize guidelines such as the Natural Heritage Reference Manual (MNRF, 2010) or equivalent.

4.4.3 Ministry of Environment, Conservation, and Parks

The Ministry of Environment, Conservation, and Parks (MECP) administers the provincial Endangered Species Act, 2007 (ESA), which protects designated species and their habitat. Species at Risk (SAR) are designated under the ESA as Extirpated (EXP) Endangered (END), Threatened (THR), or Special Concern (SC). Species and their habitat are required to be protected if classified as END or THR. There is no legal protection for species ranked as Special Concern or conservation status ranks by the NHIC including provincially rare (S-Rank), or regionally/locally rare (L-Rank); their preservation, when found, is encouraged to assist with preserving Ontario’s biodiversity.

MOECP is the approval agency for ESA permits, and oversees Notice of Activity registrations for scenarios which meet exemption criteria under the ESA. The confirmed presence of THR or END species is part of the criteria to establishing whether habitats are considered “Significant” under the PP, GGH, and Regional and local Official Plans. CVC serves as technical advisor to the Town for development applications, providing comments and review of natural heritage and natural hazards management. CVC policies, development setbacks and protections for watershed NHS features are outlined in the Credit Valley Conservation Watershed Planning and Regulations Policies (April 2010) document. CVC policies apply in all regulated areas.

4.5 Transportation

The current travel behavior within Glen Williams is predominately auto-oriented. . The Town's Official Plan identifies the road network and classifications for the area, on Schedule B1, which is included in this report as **Figure 18**. The Town of Halton Hills TMP identifies the road network and classifications for the area, on **Figure 6**, which is included in this report as **Figure 19**. These documents summarize the road network classification as follows:

- One Minor Arterial Road : Confederation Street from Wildwood Road;
- Three Collector Roads: Main Street, Prince Street and Wildwood Road; and,
- The remainder of the road network consists of local roads.

The only existing public transit service in the Glen Williams community, is ActiVan, a paratransit service for disabled and senior residents, and a Youth Taxi Scrip program offering discounted taxi service for residents aged 13 to 19.

The Hamlet is in close proximity to the Georgetown GO Station, which is served by Kitchener GO Line and GO Bus Service.

A Transit Feasibility Review was completed in June 2019, and discussed further in Section 5.3.7.3 of this Report.

There is a significant trail network through the Hamlet as identified in **Figure 6** of this Report that allows citizens to circulate throughout the community while using active forms of transportation. In an effort to further encourage the use of active transportation, the Secondary Plan proposes a number of additional links that would increase connectivity and convenience for active transportation users in the community.

The Secondary Plan references a transportation assessment that was completed as part of the Secondary Plan review in 2007 that made recommendations and observations within Glen Williams. The transportation assessment did not foresee the need for any new roadways within the Hamlet but did anticipate that external traffic passing through the Hamlet would continue to grow over time.

The Secondary Plan also seeks to preserve the rural character of the roadways and to consider implementing design standards within the Hamlet that encourage this rural cross section to be maintained for new developments within the Hamlet.

4.5.1.1 Parking

Given the mostly residential nature of Glen Williams, most parking takes place in driveways and garages with some on-street parking permitted.

In recent years the community has made some changes in parking policy within the Town to address parking needs and operational issues. In January of 2019, the Town approved boulevard parking, allowing vehicles to park in the boulevard portion of their driveway provided it was parked fully on the pavement while facing the direction of travel of the adjacent lane and not encroaching on the sidewalk or adjacent lane. The Town also approved an extension in on-street parking to six hours from the previous five hours and removed all limits for vehicles displayed with an accessibility permit.

The Town has commenced a Parking Study but there is no information available to date. Further information will be provided by the Town as this study progresses and it will be considered as part of this review.

4.5.1.2 Planned and Ongoing Road Improvements

There is currently one planned road reconstruction project ongoing in Glen Williams as described below. There may be additional roadway improvements that occur through the construction of new developments in order to provide





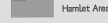


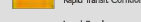
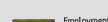







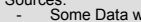
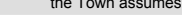


Figure 18:
**Schedule B1 -
 Functional Plan of
 Major Transportation
 Facilities**

Town of Halton Hills Official
 Plan, 2019

Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

-  Subject Lands
-  Town of Halton Hills Boundary
-  Major Transit Station
-  Urban Area
-  Hamlet Area
-  Rural Cluster Area
-  Commuter Rail Corridor
-  Rapid Transit Corridor
-  Local Road
-  Employment Road
-  Collector
-  Minor Arterial
-  Major Arterial
-  Multi-purpose Arterial
-  Provincial Highway
-  Proposed Local Road
-  Proposed Collector
-  Proposed Multi-purpose Arterial

Sources:

- Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

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MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

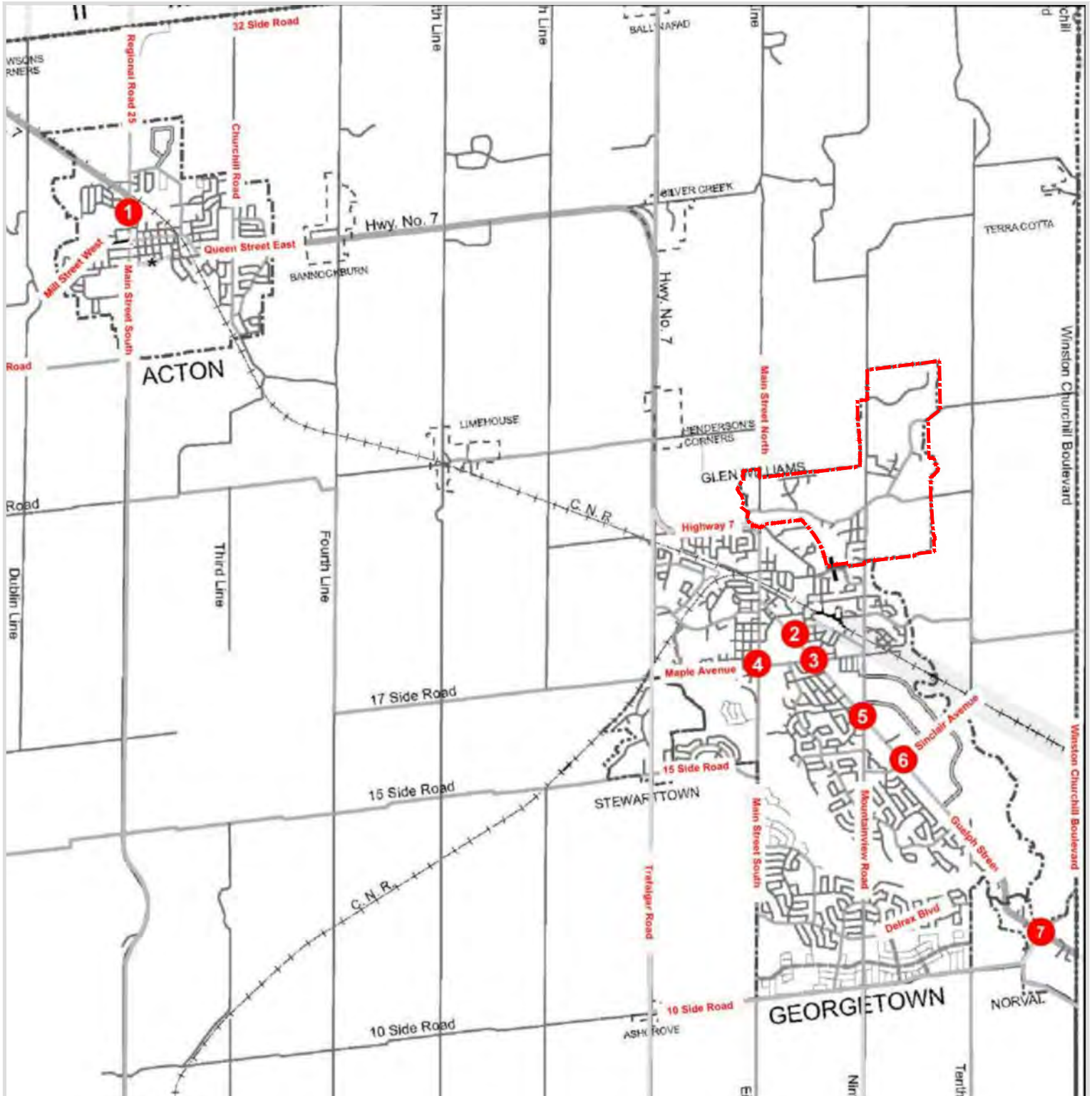



Figure 19:
Short Term Improvements
 Figure 6 - Town of Halton Hills Transportation Master Plan Report, November 2011

Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

 Subject Lands

ID	Intersections	Critical Movements/Operational Issues
1	Mill Street and Main Street	Westbound and northbound approaches
2	Guelph Street and Albert Street	Eastbound right turn lane and westbound through lane
3	Maple Avenue and Guelph Street	Eastbound through, westbound left, northbound left and right turn lanes
4	Maple Avenue and Main Street South	Southbound left turn lane
5	Guelph Street and Mountainview Road	Westbound through, northbound and southbound left turn lanes
6	Guelph Street and Sinclair Avenue	Eastbound, westbound and southbound left turn lanes
7	Guelph Street and Winston Churchill Boulevard	Eastbound, westbound and northbound approaches
Road Section		Operational and Functional Problems
Guelph Street from Main Street to Maple Avenue		Congestion and delays

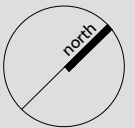
Sources:
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

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servicing connections.

Prince Street Road Reconstruction

The Prince Street Road Reconstruction Project is an engineering design assignment to improve the functionality of Prince Street by improving pedestrian movements and addressing drainage concerns. Additionally, active transportation facilities such as bike lanes and sidewalks, will be constructed along Prince Street. The reconstruction project will take place along Prince Street, between Main Street and Barraclough Boulevard. The Town will consult the public and resident associations at various stages of the project to provide input on the design options. Once a design option is determined, the Town will hire a consultant for road improvements.

The Prince Street Road Reconstruction will be followed as part of this review process to document impacts on drainage and active transportation connections.

4.6 Urban Design

As part of the Urban Design and Cultural Heritage review, best practices have been considered to inform considerations for updating the existing Glen Williams Design and Heritage Protection Guidelines (Appendix A of the Secondary Plan).

Examples of design guidelines as they relate to the conservation of cultural heritage resources are commonly found in Heritage Conservation District Plans. A Heritage Conservation District ('HCD') is a type of significant Cultural Heritage Landscape. According to the Ministry of Heritage, Sport, Tourism and Culture Industries, there are currently 134 Heritage Conservation Districts in Ontario which have been designated under the Ontario Heritage Act. Each of these designated HCDs are accompanied by a Heritage Conservation District Plan to provide policies and guidelines for change management and the conservation of identified cultural heritage resources.

One of such Heritage Conservation Districts is Bolton Village, which is a 19th century historic mill Village in the Town of Caledon. The Bolton HCD Plan (2018) identifies the character of this village as including a combination of natural features and built features on both public and private land which culminate in a cohesive villagescape having a distinct heritage character. The design guidelines of this HCD are most applicable to Glen Williams out of the 134 HCDs in Ontario due to the fact that the HCD Plan was drafted recently and includes built and natural features similar to Glen Williams.

Policies and guidelines provided in the Bolton HCD Plan include those which address the conservation of cultural heritage resources as well as design guidelines for properties which are non-contributing (i.e. not considered cultural heritage resources), but are located within the HCD boundary in order to encourage forms of cohesive and compatible new development. For example, the HCD Plan provides guidelines related to the appropriate scale, massing, location, and form of new buildings and additions, including driveways and garages.

Other best practices in the form of HCD Plans and associated guidelines that will be further reviewed and considered to inform the update to the Urban Design Guidelines include the Barriefield HCD Plan, Kingston (2016), Werden's Plan Neighbourhood, Whitby (2017), Meaford HCD Plan (2014).

Although the key findings identify that the designation of the Hamlet as a Heritage Conservation District is not recommended at this time, as further discussed in Section 5.3 of this Report, certain applicable policies and guidelines can be used as examples for conserving the character of Glen Williams.

4.7 Cultural Heritage

The following section provides a summary of the background and history of the Hamlet and the existing built cultural heritage resources.

4.7.1 Background Review

The purpose of this section of the Background Report is to provide a brief summary of the history of Glen Williams. This will help to identify how the Hamlet of Glen Williams was formed, and identify the existing heritage attributes of Glen Williams that make up its heritage character.

What is now the Hamlet of Glen Williams is situated in Halton County, Township of Esquesing. The Hamlet is comprised of land located on part of the following lots and concessions:

- Concession 10, Lots 20, 21, 22, and 23; and
- Concession 9, Lots 20 and 21.

Glen Williams was originally called Williamsburg and continued to be called Williamsburg until 1851. In 1852, the first Post Office was established, and had to be re-named Glen Williams as there was already a Williamsburg listed in Dundas County (Ruggle, 1978). The 1851 Canada Directory identifies that by this time, the population of Glen Williams was approximately 200 people and included several mills and industries, predominantly of the Williams family.

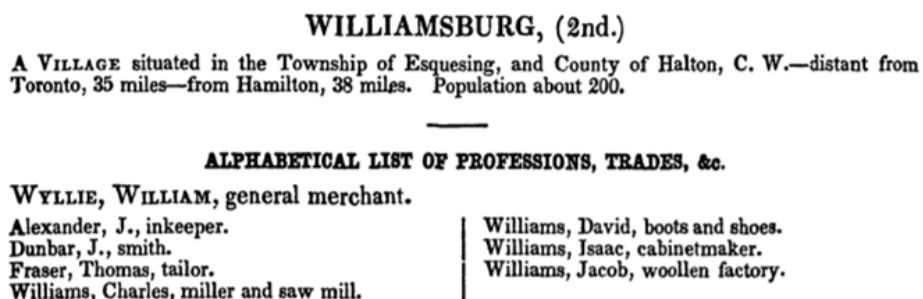


Figure 20: Excerpt of the 1851 Canada Directory by Robert W.S. MacKay (Source: National Archives Canada)

What was to become the community of Glen Williams was first settled by Benajah Williams and his wife, Elizabeth Kennedy after they purchased land in 1825. Benajah likely first came to what is now Glen Williams in the spring of 1826, where the landscape was nothing but uncut forests and the Credit River (Ruggle, 1978). Members of the Williams family were crucial to the founding of the Town and were millers, blacksmiths, cabinetmakers, leather tanners, and general store merchants (Esquesing Historical Society, n.d.). Many of the alterations to the landscape of Glen Williams by members of the Williams family remain today. This includes harnessing the power of the Credit River for the construction of several mills, solidifying the community as a settlement.

The history of Glen Williams is central to its mills, industries (including brickworks), the availability of waterpower (including hydroelectric power), and the presence of limestone and the making of lime. While some of the built heritage resources representative of the 19th century landscape have been demolished, they have left their impressions on the landscape and have resulted in the existing layout of the town in terms of streets, lot configuration, settlement areas, and the location of bridges. This combination of settlement patterns with existing built features, such as bridges, buildings, monuments and streets in the context of the history and culture of Glen Williams contribute to its heritage character.

4.7.2 Existing Built Cultural Heritage Resources

The Town of Halton Hills Heritage Register includes properties that are either designated under Part IV of the *Ontario Heritage Act* or listed (non-designated) under Section 27 of the *Ontario Heritage Act* within the Hamlet of Glen Williams. At the time of this review, Glen Williams includes a total of 8 properties designated under Part IV of the *Ontario Heritage Act* and 37 listed properties. Therefore, the Hamlet of Glen Williams includes a total of 45 cultural heritage resources that have been previously identified by the Town and are afforded a level of protection. **Figure 21** provides a map of the existing cultural heritage resources.

According to a review of the Town Interactive Map (Heritage Properties Layer), these resources are clustered at the centre of the Hamlet, particularly along Prince Street, Main Street, and Tweedle Street and Mountain Street. These listed and designated properties are primarily residential, institutional (i.e. churches, cemeteries), and commercial in regards to their zoning and land use designations.

The Glen Williams Mature Neighbourhoods study was completed in 2018/2019. As part of this study, the features of these established (mature) neighbourhoods which make up the character of the area were identified. These features include the collective qualities which distinguish a particular area from others, including combinations of traits, features, styles, and other design elements that work together to create a feeling and distinct “sense of place”. While the Mature Neighbourhoods Study identified these features within the neighbourhood areas, this study and review of the Secondary Plan for the entire Hamlet of Glen Williams enables an expanded scope to include additional areas which have not been previously covered, such as historic commercial areas and open spaces. The Mature Neighbourhoods Study had a strong focus on urban design (architecture), and lot fabric (including setbacks) which resulted in recommendations regarding new housing, replacement housing, alterations and additions. Additional policies for the entire Hamlet of Glen Williams specifically related to cultural heritage resources should be provided through the scoped study.

A detailed Heritage Inventory is included as **Appendix C**.

4.7.3 Previous Cultural Heritage Review

A Heritage Conservation District Plan Study for the hamlet was undertaken in 2001. Although this did not result in the designation of a Heritage Conservation District, the study noted the rural character of the road network in Glen Williams and the fact that it has remained relatively unchanged in scale and character for over 150 years.

.As noted in the Mature Neighbourhood Study (“MNS”) Final Recommendation Report (February, 2019), through the public consultation process residents were made aware of the Town’s register of listed and designated properties under the Ontario Heritage Act. They were asked whether further controls such as a Heritage Conservation District should be explored.

The MNS Final Recommendation Report describes that HCDs are able to regulate the character of an area through a plan which can include guidelines for architectural design, building elements, and materials. HCDs are also able to prescribe the types of alterations in a district which require approval by way of a heritage permit.

The public commented on the use of HCDs as a tool to manage change within certain areas, such as the community core area. Participants expressed a high level of interest and concern for and against HCDs. Some stated that HCDs would assist in preserving heritage features and would assist with the conservation and enhancement of character in addition to Official Plan policies and Zoning By-Law regulations. Some expressed concerns that a HCD would introduce too much restriction and was not needed to address the issues of compatibility. Many noted that HCDs would not prohibit property owners from applying for severances, minor variances, or related planning applications and may take away from the flexibility to provide for a variety of new designs. Most residents agreed that HCDs should be explored and would like a better understanding of how it would affect the Hamlet. While an HCD was not designated by Council, many properties in Glen Williams remain either listed or designated, and staff continue

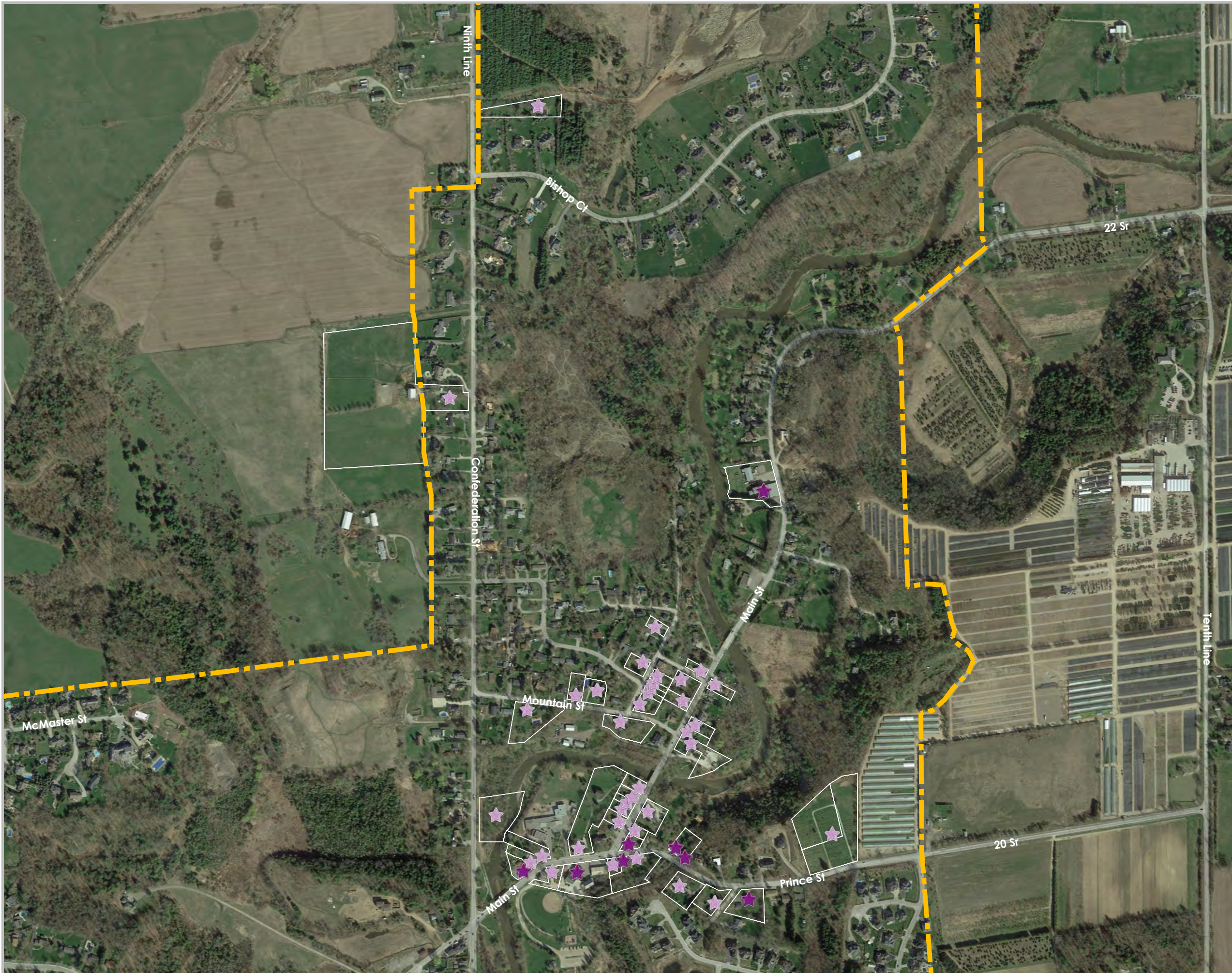


Figure 21:
Existing Cultural Heritage Resources

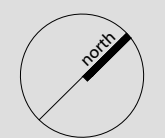
Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

-  Subject Lands
- Cultural Heritage Resources**
-  Properties with Cultural Heritage Resource
-  Designated
-  Listed

Sources:
 - Google Satellite Imagery
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

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to work with property owners to identify additional properties which warrant designation or listing on the Heritage Register under the legislation of the Ontario Heritage Act.

4.8 Parks, Open Space and Trails

4.8.1 Existing Parks, Open Space and Trails

Existing trails are primarily located in areas designated Hamlet Residential Area and Greenlands, however there are potential trails identified within lands designated Open Space Area. A Context Plan showing the existing parks, trails and institutional uses is included as **Figure 6** of this Report.

A review of the existing parkland identifies that all public parkland within Glen Williams is located on the east side of Confederation Street. **Figure 22** identifies a 400 metre walking distance / 5 minute walks to parks in the Hamlet. There is a significant portion of the Hamlet that is not within a 400 metre distance of parkland.

Figure 23 shows the publicly owned properties within the Hamlet which may provide additional opportunities for recreation.

4.8.2 Future Parks, Open Space and Trails

Parkland Dedication is currently regulated by the Town's Parkland Dedication By-law (By-law No. 2002-0152) which establishes the provisions regarding the parkland dedication requirements as referred to in the Planning Act.

By-law 2002-1052 as amended makes provision for the conveyance of lands for parkland (5% for residential, 2% for non-residential). The By-law was amended in 2017 to allow for the alternative rate of calculating the area of land to be conveyed (i.e. 1 hectare per 300 units) which is beneficial to the Town on projects with higher densities. Provisions related to cash-in-lieu of parkland also reflect the rates of the Planning Act (1 hectare per 500 units). According to the by-law the value of land is to be assessed based on an appraisal of land value carried out under the direction of the Commissioner of Recreation and Parks of the Town.

In 2019 the Province introduced a new Community Benefits Charge (CBC) as part of Bill 108 that allows municipalities to impose a charge to pay for the capital costs of facilities, services or matters required because of development or redevelopment. The CBC is intended to replace the following with a single charge:

- Parkland dedication
- Section 37 contributions
- Soft service development charges (parkland improvements, community centres, libraries, arenas, daycares, etc.

If the Town of Halton Hills passes a CBC by-law, the current parkland dedication by-law will cease to take effect and conditions of draft plan approval requiring parkland dedication may no longer be imposed.

Accordingly, single- or lower-tier municipalities have a choice of either:







1. Enacting a CBC by-law and collecting funds for parkland acquisition through the CBC, and obtaining conveyances of parkland in exchange for a reduction in community benefits charges where the landowner agrees; or
2. Not enacting a CBC by-law and continuing to obtain dedications of parkland or cash-in-lieu based on 2% (for commercial/industrial) or 5% (for residential) of the land developed pursuant to a parkland dedication by-law or condition of draft plan of subdivision approval, but not at the alternative rates (1 ha per 300 units for land or 1 ha per 500 units for cash-in-lieu).

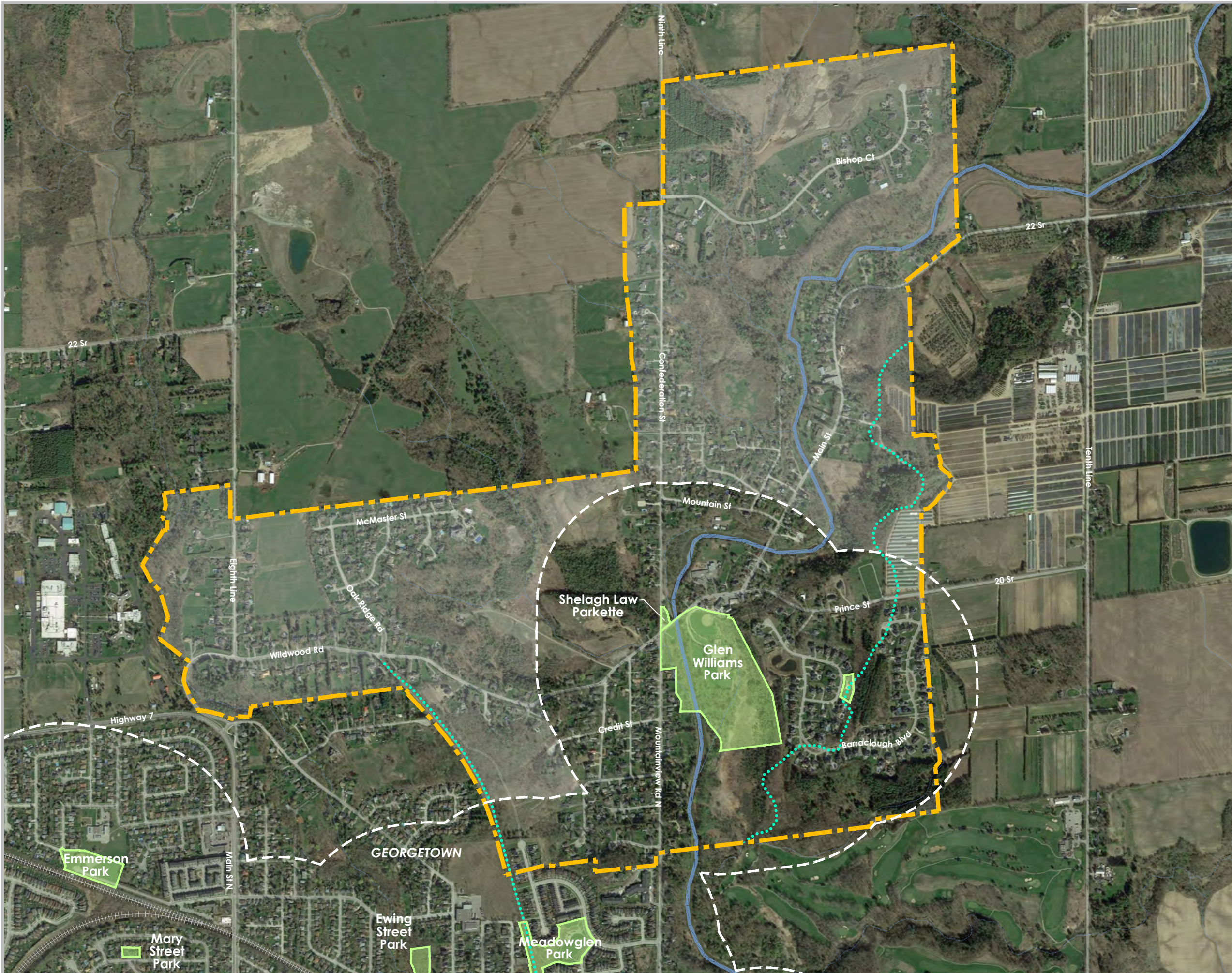
While draft regulations related to CBCs have been released there is still uncertainty as to how the Charges will

Figure 22:
Park Walking Distance

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

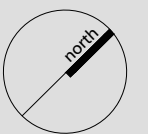
Legend

-  Subject Lands
-  Parks
-  5 Minute Walk to Park (400 metres)
-  Existing Trails
-  Watercourse
-  Railway

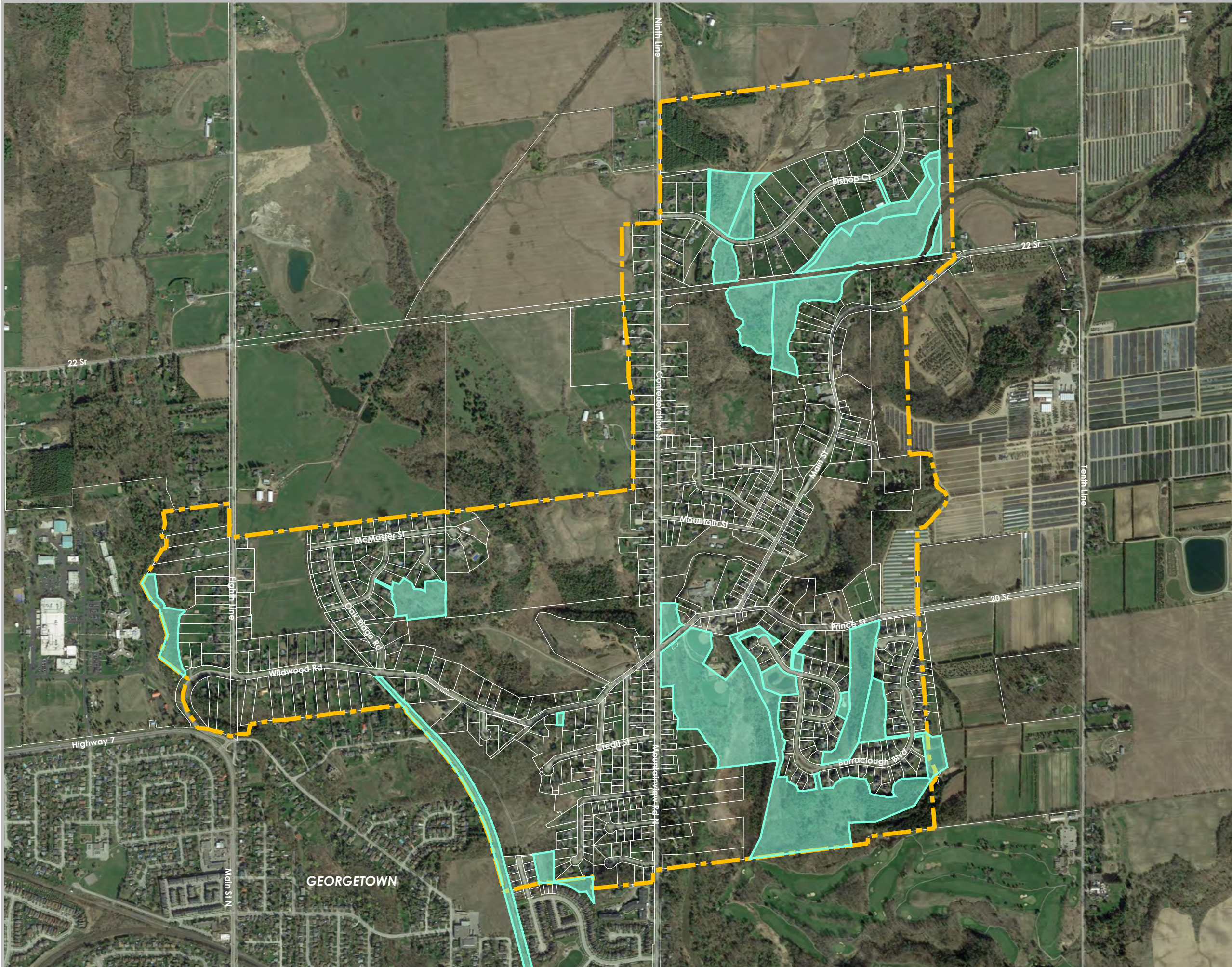


Sources:
 - Google Satellite Imagery
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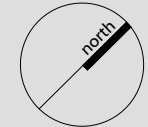
**Figure 23:
Property Ownership**

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

- Legend**
- Subject Lands
 - Properties owned by The Corporation of the Town of Halton Hills
 - Properties Owned by Others

Sources:
 - Google Satellite Imagery
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

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ultimately be applied. Additional changes are also currently being considered through Bill 197 which may remove parkland dedication from the CBC.

Future trails should be developed through development applications and should consider the findings in the Regional and Municipal TMPs and ATMPs.

4.9 Sustainability

The Town has many ongoing initiatives and recent plans and strategies that define the Town's position on sustainable growth and development that apply to Glen Williams.

4.9.1 Emergency Resolution - Climate Energy

The Town declared a Climate Emergency on May 6, 2019 through a resolution adopted by Council. The resolution states that permanent robust changes are required in how the Town conducts business and a resetting of goals with respect to Engineering, Planning, Building, Recreation, Parks Libraries, Fire and Transportation Services. In response to this emergency, the need to reduce overall emissions from the Town is deemed to be the highest priority and can be addressed through 14 actions:

1. The Town of Halton Hills sets a goal to be a Net Zero municipality by 2030.
2. The update to the Halton Hills Green Building standards be strengthened, and tools be investigated to incentivize the construction of R-2000 or LEED Platinum standard or Net Zero buildings.
3. Transition the Town's fleet to electric vehicles wherever possible and as soon as possible. The Town encourage staff and the public to switch to plug-in vehicles by installing more EV charging stations at Town facilities beginning with Town Hall, and further strategies (such as preferred parking spots) be considered to encourage the switch to electric and high efficiency vehicles by the public.
4. That staff investigate new standards to be included in site plans and secondary plans that move the Town towards a goal of achieving net-zero emissions by 2030.
5. Plans for future growth be predicated on the most energy efficient model taking into consideration transportation emissions, opportunities for green energy development, and the importance of preserving high quality agricultural land.
6. That the role of a healthy eco-system including its important function of sequestering carbon be recognized as fundamental to any Climate Change plan by measures such as expanding tree planting and maintenance budgets.
7. That a Climate Change Task Force comprised of local experts, Conservation authorities, business leaders and community leaders, youth, faith organizations, non-profit organizations, indigenous representation, educators and others be formed taking advantage of expertise and community knowledge to assist in formulating and delivering a communitywide plan to reduce carbon emissions.
8. That a plan be made to inform and engage the residents and businesses in becoming part of the solution to this emergency.
9. That Halton Region be requested to become a partner in helping to reduce overall emissions in Halton Hills and adopt carbon reduction goals for Region as a whole and that this be considered a principle in the ROP review.
10. That the Halton District School Board and Halton Catholic District School Board be requested to become partners and adopt carbon reduction goals for the Region as a whole.
11. That progress towards reducing overall carbon emissions originating in Halton Hills be reported annually to Council.
12. That the Mayor write to the Premier urging the Provincial Government to strengthen the Ontario Building Code with respect to energy efficiencies and to create incentives for energy efficiency retrofits for both residential buildings and commercial/industrial buildings and introduce incentives to hasten the shift in transportation away from fossil fuels.

13. That all Canadian Municipalities be challenged to pass similar resolutions specific to their locality, challenges and opportunities to respond to the Climate Emergency.

4.9.2 Climate Change Adaptation Plan

The Town participated in the Great Lakes Climate Change Adaptation Project by ICLEI Canada in 2016. The information collected has contributed to the Town’s own Climate Change Adaptation Plan which is currently underway. The Town will utilize ICLEI Canada’s BARC (Building Adaptive and Resilient Communities) framework to develop the Town’s Climate Change Adaptation Plan. The Plan will focus on identifying the Town’s risks to climate change and consists of developing actions to take to manage, minimize, or eliminate those risks. The development of this plan is a priority of Council’s Strategic Action Plan. Council recognizes the Town’s experience with a changing climate and the need to be prepared and adaptive for changes in the weather. Extreme weather events, such as the 2013 ice storm, the 2016 low precipitation and extreme summer heat reinforces the need for the Town to be prepared. The Climate Change Adaptation Plan is expected to be completed in 2020.



A house in Glen Williams.

4.9.3 Community Sustainability Strategy

The Community Sustainability Strategy or otherwise known as 'Imagine Halton Hills' is a long term strategy that acts as a blueprint to integrate sustainability into its day-to-day decision making, plans, policies and other initiatives. Imagine Halton Hills centres on a community vision to the year 2060. It envisions Halton Hills with a high quality of life through a long-term community vision which reads:

"In 2060, the urban and rural communities of Halton Hills balance economic prosperity with a deep commitment to the natural environment, while retaining viable local agriculture and small-town feel, and being socially equitable, culturally vibrant and strongly connected."

This community vision is supported by individual visions for the four "pillars" which are key to high quality of life: Cultural Vibrancy, Economic Prosperity, Environmental Health and Social Well-being. Each of these pillars is equally important and includes several focus areas, goals and indicators.

The 2017 State of Sustainability Profile serves as a sustainability report card to objectively measure the Town's progress in advancing its sustainability indicators outlined in the Community Sustainability Strategy. This bi-annual Profile identifies successes and challenges experienced in meeting the intent of Community Sustainability Strategy 'Imagine Halton Hills'. This Profile generally highlights examples of corporate and community initiatives over the past two years that contribute to the community's vision of a sustainable future. This Profile replaces previous Green Plan Report Cards (2010, 2011 and 2012) and the 2015 State of Sustainability Profile. The State of Sustainability focuses on Halton Hills' environmental health, cultural vibrancy, economic prosperity and social wellbeing.

4.9.4 Corporate Energy Plan

The 2020-2025 Corporate Energy Plan includes two sections: the 2019 Corporate Energy Consumption and Activities Report which describes the current state of energy management in Halton Hills and the outcome of the 2014 Corporate Energy Plan, and the 2020-2025 Corporate Energy Plan which provides a roadmap for reducing energy consumption, utility costs, and greenhouse gas emissions over the next five years.

The 2020-2025 Corporate Energy Plan constitutes the Town's second Energy Conservation & Demand Management Plan. It updates the 2014 Corporate Energy Plan and reaffirms the Town's commitment to energy management and efficiency with an emphasis on deep greenhouse gas (GHG) emissions reductions.

The focus of the Corporate Energy Plan is on getting the best out of the Town's existing assets, capital planning and organizational strengths while investing in facility upgrades with the best emissions reduction potential and highest returns on investment. The aim is to systematically introduce no/low-carbon decision-making while demonstrating substantial emissions reductions which position the Town on the right trajectory towards its goals.



Glen Williams Park.

4.9.5 Mayor's Community Energy Plan

The Mayor's Community Energy Plan will enhance the quality of life in Halton Hills through improved energy efficiency and cost savings, greenhouse gas reductions, renewable energy generation and the pursuit of innovative approaches to generating energy for Halton Hills. It will also expand community awareness of the value of energy efficiency as well as assist the Town in responding to the challenges posed by climate change such as more frequent and more severe extreme weather conditions.

The Plan consists of two parts. The first part relates to the Town's municipal operations and is captured through the "Corporate Energy Plan" referenced above. Developed in response to the provincial Green Energy Act, this part outlines a 5-year roadmap to ensure that Town facilities are built and operated as efficiently as possible. Implementation of additional energy efficiency improvements at Town facilities is projected to translate into:

- 13% to 17% improvement in energy intensity;
- 16% to 20% reduction in greenhouse gas emissions; and
- About \$1.2 million in financial benefits for the Town.

The second component, referred to as the "Local Action Plan", is broader and addresses energy use across the community. The Local Action Plan fulfils the first three milestones of the Federation of Canadian Municipalities' Partners for Climate Protection program by:

- Creating a community-wide greenhouse gas emissions inventory;
- Setting a greenhouse gas emission reduction target; and
- Identifying actions that need to be taken to achieve greenhouse gas reductions.

For the community as a whole, the Energy Plan sets the following targets:

- 35% reduction in per capita greenhouse gas emissions by 2031 – compared to 2011 levels.
- 14% reduction in total greenhouse gas emissions by 2031 – compared to emissions modelled for Scenario 1 (Moderate Energy Efficiency)
- Implementation is projected to:
- Reduce annual energy costs by \$17 million (\$271 in total).
- Create over 200 new jobs.

5.0 Planning Policy Framework Analysis

The Glen Williams Secondary Plan review must consider the current planning policy framework as outlined in the Planning Act at the Provincial, Regional and local levels to ensure conformity and consistency with other levels of policy (Figure 24).

It should be noted that the review of the various planning documents has considered the Town in its entirety, with a specific focus on Glen Williams, where appropriate.



Figure 24 – Planning Policy Hierarchy

5.1 Provincial Planning Policy

Provincial planning documents are meant to provide coordinated and comprehensive guidance for growth and development across Ontario, with a focus on urban areas surrounding Lake Ontario, known as the Greater Golden Horseshoe. The Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019) must be implemented through Regional and local policies.

5.1. Planning Act

Under the Planning Act, each municipality is required to approve an Official Plan that outlines the guiding policies for managing growth and change in the community.

Section 2 of the Planning Act sets out the matters of Provincial interest which the Minister, the Council of a municipality, a local board, a planning board and the Municipal Board shall have regard to when carrying out their responsibilities under the Planning Act. The updated Secondary Plan shall be assessed to ensure it has regard to matters of Provincial interest.

Under Section 2.1.2 of the Planning Act, a Secondary Plan is part of an Official Plan, added by way of an amendment, that contains policies and land use designations that apply to multiple contiguous parcels of land, but not an entire municipality, and that provides more detailed land use policy direction in respect of those parcels than was provided before the amendment.

Section 3 (5) of the Planning Act requires that decisions 'in respect of the exercise of any authority that affects a planning matter' shall be consistent with the PPS (2020).

5.1.2 Provincial Policy Tools For The Conservation Of Cultural Heritage Resources

The following provides an overview of tools which are available as it relates to the conservation of cultural heritage resources. However, not all of these tools are best suited to conserve the existing character of Glen Williams over the long-term based on the needs of the community. Further, the tools should also be considered against the levels of restriction they provide, corresponding to the current level of threat to cultural heritage resources. These tools should also be considered through community consultation in order to gauge the level of support for the different tools which are available.

These tools are available under the legislated authority of either the *Ontario Heritage Act* or the *Planning Act*:

5.1.2.1 The Ontario Heritage Act

- Designation as a Heritage Conservation District;
- Designation of a landscape under Part IV (one parcel) or a series of Part IV designations (a combination of parcels) (For example, the Glen Abbey Golf Course in the Town of Oakville was designated under Part IV of the Ontario Heritage Act as a Cultural Heritage Landscape (By-law no. 2017-138);
- Groupings of Listings and Designations, also known as a “Heritage Character Area”, where a boundary is drawn and the properties of cultural heritage value or interest are either listed or designated (Example: Durand Character Area, City of Hamilton); and,
- Heritage Easements and Covenants.

5.1.2.2 The Planning Act

- Identification of an area as a Cultural Heritage Landscape as per the PPS 2020 definition (Example: Township of Woolwich West Montrose Cultural Heritage Landscape Policy Area);
- Identification of a “Character Area”, which does not meet the PPS definition of a CHL, but has a specific character and requires policies for change management; and,
- Other tools under the Planning Act are available, such as Zoning by-law mechanisms, urban design policies, etc. These tools are similar to existing policies in the Glen Williams Secondary Plan.

The key difference between these various tools is the level of restriction. The strongest heritage conservation tools are those under the Ontario Heritage Act. These designations require approval from the municipality for any changes to heritage attributes which would have an impact on the overall identified heritage character. While Heritage Conservation District Plans and Part IV Designation By-laws can be catered to suit different needs, they still require approval through the heritage permit process.

Tools under the Planning Act are becoming more widely accepted for heritage conservation. More commonly, municipalities are undertaking “Cultural Heritage Landscape” studies, which provide an inventory of Cultural Heritage Landscapes throughout the municipality, each having their own unique heritage character and heritage attributes. Council has the option of officially recognizing these Cultural Heritage Landscapes over time through identifying Official Plan Policy.

Some municipalities have designated areas as “Special Character Areas” or some similar title under the Official Plan for the purpose of conserving the unique character of a defined area. There is not much difference in designating

an area as a “Cultural Heritage Landscape” versus a character area (or similar title) except that it has more flexibility in its policy framework and it does not have to undergo a more rigorous study to substantiate that it meets the PPS definition of a CHL. This option includes identifying the area with a map in the Official Plan, and policies are created for the area under the authority of the Planning Act.

The identification of large, more complex areas (such as hamlets) under the Planning Act in an Official Plan is suitable to achieve a wide range of goals for change management.

5.1.3 Provincial Policy Statement, 2020

The 2020 PPS is an important part of the More Homes, More Choice: Ontario’s Housing Supply Action Plan. The current Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, came into effect May 1, 2020, and replaces the PPS issued April 30, 2014.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The Provincial Policy Statement (PPS) is a consolidated statement of the government’s policies on land use planning. It gives provincial policy direction on key land use planning issues that affect communities, such as:

- efficient use and management of land and infrastructure;
- the provision of sufficient housing to meet changing needs, including affordable housing;
- the protection of the environment and resources including farmland, natural resources (for example, wetlands and woodlands) and water;
- opportunities for economic development and job creation;
- the appropriate transportation, water, sewer and other infrastructure needed to accommodate current and future needs; and
- the protection of people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

The Glen Williams Secondary Plan Review will be required to be consistent with the PPS effective May 1, 2020.

5.1.3.1 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

5.1.3.2 Housing

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and,
- maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- permitting and facilitating:
 - all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
 - all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and, requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety

5.1.3.3 Public Spaces, Recreation, Parks, Trails And Open Space

Healthy, active communities should be promoted by:

- planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- planning and providing for a full range and equitable distribution of publicly accessible built and natural settings

for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

- providing opportunities for public access to shorelines; and,
- recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

5.1.3.4 Sewage, Water And Stormwater

Planning for sewage and water services shall:

- accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 - municipal sewage services and municipal water services; and
 - private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
- ensure that these systems are provided in a manner that:
 - can be sustained by the water resources upon which such services rely;
 - prepares for the impacts of a changing climate;
 - is feasible and financially viable over their lifecycle; and
 - protects human health and safety, and the natural environment;
- promote water conservation and water use efficiency;
- integrate servicing and land use considerations at all stages of the planning process; and,
- be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety. There are areas on private services, which need to be carefully reviewed to ensure they can be sustained for the future.

Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with

lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

Partial services shall only be permitted in the following circumstances:

- where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
- within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

As noted in Section 4.3, all new development within the Hamlet shall be serviced by Regional water and wastewater services. The Hamlet Estate Residential lands (Charleston Homes Bishop's Court Phase 1 and 2 development) have been determined as appropriate for partial services, subject to review and approval by the Town and Region.

The SSWS identifies individual septic systems as a threat to the quality of the groundwater. Breakdown of individual septic systems in the area had led to major adverse impacts on the groundwater resources (Pg. 1-24). The SSWS recommends that additional treatment for nitrogen, phosphorus and bacteria be provided for any septic system. Also, that any such proposal be supported by a detailed assimilative capacity study (Pg. ES-8).

5.1.3.5 Stormwater Management

Planning for stormwater management shall:

- be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- minimize, or, where possible, prevent increases in contaminant loads;
- minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- mitigate risks to human health, safety, property and the environment;
- ensure preservation of the high groundwater recharge areas in the meltdown channel deposits.
- maximize the extent and function of vegetative and pervious surfaces; and
- promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

5.1.3.6 Transportation

Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs. Efficient use should be made of existing and planned

infrastructure, including through the use of transportation demand management strategies, where feasible.

As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

5.1.3.7 Long-Term Economic Prosperity

Long-term economic prosperity should be supported by (list not inclusive):

- promoting opportunities for economic development and community investment-readiness;
- encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;
- encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- providing opportunities for sustainable tourism development; and,
- minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature.

5.1.3.8 Energy Conservation, Air Quality And Climate Change

Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- promote compact form and a structure of nodes and corridors;
- promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
- focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;
- encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and,
- maximize vegetation within settlement areas, where feasible.

Intensification can be achieved in Glen Williams through new developments (plans of subdivision), and minor infill development, such as secondary suites or secondary dwelling units. Active transportation connections should be considered to minimize the number of vehicle trips required to live, work and play in the Hamlet, which will minimize vehicle trips, and create a more complete community.

5.1.3.9 Wise Use And Management Of Resources

Natural features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Planning authorities shall protect, improve or restore the quality and quantity of water by (not an inclusive list):

- using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
- minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
- evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;
- ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

5.1.3.10 Cultural Heritage And Archaeology

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

These policies will need to be considered when assessing the cultural heritage significance of the Hamlet, and are further discussed in Section 4.1.2.

5.1.3.11 Natural Heritage

Under the PPS, significant natural heritage features are protected from development and site alteration. In general, the following features are protected under the PPS:

- Significant wetlands;
- Coastal wetlands;
- Significant woodlands;
- Significant valleylands;
- Significant wildlife habitat;
- Significant Areas of Natural and Scientific Interest (ANSI); and
- Fish habitat (except in accordance with provincial and federal requirements).

The PPS states that development and site alteration shall not be permitted in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Development and site

alteration shall not be permitted on adjacent lands to the natural heritage features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

A natural heritage evaluation and/or hydrological evaluation, such as an Environmental Impact Study (EIS), is required for a site adjacent to (within 120 metres) of a significant natural heritage feature to identify the impacts of development or site alteration on the feature to be determined as part of a development application review

Of particular interest to the Glen Williams Secondary Plan is Section 1.2.4 d) which indicates that “where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities shall: identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.” Such matters, as outlined in Section 1.2.1, may include the management of natural heritage resources as well as ecosystem, shoreline, watershed and great lakes related issues. The PPS provides direction that upper-tier Official Plans identify and provide policy direction for the lower-tier municipalities; in many jurisdictions, both the upper and lower-tier municipalities implement the prohibitions on development and site alteration on certain natural heritage features (per sections 2.1.4 and 2.1.5 of the PPS).

5.1.4 Growth Plan For The Greater Golden Horseshoe, 2019

The Places to Grow Act, adopted in June 2005, provides a framework for the adoption of regional-scale Growth Plans. The Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan) is the most current Growth Plan. The Growth Plan directs growth-related planning decisions in the province of Ontario and is intended to significantly reduce urban sprawl and land consumption while making more efficient use of existing infrastructure.

As of August 28, 2020, Amendment 1 to the Growth Plan has come into effect which extends the Plan horizon to 2051 (previously 2041) to ensure municipalities have sufficient land to support the fostering of complete communities, economic development, job creation and housing affordability. Amendment 1 also addresses revisions to the Distribution of Population and Employment for the GGH (Schedule 3), identifies the growth outlook in Schedule 3 as minimum forecasts, and other modifications to align terms and definitions with the new PPS, 2020 discussed above.

5.1.4.1 Managing Growth

The Growth Plan identifies that the vast majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities.

Growth is to be limited in settlement areas which are rural settlements, or areas not serviced by existing or planned municipal water and wastewater system or are in the Greenbelt Area.

Within settlement areas, growth will be focused in delineated built-up areas, strategic growth areas, locations with existing or planned transit, with a priority on higher order transit, areas with existing or planned public service facilities.

Glen Williams is a hamlet, which is considered a rural settlement for purposes of the Secondary Plan with limited

servicing capability, and therefore growth is limited. Opportunities for intensification may include infill development in the form of housing on vacant lots, and secondary suites and secondary dwelling units, which will contribute to the creation of a complete community by increasing density and providing additional housing choices. The Hamlet is not a focus of intensification and is not intended to accommodate any significant growth.

5.1.4.2 Natural Heritage System

Key guidance for Natural Heritage System (NHS) policy, including directions relating to the mapping of the Provincial NHS, are provided in Section 4.2.2 of the Growth Plan (2019):

1. Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.
2. Municipalities will incorporate the Natural Heritage System for the Growth Plan as an overlay in official plans and will apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or hydrologic functions of the features and areas as set out in the policies in this subsection and the policies in subsections 4.2.3 and 4.2.4.

The Growth Plan includes mapping of a Provincial NHS, which is intended to protect the region's natural heritage and biodiversity. The Growth Plan NHS identifies Key Natural Heritage Features (KNHF) and Key Hydrologic Features (KHF) that receive protection.

Key Natural Heritage Features include:

- Habitat of endangered species and threatened species;
- Fish habitat;
- Wetlands;
- Life science areas of natural and scientific interest (ANSI);
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat (including the habitat of special concern species); and
- Sand barrens, savannahs, tallgrass prairies, and alvars.

Per Section 4.2.2.4, policies in the Growth Plan that refer to the Natural Heritage System for the Growth Plan will apply outside settlement areas identified in official plans that were approved and in effect as of July 1, 2017, which includes the Hamlet of Glen Williams. Within settlement areas, the Growth Plan directs Municipalities to protect natural heritage features and areas in a manner that is consistent with the PPS.

Key Natural Heritage Features within the Glen Williams Secondary Plan area includes wetlands associated with the Tributary to the Credit River as well as fish habitat within the Credit River and Silver Creek. There are wooded areas north of Wildwood Drive, south of Prince Street, and associated with the Credit River and Silver Creek which may qualify as significant woodlands, significant wildlife habitat, significant valleyland, and habitat for endangered and threatened species. Such features would require specific assessment to delineate, such as during an Environmental Impact Study triggered by a development application.

5.1.5 Greenbelt Plan, 2017

The Greenbelt Plan (2017), together with The Growth Plan, builds on the PPS to establish a land-use planning framework for the Greater Golden Horseshoe. The Greenbelt area consists of the Oak Ridges Moraine, the Niagara Escarpment, and Protected Countryside areas, however, the Glen Williams Secondary Plan area is outside of both the Oak Ridges Moraine Conservation Plan (2017) and Niagara Escarpment Plan (NEP, 2017). The NHS of the Greenbelt Plan includes core areas and linkage areas with the highest concentration of the most sensitive and/or significant natural features and functions; the protected countryside area is meant to provide continuous and permanent buffers between key features and urban land use. The Hamlet of Glen Williams is surrounded by the Greenbelt Plan Boundary to the north, east and west.

The terminology for protected features of the Greenbelt is consistent with the Growth Plan: Key Natural Heritage Features (KNHF) and Key Hydrologic Features (KHF). The following is a list of protected KNHF in the Greenbelt Plan, 2017:

Key Natural Heritage Features:

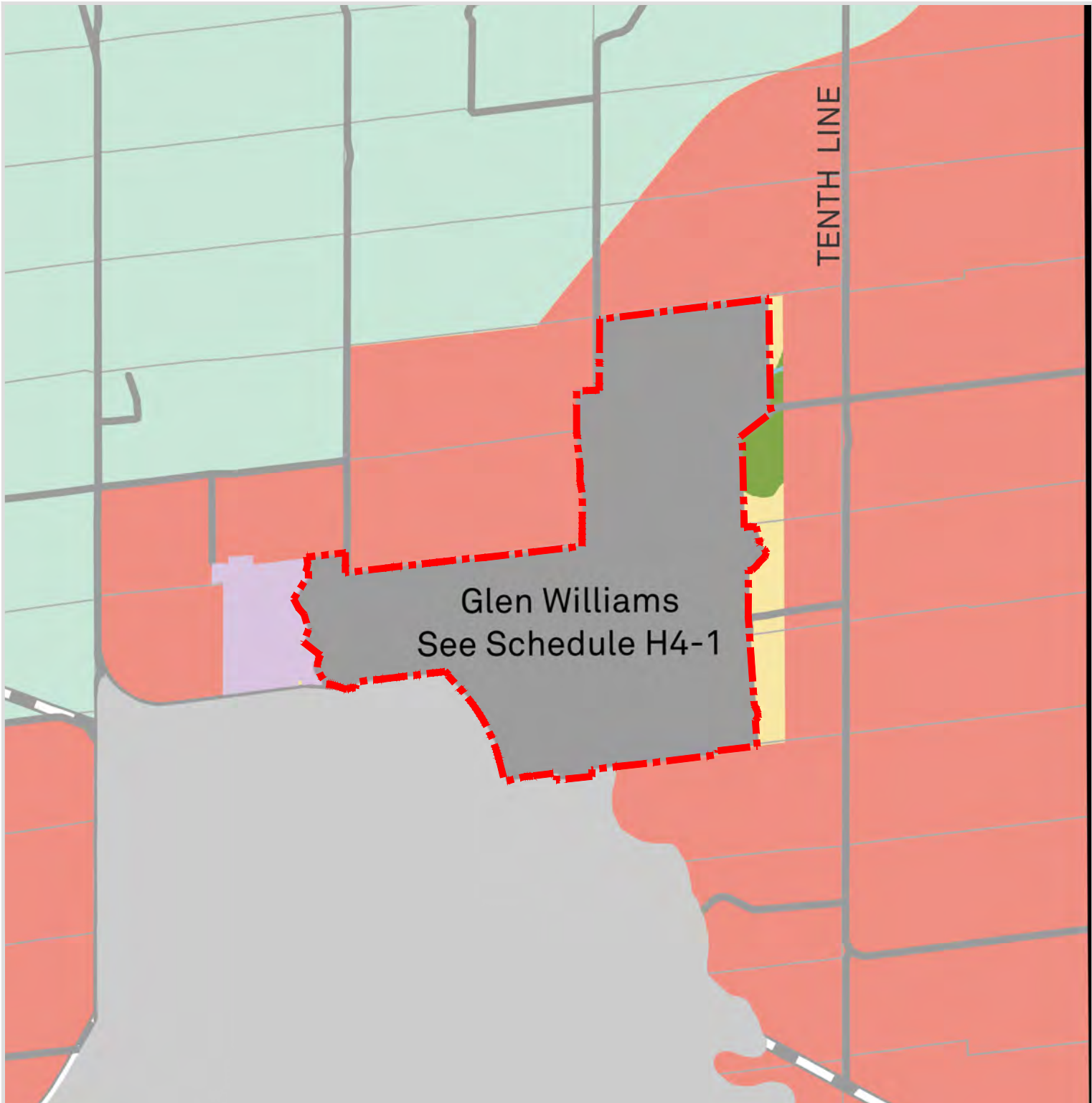
- Habitat of endangered species and threatened species;
- Fish habitat;
- Wetlands;
- Life science areas of natural and scientific interest (ANSI);
- Significant valleylands;
- Significant woodlands;
- Significant wildlife habitat (including the habitat of special concern species);
- Sand barrens, savannahs, tallgrass prairies and alvars.

The Town of Halton Hills Official Plan Schedule A1 (**Figure 25**) provides an overview of the Greenbelt Plan surrounding the Hamlet. The NEP Area does not apply to Glen Williams, and applies beyond the Protected Countryside to the north and north-east of Glen Williams. The Credit River and a minor tributary bisect the area and are surrounded by Urban River Valley designated lands under the Greenbelt Plan. Silver Creek, located west of 8th line, is also surrounded by Urban River Valley designated lands under the Greenbelt Plan. Silver Creek and the Credit River are KNHF (fish habitat). There are no Provincially Significant Wetlands (PSWs) mapped in the area, however the wetlands associated with the Tributary to the Credit River are KNHF. Features such as significant woodlands, significant wildlife habitat, and habitat for endangered and threatened species have potential to be present, but would require specific assessment to delineate, such as during an Environmental Impact Study triggered by a development application.

5.1.6 Approved Source Protection Plan: CTC Source Protection Region

The Source Protection Plan (SPP) for the CTC Source Protection Region was approved on July 28, 2015. A Source Protection Plan (SPP) is a strategy and policy document which outlines how water quality and quantity for municipal drinking water systems will be protected. A Source Protection Plan sets out policies to safeguard human health, ensure adequate safe, clean water is available, and protect current and future sources of municipal drinking water from significant threats.

The Town of Halton Hills is located within CTC Source Protection Region which includes three Source Protection



**Figure 25:
Schedule A1 -
Land Use Plan**
Town of Halton Hills Official
Plan, 2019

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Legend

-  Subject Lands
-  Town of Halton Hills Boundary
- Environmental & Open Space Areas**
-  Greenlands A
-  Greenlands B
-  Private Open Space Area
- Urban Areas**
-  Urban Area
-  Major Institutional Area
-  General Employment Area (Regional Phasing 2021-2030)
- Agricultural/Rural Area**
-  Hamlet Area
-  Rural Cluster Area
-  Agricultural Area
-  Niagara Escarpment Plan Area
-  Protected Countryside Area

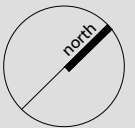
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Authorities: Credit Valley, Toronto and Region (lead SPA) and Central Lake Ontario.

Wellhead Protection Areas (WHPA) apply within Source Protection Plan areas and are defined as follows:

“areas on the land around a municipal well, the size of which is determined by how quickly water travels underground to the well, measured in years”. For source protection planning, the Clean Water Act, 2006 required that a standard 100-metre radius circle be provided around each municipal well; this is called WHPA-A. WHPA-B represents the 2-year time of travel; WHPA-C represents the 5-year time of travel; and WHPA-D represents the 25-year time of travel. WHPA-E represents municipal wells that are under the direct influence of surface water. The size and shape of each WHPA (B, C, D or E) is a function of how water travels underground. Time of travel is important because it is an indication of how quickly a contaminant can move from a WHPA into a municipal well. Time of travel can be influenced by a number of factors such as the slope of land, and the type of soil (for example, water travels faster through sand than it does through clay). Wellhead Protection Areas are drawn based on scientific research that took all these factors into consideration.”

The Town of Halton Hills has 7 municipal wells in Georgetown and 5 in Acton. A small portion of western and southern Glen Williams is identified as within the WHPA-E zone for water quality. These zones are identified as areas with groundwater directly influenced by surface water, and all applicable policies under the SPP focus on threats to surface water that would extend to the groundwater. In Glen Williams, the groundwater is contained largely in what are considered vulnerable aquifers.

Roughly one quarter of the area in south Glen Williams is within the WHPA Q1/Q2 zone for water quantity (with moderate risk). These zones are identified as vulnerable groundwater recharge areas, where SPP policies are implemented to manage activities that would recharge to an aquifer.

The SPP notes that with respect to implementation, Official Plans shall be amended for conformity with the Source Protection Plan at the time of the next review in accordance with s.26 of the Planning Act. Zoning by-laws shall be amended within 3 years after the approval of the official plan. Decisions on planning matters shall conform with the policy immediately upon the date the Source Protection Plan takes effect.

Halton Region is currently completing their municipal comprehensive review which will implement the policies and mapping which will then subsequently be addressed in the Town of Halton Hills municipal comprehensive review.

5.1.7 Summary of Provincial Policy Findings Applicable to Glen Williams Secondary Plan

The following are the key findings from the provincial policy review and analysis:

- Significant built heritage resources and significant cultural heritage landscapes shall be conserved. The following tools are available for the conservation of cultural heritage resources:
 1. The Ontario Heritage Act: Designation as a Heritage Conservation District, Designation of a landscape under Part IV (one parcel) or a series of Part IV designations, Heritage Character Area, Heritage Easements and Covenants.
 2. The Planning Act: Identification of an area as a Cultural Heritage Landscape, a Character Area, Zoning By-law mechanisms, urban design policies.
- The strongest heritage conservation tools are those under the Ontario Heritage Act.
- Glen Williams as a hamlet, which is a rural settlement, with limited servicing capability, where growth is limited.
- The Secondary Plan will require updating to be consistent with the land use policy direction in the 2020 PPS and

2019 Growth Plan, specifically in the areas of housing and affordability, land use density and pattern to minimize vehicle trips, stormwater management best practices, servicing and sustainability and climate change.

- As per the 2020 PPS, lands should be converted to full services, where feasible, and partial services should not be extended to facilitate new development or growth.
- Consideration should be given to a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
- Policy direction on natural heritage matters is the responsibility of upper tier municipalities, in this case the Region of Halton.
- Key Natural Heritage Features within the Glen Williams Secondary Plan area include wetlands associated with the Tributary to the Credit River as well as fish habitat within the Credit River and Silver Creek. There are wooded areas north of Wildwood Drive, south of Prince Street, and associated with the Credit River and Silver Creek which may qualify as significant woodlands, significant wildlife habitat, significant valleyland, and habitat for endangered and threatened species. Such features would require specific assessment to delineate, such as during an Environmental Impact Study triggered by a development application.
- The Greenbelt Plan applies to lands adjacent to the Glen Williams area, which is bound by Protected Countryside to the east and north.
- Intensification can be achieved in Glen Williams through new developments (plans of subdivision), and minor infill development, such as secondary suites or secondary dwelling units. Active transportation connections should be considered to minimize the number of vehicle trips required to live, work and play in the Hamlet, which will minimize vehicle trips, and create a more complete community.

5.2 Regional Planning Policy

There are several regional policy documents which provide a more detailed land use and policy framework for Glen Williams, as shown on **Figure 26** – Regional Structure summarized below.

5.2.1 Halton Region Official Plan (June 19, 2018 Office Consolidation)

A major review, including an extensive public and agency consultation program, of the ROP was undertaken in 2009, and ROPA 38 was adopted as the result of Halton's municipal comprehensive review and conformity exercise. More specifically, the Amendment incorporates the results of the Sustainable Halton Plan process, including the Preferred Growth Concept and Option and implements the various ROP Review directions approved by Regional Council on June 24, 2009 as well as various other policy matters. In 2011, the Province modified and approved ROPA 38, and the decision was appealed in its entirety to the OMB. The Region is currently undertaking its Municipal Comprehensive Review to address the 2019 Growth Plan growth requirements.

The ROP includes the provisions of the Parkway Belt West Plan, the Niagara Escarpment Plan, the Growth Plan, and the Greenbelt Plan as they affect Halton and in a manner as Regional Council considers appropriate for Halton.

In Halton's vision, its future landscape will always consist of three principal categories of land uses in large measures:

- (1) settlement areas with identifiable communities;
- (2) a rural countryside where agriculture is the preferred and predominant activity; and
- (3) a natural heritage system that is integrated within settlement areas and the rural countryside, to preserve and enhance the biological diversity and ecological functions of Halton.

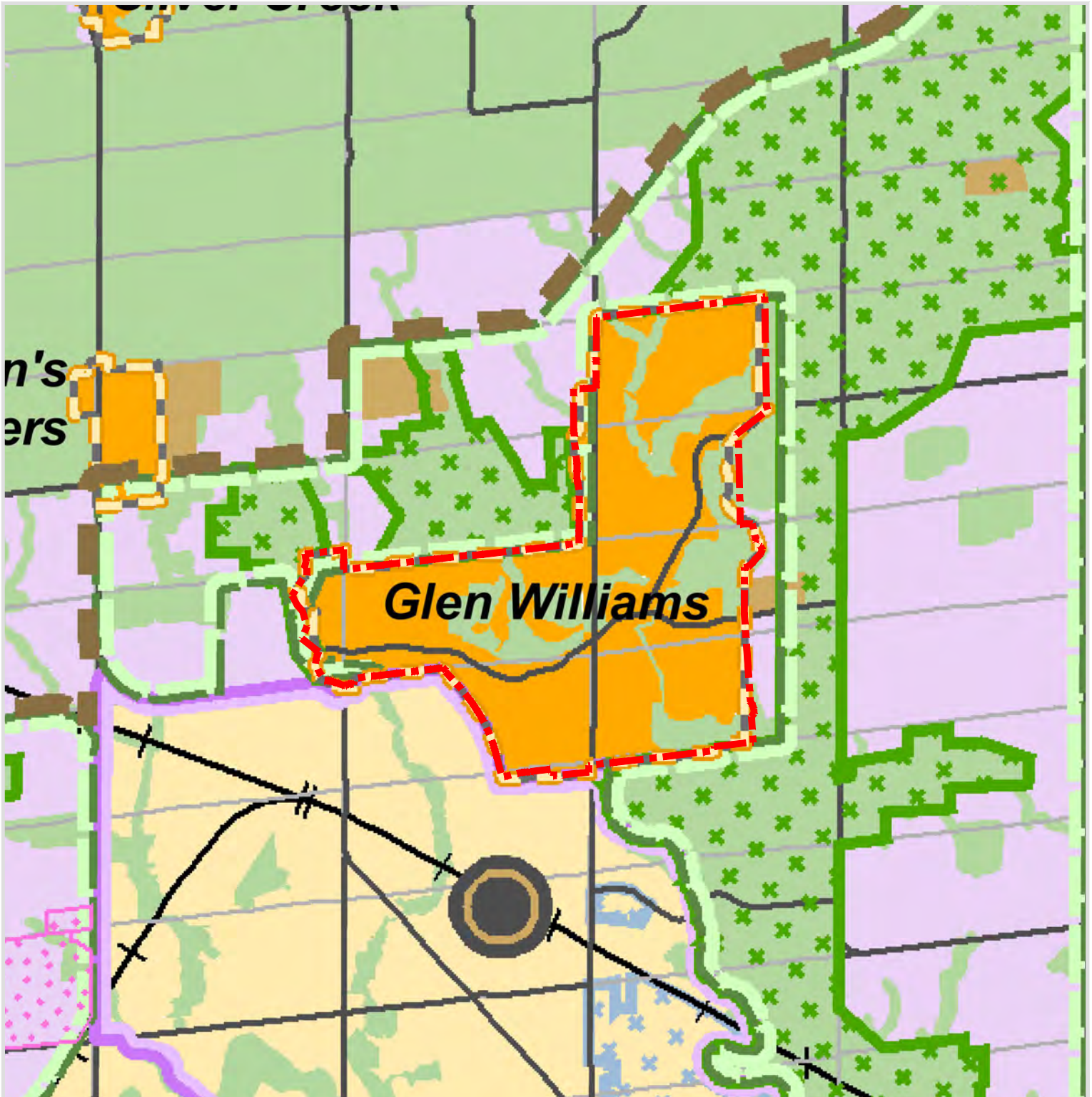





















Figure 26:
Map 1 - Regional Structure

Halton Region Official Plan, 2018

Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

-  Subject Lands
-  Urban Area
-  Hamlet
-  Agricultural Area
-  Regional Natural Heritage System *
-  Mineral Resource Extraction Area
-  North Aldershot Policy Area
-  Greenbelt Natural Heritage System (Overlay)
-  Greenbelt Plan Protected Countryside Boundary
-  Niagara Escarpment Plan Boundary
-  Parkway Belt West Plan Boundary
-  Built Boundary
-  Employment Area
-  Urban Growth Centre
-  Area Eligible for Urban Servicing
-  Major Transit Station
-  Rail Line
-  Major Road
-  Lot and Concession Line

Sources:
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The land uses in these categories are complementary to each other and will together move Halton towards the goal of sustainability. Each will always exist in large measures over time, both during and beyond the planning period. For certain physical elements such as population forecasts and urban envelopes, the planning horizon of the ROP is 2031.

Sections of the ROP amended as part of ROPA 38 are still currently under appeal, although certain policies of the ROP including those related to Natural Heritage were approved by the Ontario Municipal Board (OMB, 2014), and as such are now in effect and in force.

The revised policies and mapping are reviewed herein in the context of the Glen Williams Secondary Plan update.

Halton will use the concept of sustainable development and principles of sustainability to guide its land use decisions and hence achieve its planning vision. Stated plainly, this vision is to preserve for this and future generations a landscape that is rich, diverse, balanced, productive and sustainable, and a society that is economically strong, equitable and caring. Specifically, such a vision will be delivered through the two main themes of land stewardship and healthy communities.

The Region's primary role is to provide broad policy directions to the local municipalities on strategic matters such as management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, solid waste management, transportation, and health and social services.

Local Official Plans, covering the whole of each Local Municipality, are necessary extensions of The Regional Plan, and are intended to direct development in accordance with local desires while adhering to policies of the Halton Region Official Plan. They will contain development phasing and land use distributions and standards at a level of detail sufficient for the implementation of both regional and local policies, and for the preparation of Zoning Bylaws and specific development proposals. In the event of conflict between policies of The Regional Plan and those of a Local Official Plan, the former shall prevail.

Area-Specific Plans such as Secondary Plans are to be prepared by the Local Municipalities for settlement areas such as new communities, Intensification Areas and Hamlets in accordance with policies of the Halton Region Official Plan. Area-Specific Plans shall be in conformity with Regional and Local Official Plans and be incorporated as amendments to the Local Official Plan.

The ROP sets out policies that protect and enhance the natural environment using a scientific and systems-based approach. The policies of the ROP protect and enhance plant and animal habitat, maintain natural Escarpment features, and preserve and enhance air and water quality.

The ROP is currently under review, a process which started in 2014. The review has three phases:

1. Directions: completed October 2016, key outcomes included a directions report and ROP review workplan
2. Discussion Papers: underway 2017 – 2020; key outcomes include a review of the NHS, including protection policies and mapping, as well as a few other policies
3. Policy Directions: upcoming, key outcomes include policy direction, draft ROP amendment, and adoption of the ROP

5.2.1.1 Intensification and Density Targets

The following table provides a summary of the target of new housing units and residents and jobs combined per gross hectare, representing 40 percent of new housing units occurring within Halton Region between 2015 and 2031.

Table 4: Growth Targets

Municipality	Minimum Number of New Housing Units to Be Added To the Built-Up Area Between 2015 and 2031	Minimum Overall Development Density in Designated Greenfield Area (Residents & Jobs Combined Per Gross Hectare)
Burlington	8,300	45
Oakville	13,500	46
Milton	5,300	58
Halton Hills	5,100	39
Halton Region	32,200	50

5.2.1.2 Regional Natural Heritage System

The ROP identifies areas designated as part of the NHS, which encompasses both the provincial Greenbelt NHS (as described in Section 1.1.3 of this document) and the Regional Natural Heritage System (RNHS), as described below.

The goal of the NHS as outlined in the Plan is: “to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations.” The objectives, as outlined in Section 114.1 of the ROP include protection of existing natural heritage features, providing opportunities for education, and support for complementary agricultural uses.

The RNHS is a key land use designation on Map 1 of the ROP (Regional Structure). The RNHS consists of two main components: Key Features and Non-Key features.

Key Features contained within with the RNHS include:

- significant habitat of endangered and threatened species (as defined in Section 276.4 of the ROP),
- fish habitat,
- significant wetlands (as defined in Section 276.5 of the ROP),
- significant coastal wetlands (as defined in Section 276.4 of the ROP),
- significant areas of natural and scientific interest,
- significant valleylands (as defined in Section 276.4 of the ROP),
- significant woodlands (as defined in Section 277 of the ROP); and
- Significant Wildlife Habitat.

Key Features of the RNHS and broader NHS are shown on Map 1G of the ROP (**Figure 27**) Also included within the RNHS are:

1. Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan, and
2. Regulated Flood Plains as determined, mapped and refined from time to time by the appropriate Conservation Authority (CA).
3. Parts of the Agricultural System, being those areas of the RNHS outside the Key Features or where the only Key Feature is a significant earth science ANSI, where agricultural operations are promoted and supported as compatible and complementary uses in the protection of the Regional Natural Heritage System in accordance with policies of the Agricultural System.

The boundaries of the RNHS are to be refined during a sub-watershed study, Environmental Impact Assessment or similar study with a Terms of Reference approved by the Region.

Non-Key Features within the RNHS include:

- linkages (as defined in Section 255 of the ROP);
- buffer areas;
- enhancements to Key Features including Centres for Biodiversity; and,
- any watercourse regulated by a CA or that provides a linkage to a wetland or significant woodland, or regulated floodplain areas, as well as non-significant wetland features.

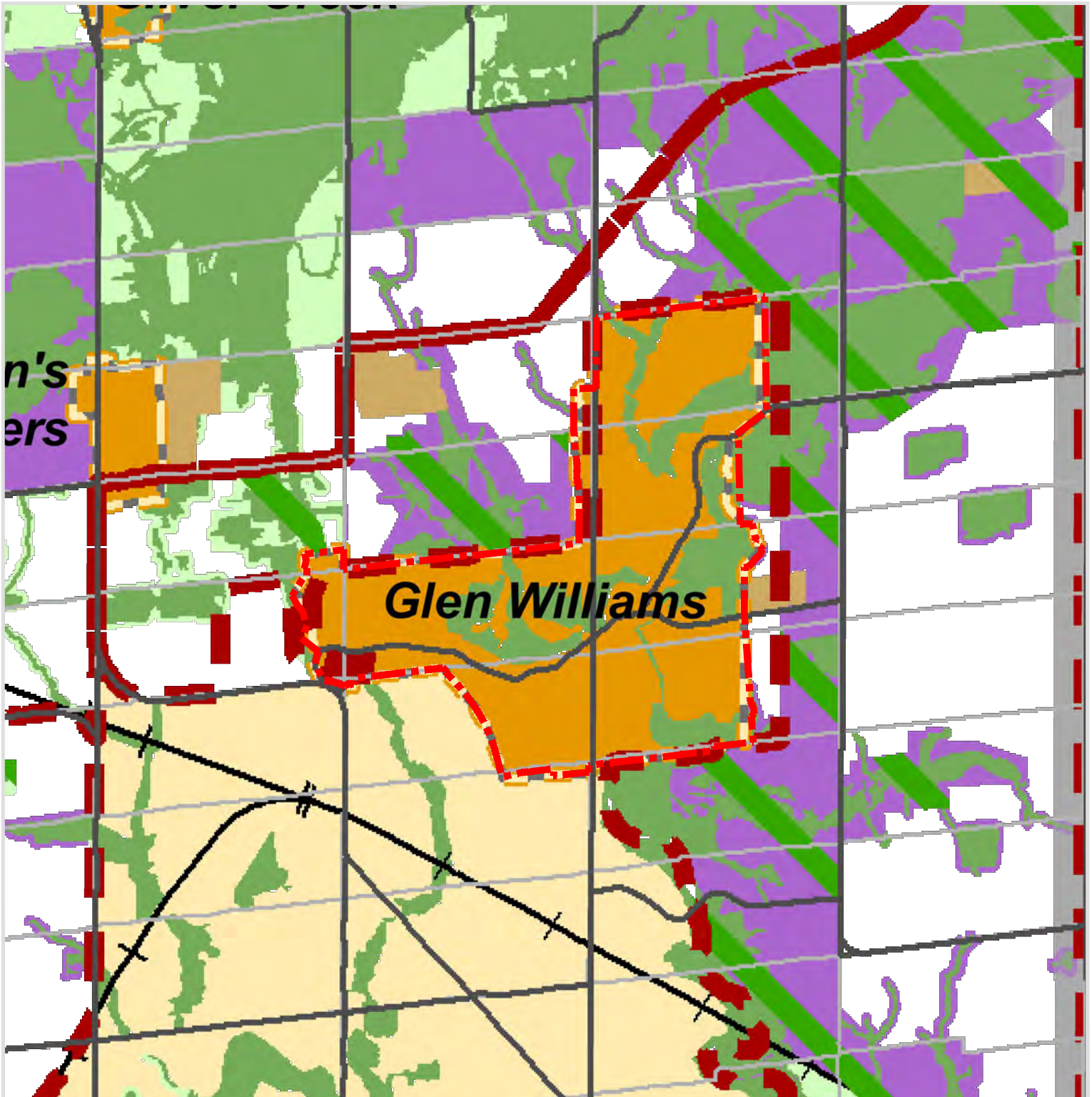
As per Section 118 (2) a) of the ROP, site alteration and development are prohibited within significant wetlands, the significant habitat of endangered and threatened species, as well as fish habitat (except in accordance with provincial and federal policies). As per Section 118 (2) b) of the ROP, site alteration (including infrastructure) and development proposed within or adjacent to (within 120 m) the remaining areas of the RNHS require the completion of an Environmental Impact Assessment (EIA) to evaluate potential impacts and demonstrate that the activity will not result in a negative impact on the associated natural features or functions. The trails within the RNHS are encouraged provided that: they are on public land or part of the Bruce trail; do not negatively impact ecologically sensitive areas or resources; regard trespassing and liability issues; and the adjacent landowners that may be impacted are consulted (Section 118 (6) of the ROP).

Local Official Plans and Zoning By-laws are **required to recognize the Regional Natural Heritage System as identified in this Plan and include policies and maps to implement policies of the Halton Region Official Plan and to incorporate any refinements** made thereto through Section 116.1. The Glen Williams Secondary Plan will need to consider all current information in the NHS, and as identified in Section 116.1.

There are several areas of natural heritage features within the Glen Williams Secondary Plan Area. The natural heritage features are primarily associated with the Credit River, as well as the tributary to the Credit and associated wetlands and wooded areas north of Wildwood Road. The wetlands associated with the Credit River are currently unevaluated.

5.2.1.3 Glen Williams Regional Structure and Land Use

The Glen Williams community is designated as a Hamlet on Map 1 – Regional Structure in the ROP with portions of







**Figure 27:
Map 1G - Key
Features within the
Greenbelt & Regional
Natural Heritage
Systems**

Halton Region Official Plan,
2018

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Legend

-  Subject Lands
-  Rail Line
-  Major Road
-  Lot and Concession Line
-  Greenbelt Plan Boundary
-  Urban Area
-  Hamlet
-  Key Features
-  Enhancement Areas, Linkages and Buffers
-  Prime Agricultural Areas in NHS Enhancements/Linkages/Buffers
-  Greenbelt NHS
-  Mineral Resource Extraction Area

Sources:

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the Hamlet identified as within the Regional Natural Heritage System, as shown on **Figure 26**.

The Hamlet of Glen Williams is surrounded by the Urban Area of Georgetown and the Greenbelt Natural Heritage System.

Hamlets are part of the overall Regional Structure and are defined as: compact rural communities designated to accommodate future residential growth in the rural area and small scale industrial, commercial and institutional uses serving the farming and rural communities. The range of uses permitted in Hamlets are in accordance with the policies of the Halton Region Official Plan and approved Area-Specific Plans for Hamlets. Hamlets cannot be expanded and only minor rounding out of the boundary may be considered.

Local municipalities are required to prepare Area-Specific Plans for Hamlets in accordance with Section 77(5) as applicable and with the objectives of providing for compact, non-ribbon form of growth and maintaining the Hamlet character of the community. New lots may be created in Hamlets or Rural Clusters provided that they conform to the policies of the Halton Region Official Plan and policies in Local Official Plans and, in the case of Hamlets, to an approved Area-Specific Plan.

The objective of Hamlets and Rural Clusters are to provide limited opportunities for rural, non-farm residences in identifiable communities, and to accommodate rural, non-farm uses.

The following conditions are to be applied to development within Hamlets:

- Development shall conform to the approved Area-Specific Plan for the Hamlet, relevant policies of the Halton Region Official Plan, and, if the Hamlet is located within the Niagara Escarpment Plan Area, appropriate detailed development criteria for a Minor Urban Centre in the Niagara Escarpment Plan.
- Any development with three or more residential lots must be submitted by a plan of subdivision and accompanied by a hydrogeological study in accordance with Region's Guidelines for Hydrogeological Studies and Best Management Practices for Groundwater Protection.
- Non-residential uses cannot exceed a gross floor area of 500 square metres and will require a hydrogeological study, if deemed necessary by the Region.

The Glen Williams Secondary Plan Review will need to consider these policies and ensure conformity with the ROP.

5.2.2 Other Master Plans and Studies

5.2.2.1 Halton Region Transportation Master Plan

The Halton Region Transportation Master Plan (TMP) was completed in September 2011. The TMP defines a sustainable, integrated transportation system that considers all modes of travel and supports the policies and objectives of the Official Plan. The plan establishes a 2031 modal split target of 72% single occupant vehicle, 3% carpool, 20% transit, and 5% active transportation. The transit mode share targets for the Region are detailed as follows:

Table 5: Transit Mode Share Target

Horizon Year	Internal Trips	External Trips	Total
2016	2%	7%	5%
2021	6%	20%	10%
2026	8%	30%	15%
2031	11%	30%	20%

Source : Table 7.1, Halton Region Transportation Master Plan, 2011

The TMP aims to increase connectivity throughout the entire region to create more options for people to travel. The Town is currently preparing a Transit Strategy to support the increased transit mode split goals shown above.

5.2.2.2 Halton Region Active Transportation Master Plan

The Halton Region Active Transportation Master Plan (ATMP) was completed in May of 2015. The ATMP outlines strategies, infrastructure, initiatives and programs required to create an active transportation plan that is safe, affordable and sustainable. This document provides an overview of all active transportation facilities and guidelines for recommending an appropriate type of facility on different types of roadways.

The proposed plan will create a more connected network throughout the Region that will allow cyclists and pedestrians to reach a greater number of destinations safely and efficiently including Glen Williams.

The approved ATMP will need to be reviewed and considered in the Secondary Plan review.

5.2.2.3 Sustainable Halton Water and Waste Water Master Plan

The Sustainable Halton Water and Wastewater Master Plan provides a Region-wide review, evaluation and development of water and wastewater servicing strategies for all urban service areas. This Master Plan was a critical component in the integrated planning process of the Sustainable Halton program and provides the framework and vision for the water and wastewater servicing needs within the urban areas in Halton Region to 2031.

The Georgetown Waste Treatment Plant (WWTP) has a reserve capacity for 2,600 people which is for existing and future population and includes both the Hamlet of Glen Williams, and the Hamlet of Norval.

5.2.2.4 Region of Halton 2017 Development Charges Background Study

The Background Study has been prepared pursuant to Section 10 of the Development Charges Act, 1997 (DCA) as amended. The purpose of the Background Study is to propose the replacement of the following Bylaw with the proposed By-law No. 48-12, as amended, "A By-law to establish water, wastewater, roads and general services Development Charges for the Regional Municipality of Halton (Built Boundary and Greenfield Areas)" (expiring on September 4, 2017).

Any future development within the Hamlet will be subject to the Region's Development Charges as outlined in this Study and in the implementing By-law.

5.2.3 Summary of Regional Policy Findings Applicable to Glen Williams Secondary Plan

The key findings from the regional policy review include the following:

- The Region's primary role is to provide broad policy directions to the local municipalities on strategic matters such as management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, solid waste management, transportation, and health and social services.
- The ROP identifies areas designated as part of the NHS, which encompasses both the provincial Greenbelt and the Regional Natural Heritage System. The Glen Williams Secondary Plan will be required to recognize the Regional Natural Heritage System as identified in this Plan and include policies and maps to implement policies of the Halton Region Official Plan and to incorporate any refinements.
- The ROP identifies that hamlets, including Glen Williams, cannot be expanded and only minor rounding out of the boundary may be considered.
- The Region's TMP and ATMP include plans and priorities for the Glen Williams area which will need to be reviewed in the context of the Secondary Plan.
- The Sustainable Halton Water and Wastewater Master Plan provides a Region-wide review, evaluation and development of water and wastewater servicing strategies for all urban service areas. The Georgetown Waste Treatment Plant (WWTP) has a reserve capacity for 2,600 people which is for existing and future population and includes both the Hamlet of Glen Williams, and the Hamlet of Norval.
- Any future development within the Hamlet will be subject to the Region's Development Charges.

5.3 Municipal Planning Policy

5.3.1 Town of Halton Hills Official Plan, 2017

The Town of Halton Hills Official Plan (HHOP) was adopted by Town Council in September 2006, approved by Halton Region in March 2008, and consolidated on May 1, 2019, and replaces the original Official Plan for the town, which was developed in 1982. The Official Plan sets out the Town's policies for growth and development through to 2031, and applies to all lands within the Town. The latest consolidation (May 1, 2019) incorporates the results of the Glen Williams Mature Neighbourhoods Study.

The HHOP provides a vision for the community, as follows:

The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, rural lifestyle, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in Halton Hills.

Community is a place where residents enjoy safe family living, scenic beauty and active community life. The community recognizes the unique attributes that set it apart from other places and is passionate about preserving the small town character and rural feeling.

The Town and its citizens view its long-term future to be more self-reliant and supports managed growth that

preserves the unique features of the community, uses land wisely, elevates the quality of the built environment and provides diverse economic opportunities. The aim is to provide choices for employment, housing, shopping and services.

As identified in HHOP Schedule A1 – Land Use (**Figure 25**), Glen Williams is designated as a Hamlet. Strategic objectives for Hamlets are outlined in the Official Plan and the Glen Williams Secondary Plan. One of the strategic objectives of the Official Plan is to permit development within the Hamlets that maintains and enhances hamlet character and scale in accordance with specific policies. In addition, one of the eleven goals of the Town's Official Plan aims to identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.

5.3.1.1 Hamlet Area Designation

Details on the Glen Williams Secondary Plan are detailed in Part H with mapping provided in Schedule H4-1 and H4-2. Appendix X6 and X7 of the HHOP includes guidelines for design and heritage protection, as well as Terms of Reference for Environmental Implementation Reports for the Hamlet of Glen Williams.

The objectives of the Hamlet Area designation, as identified in Section E3.1, are to recognize these areas as unique and historic communities that provide a transition between the Georgetown Urban Area and the surrounding agricultural and rural landscape. In addition, it is the Town's intention to carefully control new residential development in the Hamlets in order to maintain the character and scale of Glen Williams and provide opportunities for small-scale commercial and tourism related uses that are compatible with the character and scale of the Hamlet.

A modest expansion to the Hamlet of Glen Williams was approved flowing from the results of the Glen Williams Integrated Planning Project. The Hamlet is largely confined by the Protected Countryside Area of the Greenbelt Plan and the Georgetown Urban Area. On this basis, further expansions to the Hamlet of Glen Williams is prohibited by this Plan.

With regard to servicing, existing and limited infill development within the Hamlets is generally intended to be serviced on the basis of either private, individual on-site water services or municipal water supply and private, individual on-site sewage services. The Region of Halton has reserved a 2,600 equivalent population in the Georgetown Wastewater Pollution Control Plant to service the Hamlets when the Region, in consultation with the Town, determines it to be feasible. The Secondary Plans for the Hamlets shall provide more detailed policy direction regarding servicing.

The HHOP provides further direction on minimum lot size, identifying that 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.

The minimum lot size for new development on Regional water and wastewater services shall be 0.10 hectares (0.25 acres). Larger lot sizes may be established in Secondary Plans to reflect the character of established hamlet residential neighbourhoods.

The creation of new lots for a residential use by consent to sever is permitted, provided a Plan of Subdivision is not required in accordance with Section F.1.1 of the Town Official Plan. The creation of new lots for residential purposes

shall comply with Section E3.3.4 and F1.2 (New Lots by Consent) of the Halton Hills Official Plan.

The maximum size of a permitted non-residential use shall be 500 square metres of gross floor area and may require a hydrogeological study to the satisfaction of the Town and the Region of Halton.

Where a proposed non-residential use abuts or is in close proximity to an existing residential use, fencing, landscaping or berming, or a combination of these features shall be utilized to ensure that there is adequate screening between the uses. The establishment of a new permitted non-residential use or an expansion to an existing non-residential use shall be subject to Site Plan Control in accordance with Section G8 of the Halton Hills Official Plan.

5.3.1.2 Parkland

Public Parkland policies are contained within Section F7 of the Official Plan and were developed, in part, with consideration to the Recreation and Parks Strategic Action Plan (2007) and the Town of Halton Hills Cycling Master Plan (2010).

The Official Plan recognizes multiple sources of parkland including the dedication of land through the development process and cash-in-lieu provided through development applications to be used towards developing and acquiring public parkland and/or public recreational facilities.

Section F7.3 of the Official Plan provides policy direction related to the parkland development and includes direction related to the siting and design of public parkland. This includes a more general summary of siting and design considerations. Section F7.3.2 of the Official Plan refers to the development of a Parkland Development Manual which would include more detailed design criteria and technical standards for park design. To our knowledge a Parkland Development Manual has not yet been prepared.

5.3.1.3 Greenlands System

The HHOP identifies natural heritage feature designations within the Greenlands System, which is divided into: Greenlands A; Greenlands B; Greenbelt Greenlands; Greenlands within Special Policy Areas; and Greenlands in Urban Areas (only applies within the Premier Gateway Employment Area and the Georgetown and Acton Urban Areas). Boundaries of the Greenlands System outside of the Hamlet are identified in Schedule A2 (**Figure 5**).

In addition to the Greenlands designated areas, there is an NEP area within the Town, but not within the Glen Williams Secondary Plan area, which is discussed in Section B4 of the HHOP.

The broad objective of the Greenlands System is to preserve natural features, hydrological functions, and ecosystems, in order to maintain / improve the size, diversity, connectivity, and health of the features.

Greenlands A designated lands include the following components of the NHS, and may be updated through the process described in HHOP Section B1.2.1:

- Regulatory Floodplains, as determined by the appropriate CA
- Significant habitat of endangered or threatened species
- Provincially Significant Wetlands (PSW)

The Greenlands B designation protects the following components of the NHS, and may be updated through the process described in HHOP Section B1.2.1:

- Environmentally Sensitive Areas, outside of Escarpment Natural Area or Greenlands A, as identified by the Region of Halton and refined from time to time;
- Regionally significant wetlands, as determined by the Ministry of Natural Resources, and refined from time to time;
- Provincially and Regionally Significant ANSI, as determined by the Ministry of Natural Resources, and refined from time to time;
- fish habitat;
- significant woodlands in accordance with Section B1.3.5 of the HHOP;
- significant valleylands;
- Significant Wildlife Habitat areas;
- Carolinian Canada sites; and
- Halton Regional Forests.

Greenlands A and B natural heritage feature designations are mapped and provided in Appendix X1A of the Secondary Plan (Section H4 of the HHOP).

Under the HHOP, no development is to occur on lands adjacent to natural features unless an approved EIS, Subwatershed Study, and/or Geotechnical Study are completed. In addition, development is prohibited within significant wetlands and significant habitat of endangered and threatened species, as well as within other Greenlands designated features unless demonstrated through an EIS.

There is no new development permitted in Greenlands A or B, except for permitted uses, per section B1.3.1.2.

There are several areas designated as Greenlands in the HHOP mapping (Schedule H4-1 and H4-2 of the HHOP). The Greenlands are primarily associated with the Credit River, as well as the tributary to the Credit and associated wetlands and wooded areas north of wildwood Road. Schedule H4-2 of the HHOP includes Supportive and Core Greenlands as described in Section 5.3.2.9, below. Appendix X1A delineates woodlands over 0.5 ha with potential to be significant, all of which are also designated as either Core or Supportive Greenlands which has been determined through the Scoped Subwatershed Study and supporting Characterization Report (2003) within the Secondary Plan mapping, with the exception of wooded area adjacent to Barra Clough Boulevard to the west that does not currently have a designation.

5.3.1.4 Cultural Heritage

The HHOP includes policies regarding the recognition of Cultural Heritage Landscapes, specifically in Section F5.2.2 on Cultural Heritage Landscape Inventory, as follows:

Council may prepare an inventory of cultural heritage landscapes. This inventory may form a component of a Cultural Heritage Master Plan for the Town. Landscapes such as existing rural and agricultural areas, historic hamlets, and heritage roads will be identified in the inventory. A cultural heritage landscape is a defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community and is of significance to the understanding of the history of a people or place.

The HHOP definition of a Cultural Heritage Landscape is consistent with the PPS (2020) definition and is as follows:

Means a defined geographical area of heritage significance that has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Other municipalities who have used this type of tool for heritage conservation includes:

- The City of Cambridge – “Black Bridge Cultural Heritage Landscape” (Chapter 4, City of Cambridge Official Plan, Section 4.8)
- Woolwich Township – West Montrose Cultural Heritage Landscape (Chapter 12, Township of Woolwich Official Plan, Section 12.7 (OPA No. 18 “West Montrose Cultural Heritage Landscape Policy Area”).

5.3.1.5 Implementation

Section G3.1 of the HHOP states that Secondary Plans shall establish a detailed development concept for infrastructure and land use in specific areas of the Town, such as new communities or the redevelopment of an existing community. It shall be the intent of any Secondary Plan to:

- Establish clear and appropriate boundaries for the new community;
- Establish population, housing unit and employment capacity targets, including targets for affordable housing;
- Establish the most appropriate mix of land uses that recognize the location of the area and the goals and objectives of the Official Plan;
- Ensure that the environment-first objectives of the Official Plan are met;
- Ensure that the urban design objectives and policies of the Official Plan are met;
- Ensure that adequate transportation networks will be established and that the transportation network is adequately supported by the proposed development pattern;
- Ensure that adequate water and wastewater servicing is established to serve the anticipated development;
- Ensure that appropriate Secondary Plan policies, including phasing, servicing and financing policies are in place to clearly and effectively guide future development within the Secondary Plan area;
- Incorporate appropriate policies pertaining to the provision and location of utilities;
- Establish land use patterns that promote mixed-use, compact, transit-supportive and walkable communities;
- Establish the location, types and density of residential and employment lands that contributes to the creation of healthy communities through: an appropriate mix and density of housing; strengthening live-work relationships through the balance of residential and employment land uses; the provision of local parks and open space’ and promoting active transportation and the use of public transit;
- Address land use compatibility in accordance with Regional and Ministry of Environment guidelines; and,
- Establish overall development density of the area.

5.3.2 Glen Williams Secondary Plan

The Secondary Plan for the Hamlet of Glen Williams was prepared in accordance with the applicable policies of the Official Plan for the Town and the Region. The HHOP identifies that Secondary Plans may be prepared to allow for more detailed area or block planning in either newly developing areas or other areas where specific issues and concerns are identified.

This Section provides an overview of the in-effect Glen Williams Secondary Plan, adopted by Town Council in 2003, by way of an amendment to the Town Official Plan. The Plan was approved by the Region of Halton on July 29, 2005 and ultimately came into full force and effect in 2007, once all appeals were settled at the Ontario Municipal Board.

A detailed audit of the Secondary Plan is provided in **Appendix D**.

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.

The Secondary Plan provides eleven general objectives for the Glen Williams Hamlet. One of the eleven objectives of the Secondary Plan is to define a boundary that “permits limited growth appropriate to the hamlet, preserves hamlet scale and character and protects the natural features of the area.” A planned population of approximately 2,000 persons for the Hamlet has been determined based upon a limited amount of growth to the year 2021 that maintains Hamlet scale and character.

Applications for new development within the Hamlet of Glen Williams will require lot sizes, setbacks and architectural styles subject to the Official Plan and the Hamlet Design and Heritage Protection Guidelines.

In addition, the Town seeks to preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills. 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. The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines discussed in Section 5.3.4 below.

The Secondary Plan also aims to encourage architectural styles that are consistent with the hamlet character and meet a broad range of housing needs. Policies for Hamlet Community Core Area and Hamlet Residential Area are outlined below.

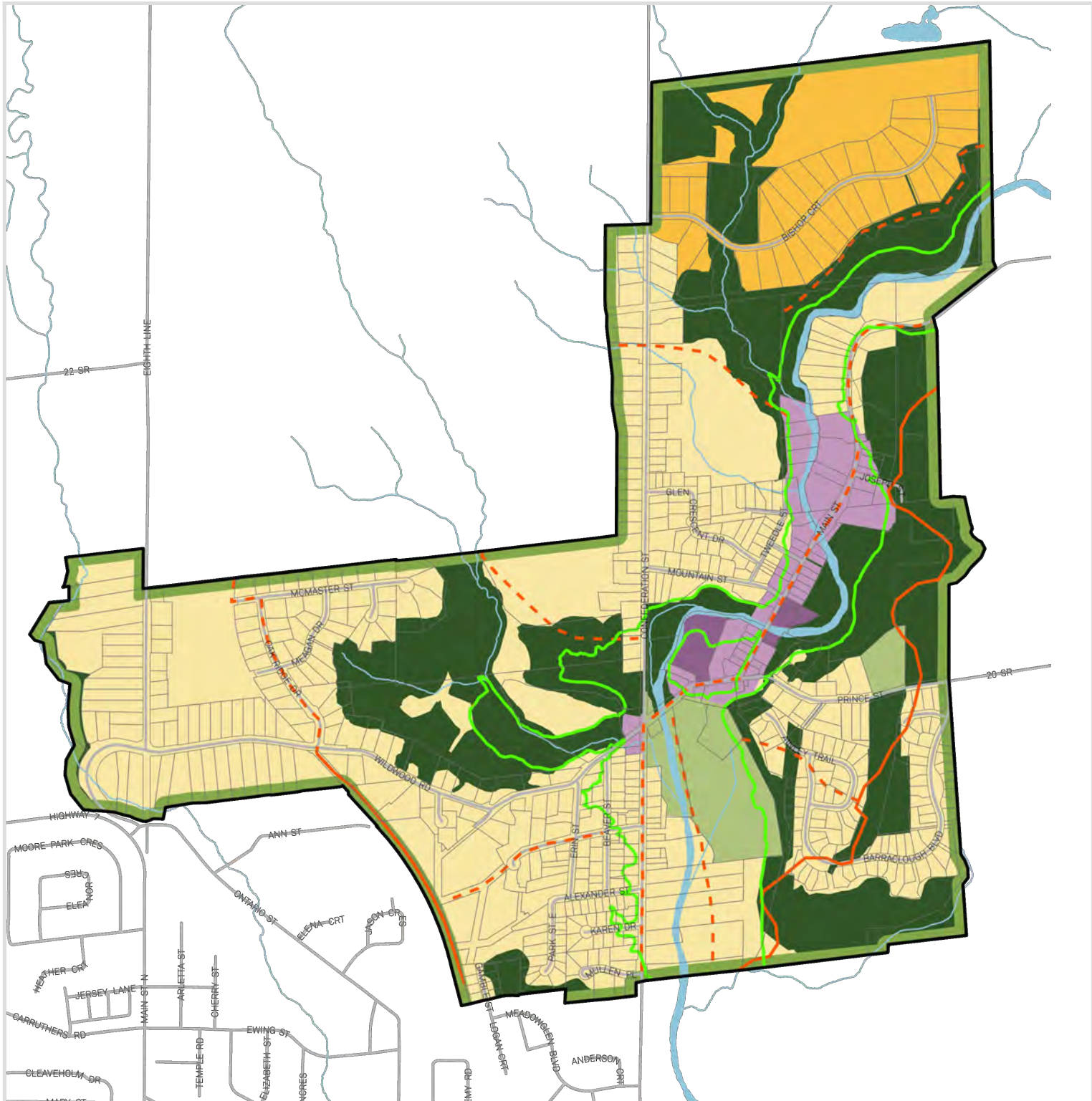
5.3.2.1 Hamlet Boundaries and Buffers

The boundaries of the Hamlet are shown on Schedule H4-1 (**Figure 28**) and have been determined based upon a limited amount of growth that: maintains the Hamlet scale and character; corresponds to available wastewater servicing capacity and identifiable features such as roads, property boundaries, physical features and other logical boundaries.

The Secondary Plan implements a Hamlet Buffer surrounding the entire limits of the Hamlet with the objective of preserving the Hamlet character. The Hamlet Buffer is a general lot line setback of 20 metres from the Hamlet boundary. Lands within this setback were determined to be allowed to regenerate as private natural areas or be used for public park purposes such as trail systems.

5.3.2.2 Hamlet Community Core Area

Permitted uses in the Hamlet Community Core Area designation include tourism and cultural uses, retail and service commercial uses, and office space. Several institutional uses and single detached dwellings are also



**Figure 28:
Schedule H4-1 - Glen
Williams Land Use
Plan**

Town of Halton Hills Official
Plan, 2019

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Legend

- HamLet Estate Residential Area
- HamLet Residential Area
- HamLet Community Core Area
- Greenlands Categories (Refer to Schedule H4-2)
- HamLet Boundary
- Waterbody
- Limit of Regulatory Flood
- Existing Trail
- Potential Trail and On-Road Linkage
- Watercourse
- Institutional Area
- Open Space Area
- HamLet Buffer

DATE: May 2020

SCALE: 1:15,000

FILE: 07135L

DRN: JB



K:\07135L- GLEN WILLIAMS\RP\SECONDARY PLAN H4-1.DWG

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permitted. Non-residential uses can occupy up to 500 square metres of ground floor space.

The land use policies state that building heights cannot exceed two storeys unless required to meet the objectives of the Hamlet Design and Heritage Protection Guidelines discussed in Section 5.3.4 below.

Since the majority of the Hamlet Community Core Area is situated within the Regulatory Floodplain of the Credit River development is subject to additional policies. However, no new residential lots shall be permitted in the natural hazard areas including the extent of the regulatory floodline plus applicable buffers. Confirmation of the flooding extent might be required in order to confirm the areas available for residential development.

5.3.2.3 Hamlet Residential Area

The Hamlet Residential Area designation recognizes existing residential areas and lands that 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.**

Permitted uses in the Hamlet Residential Area designation include primarily single detached dwellings, and home occupations and cottage industries within single detached dwellings, as well as bed and breakfast establishments. Lot areas shall be a minimum of 0.1 hectares.

5.3.2.4 Hamlet Estate Residential Area

The Hamlet Estate Residential Area consists of the larger estate style lots that provide for a transition between the rural area and the core area of the Hamlet.

Permitted uses include single detached dwellings, and home occupations and cottage industries within single detached dwellings. Lot areas shall be a minimum of 0.4 hectares.

5.3.2.5 Institutional Area

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

5.3.2.6 Cultural Heritage Policies

The existing Glen Williams Secondary Plan includes consideration for cultural heritage resources, primarily in terms of the overall heritage character of the Town and architectural styles in terms of urban design, primarily residential built form.

Section H4.2 of the Secondary Plan recognizes that the importance of the preservation of the heritage character of Glen Williams as it relates to the following:

- b) To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;

While this is true, the objectives set out in the existing Secondary Plan do not include any policies specific to the

conservation of existing cultural heritage resources. Instead, the policies focus on compatible new development, primarily related to urban design and architecture.

Policies related to cultural heritage resources are primarily related to Section H4.3.11 of the Secondary Plan as follows:

Section H4.3.11 Hamlet Design and Heritage Protection states:

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.

This section specifies that the enhancement and protection of community features (i.e. including cultural heritage resources) is achieved through the implementation of the Hamlet Design and Heritage Protection Guidelines. While this is true, these guidelines are geared towards policies for new development rather than the identification and conservation of existing cultural heritage resources. Further, the heritage character of the Hamlet of Glen Williams does not capture resources other than buildings. This is also true for Section H4.4 of the Secondary Plan. Section H4.4 of the Secondary Plan (Hamlet Community Core Area) states:

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.

While the above-noted section of the Secondary Plan recognizes the concentration of cultural heritage resources in the Hamlet Community Core Area, the policy is focused on architectural style, which are recognized as being protected through the Hamlet Design and Heritage Protection Guidelines.

5.3.2.7 Urban Design Policies

There are Urban Design Guidelines that accompany the Secondary Plan. Design policies are scattered throughout the plan and, in some cases, overlap with heritage related policy. As previously noted herein, a number of the general objectives of the Glen Williams Secondary Plan relate to the design of future development within the Hamlet, including new subdivisions, new housing, replacement housing, additions, alterations and new or enlarged accessory buildings.

Section H4.3.11 (Hamlet Designation and Heritage Protection) references the existing character of the area which is largely defined by heritage buildings. The policies within section H4.3.11 refer to the Hamlet Design and Heritage Protection Guidelines (included as Appendix X6 of the Official Plan). These guidelines were prepared in order to protect and enhance community features while guiding new development.

According to Secondary Plan policies within Section H4.3.11, the guidelines will be applied to all planning applications within the Hamlet.

The land use policies contained within the Secondary Plan provide further design direction that applies within the various designations. Most of the land uses policies within the Secondary Plan speak generally to the requirement for development to be consistent with the Hamlet Design and Heritage Protection Guidelines. This following table summarizes more specific design direction:

Table 6: Land Use Policy Designations and Design Direction

Land Use Designation	Design Direction in Land Use Policies
Hamlet Community Core Area	<ul style="list-style-type: none"> • Parking facilities to be oriented to the side or rear of all commercial buildings wherever possible. • Building heights will generally not exceed two storeys unless required to meet the objectives of the Hamlet guidelines.
Hamlet Residential Area	<ul style="list-style-type: none"> • Prior to draft plan approval, plans of subdivision must be supported by a Design Study that illustrates how the development will be consistent with the Hamlet Design and Heritage Protection Guidelines. Direction as to what needs to be considered in the Design Study is provided in Section H4.5.3 of the Secondary Plan. • For residential development on Regional water and wastewater services, the minimum lot size shall be 0.10 hectares (0.25 acres). Plans of subdivision should have a range of lot sizes from 0.10 hectares to 0.4 hectares.
Hamlet Estate Residential Area	<ul style="list-style-type: none"> • Prior to draft plan approval, plans of subdivision must be supported by a Design Study that illustrates how the development will be consistent with the Hamlet Design and Heritage Protection Guidelines. Direction as to what needs to be considered in the Design Study is provided in Section H4.6.3 of the Secondary Plan. • The minimum lot area shall be 0.4 hectares (1.0 acre).

Within Mature Neighbourhoods further design direction is provided with policies that were prepared based on recommendations that were included in the Glen Williams Mature Neighbourhoods Study (2019). The policies contained within Section H4.3.13 provide specific direction that is to be considered for a Minor Variance application within a Mature Neighbourhood Area.

While in many cases the Secondary Plan refers to policy sections of the broader HHOP, no such cross reference is provided in relation to the broader Urban Design Policies of the Official Plan. As such, the primary tool for evaluating development proposals is the limited policy design direction summarized above and the Design Guidelines included as Appendix X6 of the Official Plan.

5.3.2.8 Open Space, Parks and Trails

The Open Space Area designation permits public and private open spaces including parks, cemeteries and trails. This designation applies to existing parks including Glen Williams Park, Shelagh Law Parkette and the Glen Williams Cenotaph, as shown on Schedule H4-1. The Glen Williams Cemetery is also designated open space. Existing trails

are primarily located in areas designated Hamlet Residential Area and Greenlands, however there are potential trails identified within lands designated Open Space Area.

There are limited policies for Open Space within the Secondary Plan. Instead, the Secondary Plan directs that development of parkland within the Hamlet is to be consistent with the parkland policies of the HHOP.

The Secondary Plan includes general policies related to Trail Systems with conceptual alignments for new trails are identified on Schedule H4-1 of the Official Plan. These include potential trails identified in the Halton Hills Cycling Master Plan. General policies related to Trail Systems are included in Section H4.3.3 of the Secondary Plan. As stated in this section, 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 as a complement to the Halton Hills Trails and Cycling Master Plan.

According to Section H4.3.3 of the Secondary Plan, the actual need and implementation of any trail system is to be assessed through the development approval process with trails to be developed to municipal standards. Conceptual alignments for new trails are identified on Schedule H4-1 and include potential trails identified in the Halton Hills Trails and Cycling Master Plan. Potential trails and linkages shown adjacent to or within areas designated Core Greenlands are subject to further policies and EIS requirements.

As noted in Section 3.3.2.5 of this report, parkland within Glen Williams is generally subject to the parkland policies of the broader Official Plan. Notwithstanding, Section H4.9.7 of the Secondary Plan confirms that for new development, lands designated Greenlands within the development site shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act. In other words, if a development site includes lands designated Greenlands, that portion of the site will remain as open space but will not be counted towards parkland dedication.

In 2019 the Province introduced a new Community Benefits Charge (CBC) as part of Bill 108 that allows municipalities to impose a charge to pay for the capital costs of facilities, services or matters required because of development or redevelopment. The CBC is intended to replace the following with a single charge:

- Parkland dedication
- Section 37 contributions
- Soft service development charges (parkland improvements, community centres, libraries, arenas, daycares, etc.

As discussed in Section 4.8, if the Town passes a CBC by-law, the current parkland dedication by-law will cease to take effect and conditions of draft plan approval requiring parkland dedication may no longer be imposed. This is also now dependent on the recent changes being considered through Bill 197 that may remove parkland requirements from the

5.3.2.9 Natural Heritage and Greenlands

The Regulatory Floodplains and Greenlands designations within the Hamlet are identified in Schedule H4-1 (**Figure 28**). Details of the Core and Supportive Greenlands, as well as other environmental constraints making up the overall Greenlands System, are presented in Schedule H4-2 (**Figure 15**).

The Town outlines permitted uses, general land use policies, and development evaluation criteria for lands

designated as Core Greenlands and Supportive Greenlands. The Core Greenlands designation contains the most important natural features and areas that perform the most critical ecological functions. 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 and CVC on the basis of policies outlined in Section H4.9.2.4 and H4.9.2.5 of the Secondary Plan.

The protection and restoration of Valleylands and Natural Features is discussed in Section 3.2 and states:

“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 of 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.”

The Supportive Greenlands designation contains functions and linkages that support the ecological function of the features in the Core Greenlands designation. 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 demonstrates how the environmental function of this area can be protected and improved through actions such as stream rehabilitation efforts, reforestation and vegetative planting programs.

The protection of Fish and Fish Habitat is discussed in Section 3.4, which specifies the following:

“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, noting that a “15 metre development setback shall be required from warmwater tributaries designated as Core Greenlands on Schedule H4-1 of this Plan. A 30 metre development setback shall be required from coldwater tributaries designated as Core Greenlands on Schedule H4-1 of this Plan.”

Sections 4, 5, 6, 7, and 8 then discuss Land Use Designations and applicable policies for Hamlet Community Core,

Hamlet Residential, Hamlet Estate Residential, Intuitional, and Open Space, respectively.

The purpose of the Greenlands system, as shown on Schedule H4-1, is described in Section 9.1:

- 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 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 recreation 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

The Greenland System consists of Core and Supportive Greenlands. From Section 9.2, Core Greenlands designation applies to the “most important natural features and areas that perform the most critical ecological functions, as described in the Scoped Subwatershed Plan for Glen Williams”. Core Greenlands 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

There is no new development permitted in Core Greenlands, except for permitted uses, per section 9.2.2. Proposed development within or adjacent to a Core Greenlands designation require the following (from section 9.2.5)

- 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 (EIS) 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;
- 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.

Permitted uses within the Core Greenlands are consistent with permitted uses under the HHOP, and are more restrictive than the ROP. The ROP is more consistent with the NEP and the Growth Plan permitted uses.

The Supportive Greenlands, as discussed in Section 9.3, contain “functions and linkages that support the ecological function of the features in the Core Greenlands designation.” The Supportive Greenlands designation applies to areas with natural heritage features and ecological functions which “may not have specific provincial policy to regulate development”, including woodlots, unevaluated wetlands, steep slopes and minor tributaries of the Credit River. It is noted that Supportive Greenlands “would benefit from rehabilitation or restoration efforts to enhance their ecological value.”

Proposed development within Supportive Greenlands requires an Environmental Implementation Report (EIR) that demonstrates maintenance of ecological function of the area, identifies and provides mitigation for environmental impacts. An EIR evaluation can result in re-classification of a supportive feature as a Core feature, and such a designation would occur through a Plan amendment. However, development permitted through the approval of an EIR (by CVC and the Town) will be consistent with the policies of the adjacent land use designations, and an amendment to the Plan is not required.

Greenlands setback guidelines, provided in Section 9.4, are summarized below:

- 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.**

Section 9.5 notes that the boundaries of the Greenlands are delineated in a conceptual manner on Schedules H4-1 and H4-2; general setbacks from Greenlands designation will be evaluated for specific development applications by the Town and the Region of Halton in consultation with Credit Valley Conservation, and that greater setback allowances may be required to reflect specific circumstances.

General setback guidelines as currently described in the Secondary Plan are outdated and should be updated to reflect provincial, regional and town policies and current conservation authority guidelines.

5.2.3.10 Environmental Implementation Reports

The Town has a Terms of Reference for the preparation of Environmental Implementation Reports, which is provided in Appendix B of the Secondary Plan. This document is a reference guide for the development of

an Environmental Implementation Report (EIR), a requirement for development. This guide acts as a Terms of Reference (TOR) to provide the required steps to complete an EIR based on the policies in the Glen Williams Secondary Plan and in consultation with the CVC and the Town.

This TOR guide breaks the EIR process down into fourteen steps, which are divided into three parts: background review; detailed studies / impact assessment; and implementation. The TOR guide provides a description of the requirements and deliverables for each of the three parts of the process. This document is well aligned with similar documents from other areas, but will require updates to bring it up-to-date with current standards and guidelines, including requirements for report submission.

5.3.3 Existing Land Use Designations

As noted previously, a preliminary review of the existing Glen Williams Secondary Plan land use designations has been completed, as well as a review of the existing development and built form of what is existing today. Areas have been identified as part of the initial mapping exercise, where land use designations do not align with property boundaries. These refinements will be addressed as part of the update to the Secondary Plan mapping.

A map of the existing land uses within the Hamlet is included as **Figure 7**. A detailed review of the Secondary Plan policies is provided in **Appendix D**.

A further detailed review of the Secondary Plan mapping will be required to ensure conformity with what exists today.

5.3.4 Glen Williams Design and Heritage Protection Guidelines

As previously noted herein, Section F2.3.1 (Urban Design Guidelines) of the HHOP authorizes the Town to require the preparation of Urban Design Guidelines for selected areas within the municipality, including Secondary Plan Areas. This policy framework led to the completion of the Glen Williams Design and Heritage Protection Guidelines which were prepared in tandem with the Glen Williams Secondary Plan. All planning applications within the Hamlet are subject to the guidelines.

The design guidelines include a thorough analysis of the existing character of the hamlet while also providing guidance for new development. Guidelines are provided in relation to:

- Street type and pattern;
- Lot configuration;
- Setbacks;
- Houses at Focal Locations (i.e. Priority Lots);
- Garages and Auxiliary Buildings;
- Architectural Design Principles for New Development;
- Gateways; and,
- Implementation.

The guidelines also include a detailed list of documentation required as part of the Design Review process described in the guidelines. The guidelines also include recommendations related to the Zoning By-law and zoning regulations.

5.3.5 Glen Williams Integrated Planning Project Subwatershed Study

The Town of Halton Hills undertook a Scoped Subwatershed Study of the Hamlet which resulted in a Scoped Subwatershed Plan (Dillon, 2003) along with a Characterization Report that establishes the framework and strategy for protecting, maintaining and enhancing the important environmental features, resources and functions. The Plan is intended to ensure that development within the Hamlet takes place in a manner that sustains the long-term health of the environment.

The Scoped SWS was completed in two phases, Phase 1 which characterized the natural features of the entire subwatershed area, and Phase 2, which included detailed assessments regarding potential impacts, implementation of management strategies, and monitoring recommendations focused primarily on the Glen Williams Planning Area (GWPA).

Natural heritage features and ecological functions assessed for the SWS included:

- fish habitat,
- woodlands,
- valleylands (stream systems and natural corridors),
- wetlands,
- wildlife habitat, and
- vulnerable, threatened and endangered species and species of interest/ concern.

Natural Heritage and environmental protection features were integrated into three land categories, Category 1 lands, where no development is permitted, and Category 2 where development may be permitted, subject to an Environmental Implementation Report (EIR), and Category 3 lands, which are not sensitive.

Further details regarding classification are provided in Section 3.2 of the Scoped SWS:

Category 1 - This includes lands which contain significant natural heritage features that support a diversity of plant, animal and aquatic habitats, as well as perform important ecological functions integral to the ecosystem health of the watershed. Category 1 areas also include areas that may present a hazard to human life and property due to flooding and/or erosion hazards. This category includes all areas that are identified and regulated by Provincial Policy. The types of areas included in the Category 1 designation include:

- Lands within Regulatory Flood Lines;
- Provincially Significant Wetlands ;
- Fish Habitat;
- Coldwater tributaries;
- Habitat of Endangered and Threatened Species
- Hazards Lands (natural and human-made hazards);
- Significant Woodlands;
- Significant Valleylands;
- Wooded areas within and contiguous with wooded areas in valleylands;
- Significant Wildlife Habitat;

- Significant Areas of Natural and Scientific Interest (ANSIs).

Category 2 - This category encompasses lands which also contains natural heritage features and ecological functions, but may not have specific provincial policy to preclude development. Category 2 areas may include features that would require management and rehabilitation to improve their ecological functioning (e.g., other tableland woodlands not linked to valleylands). These areas would benefit from stream rehabilitation efforts, reforestation and vegetative plantings and other benefits (ecological stability, wildlife, economic value and aesthetics).

It is noted that all of the existing woodlot areas not within Category 1 areas, regardless of size, and areas of steeper topography within the GWPA, have generally been included in this category. In addition, the two wetlands within the planning area (along Tributary E and in the floodplain along the Credit Valley footpath) that require evaluation (as identified by Credit Valley Conservation) are designated as Category 2 lands. If, after these wetlands are evaluated by the MNR, it is determined that they are provincially significant wetlands they will be reclassified as Category 1 lands.

Remaining Areas (sometimes referred to as Category 3) - The areas located outside of Categories 1 and 2 represent lands where development may occur. Recognizing that existing and proposed changes in land use can affect both the character and health of the Subwatershed, these areas still have a potential to impact the features and functions associated with Category 1 and 2 areas. Accordingly, these areas should incorporate appropriate environmental land use management and design measures to minimize and prevent adverse environmental impacts. As previously noted, all development proposals within these lands will also require an Environmental Impact Report.

Environmental Protection is discussed in detail in Section 3.5.2. Key or “core” subwatershed natural heritage features are identified as:

- fish habitat,
- woodlands,
- valleylands (stream systems and natural corridors),
- wetlands,
- wildlife habitat, and
- vulnerable, threatened and endangered species and species of interest/ concern.

This Study formed the basis of establishing the Core versus Supportive Greenlands designations in the GWSP, with Category 1 lands being Core and Category 2 lands being Supportive in accordance with the descriptions provided above. The Scoped Subwatershed Study is referred to throughout this Report and should still be referred to in terms of requirements for Stormwater Management Plans and the design of future services.

5.3.6 Glen Williams Mature Neighbourhoods Study

The Glen Williams Mature Neighbourhoods Study was prepared by MHBC Planning. The Study was prepared as a response to public concern to address the potential impact of the construction of large-scale residential rebuilds (often referred to as ‘monster homes’), on the character and appearance of the mature neighbourhoods of Glen Williams.

The Study included a background review, extensive public engagement, an evaluation of options and a

recommendation report. The Final Recommendation Report was prepared in February, 2019, and recommended changes to both the Glen Williams Secondary Plan and Zoning By-law.

The following were the recommended changes to the Glen Williams Secondary Plan, as a result of the Mature Neighbourhoods Study that have since been implemented:

- 1) Introduce objective to Section H4.2 – Objectives of the Secondary Plan that addresses the maintenance and enhancement of the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new and expanded accessory buildings are compatible, context sensitive and respectful of the existing character.
- 2) Introduce a new section to the Secondary Plan under Section H4.3 – General Policies, containing policies that apply to new housing, replacement housing, additions and alterations, and new or expanded accessory buildings, when a minor variance from the Implementing Zoning By-law is required. This section would also include a definition of Mature Neighbourhood Areas as those older, established areas of Glen Williams as delineated in the implementing Zoning By-law.

The Glen Williams Mature Neighbourhoods Study recommendations have been implemented into the existing Secondary Plan, and should be carried forward in the updated Secondary Plan.

5.3.7 Town of Halton Hills Comprehensive Zoning By-law 2010-050

While the Official Plan provides for the land use designations and policies for detached dwellings in the Hamlet Residential Areas and Hamlet Core Areas, the Town of Halton Hills Zoning By-law 2010-0050 provides regulations that control the size of lots and the type of housing development that can occur on a residential lot. The zoning regulations essentially create a building envelope within which development can occur. The zoning regulations include provisions that control the size of the actual lots (lot area and frontage), the location of a house on a lot (setbacks) and the size of a house on the lot (height, coverage).

Under the Planning Act, municipalities may pass zoning bylaws to regulate the use and density of land and the use and location of buildings and structures. Often the existing use of land or buildings will not conform to the requirements of these new zoning bylaws. Section 34(9) of the Planning Act allows the existing use of land or a building to continue despite a new bylaw as a legal non-conforming use, on certain conditions.

The lands in Glen Williams are zoned (**Figure 29**):

- Hamlet Residential One (HR1)
- Hamlet Residential Two (HR2)
- Hamlet Community Core (HCC)
- Open Space One (OS1)
- Open Space Two (OS2)
- Open Space Three (OS3)
- Environmental Protection One (EP1)
- Environmental Protection Two (EP2)
- Development (D)
- Agricultural (A)

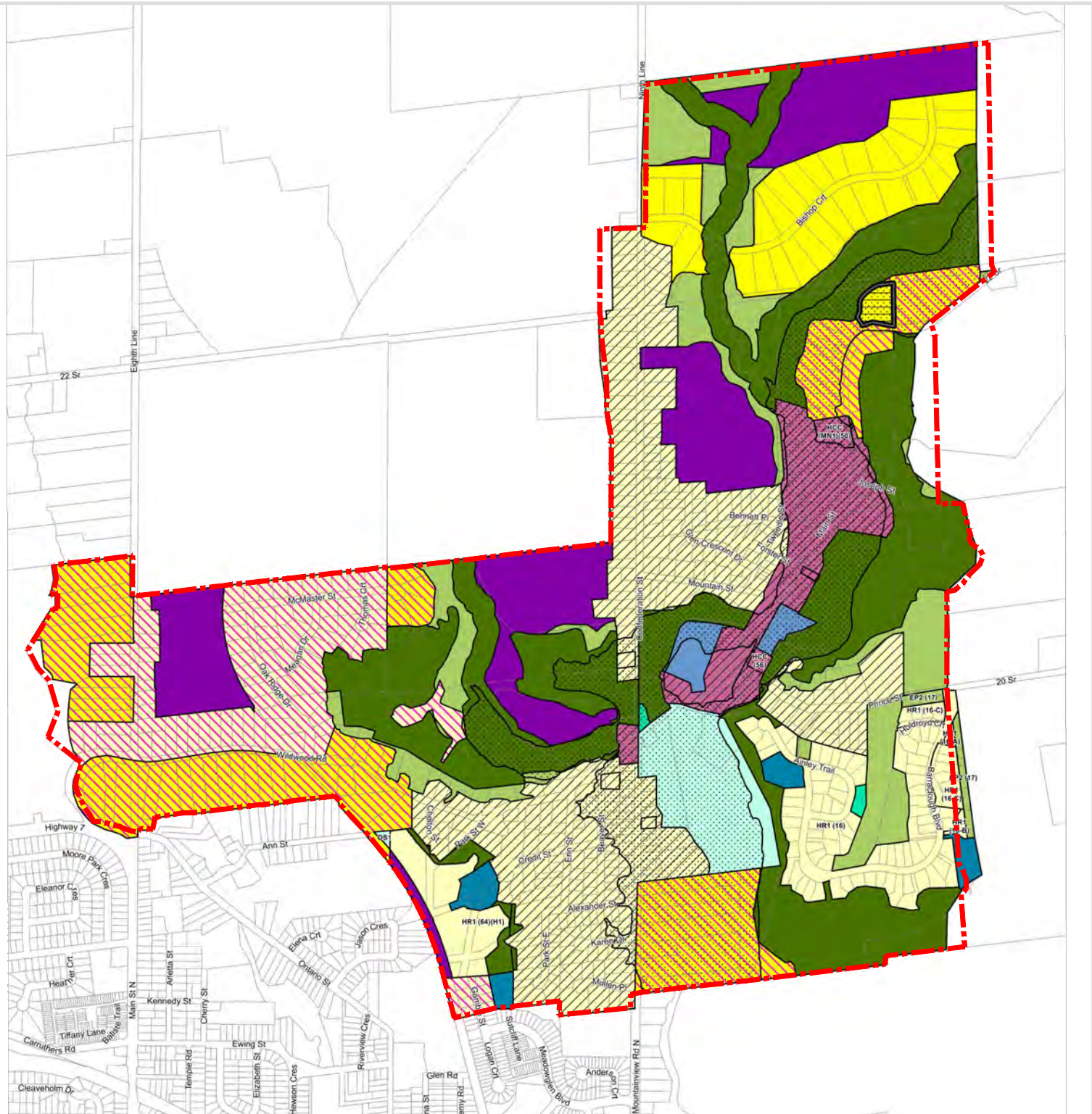


Figure 29:
Schedule A19 - Glen Williams to Zoning By-Law 2010-0050
 Town of Halton Hills Zoning By-Law 2010-0050

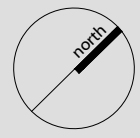
Hamlet of Glen Williams
 Town of Halton Hills
 Halton Region

Legend

- Subject Lands
- Holding Provision, H5
- Development, D
- Environmental Protection One, EP1
- Environmental Protection Two, EP2
- Hamlet Community Core, HCC
- Hamlet Institutional, HI
- Hamlet Residential One, HR1
- Hamlet Residential Two, HR2
- Property subject to By-law 2010-0050 prior to amendment by By-law 2019-0018
- Open Space One, OS1
- Open Space Two, OS2
- Open Space Three, OS3
- Mature Neighbourhood (MN1)

Sources:
 - Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

DATE:	May 2020
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**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

200-540 BINGEMAN'S CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

- Subject to By-law 2010-050 prior to ZBA 2019-18 (ZBA)
- Protected Countryside NHS1 (PC-NHS1)

The Zoning By-law implements the Glen Williams Secondary Plan, in particular as it relates to minimum lot areas. Typical regulations related to lot frontage, minimum yards, maximum lot coverage and maximum height are also contained within the Zoning By-law. In addition to these standard regulations, there are a number of special provisions that apply to zones in Hamlet of Glen Williams. The special regulations include regulations that impact the design of dwellings with attached garages.

The majority of undeveloped parcels within Glen Williams are zoned 'Development (D)'. The Development Zone permits only legally existing uses as of the effective date of the by-law. As such, any development within these areas would require a Zoning By-law Amendment.

5.3.8 Other Master Plans, Studies and Guidelines

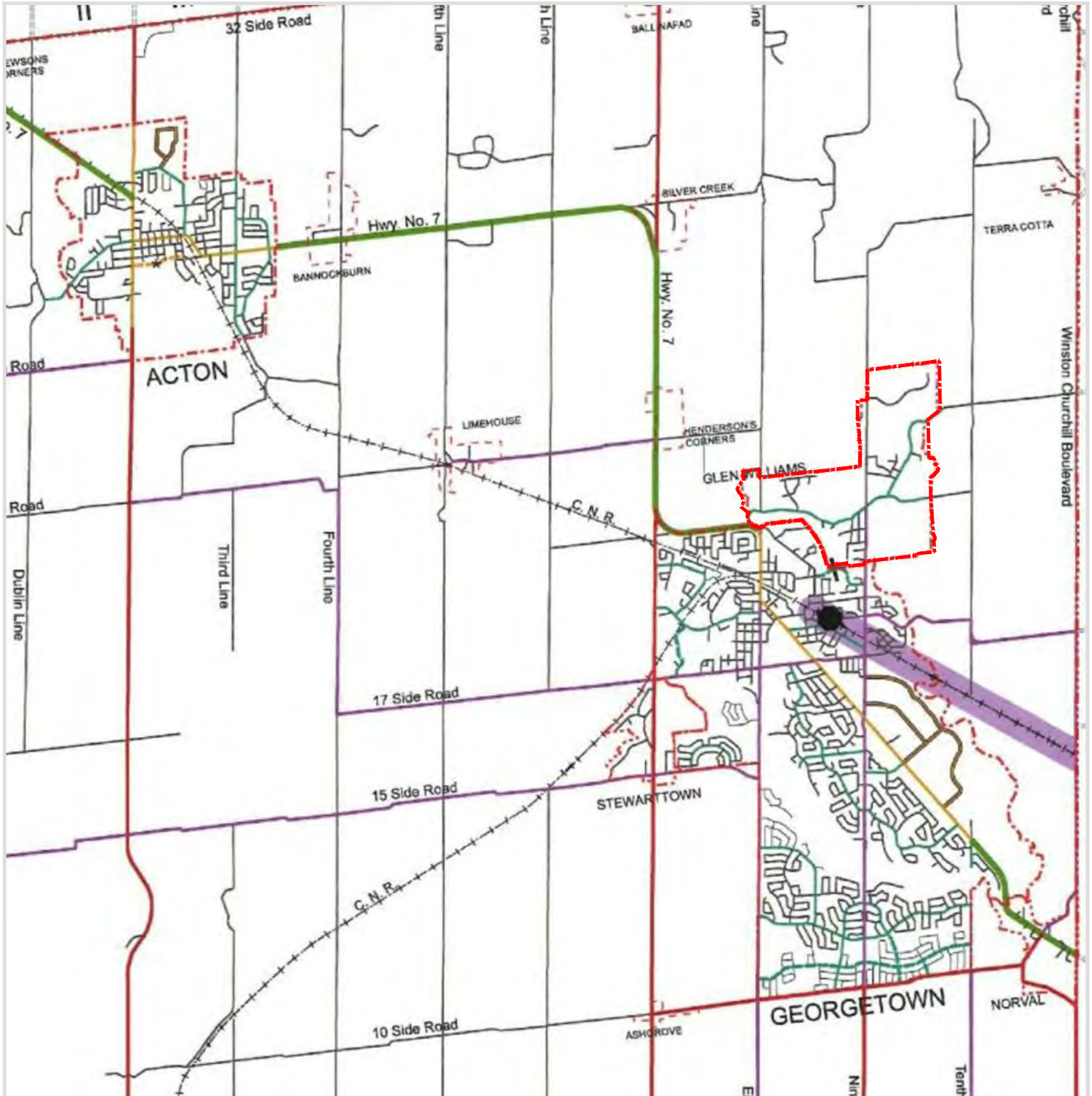
The following sections provide summaries of various other master plans, studies and guidelines which have been reviewed in the context of Glen Williams.

5.3.8.1 Town of Halton Hills Transportation Master Plan

The 2011 Town of Halton Hill Transportation Master Plan (TMP) is a policy document that endeavours to address existing transportation challenges while also creating a strategic plan that allows for, and addresses future anticipated growth until 2031 through transportation infrastructure improvements, policies and programs. Figures 6 and 12 from the TMP show the proposed short-term improvements and functional plan for the transportation network respectively. The TMP also wishes to encourage and increase travel by active transportation modes in both absolute and relative terms and to generally give citizens an increase in travel mode options and overall mobility. Figure 12 of the TMP is included in this Report as **Figure 30**.

The plan includes the following policies:

- A Transportation Demand Management (TDM) policy that focusses on reducing single occupant vehicle trips, especially during peak periods to reduce congestion and the need for expensive capacity improvement projects. This is to be implemented through a separate TDM program and updates to the Official Plan;
- An Active Transportation Policy that focusses on creating a more interconnected network of trails, paths, sidewalks and on-road facilities to connect all major activity and employment areas within the Town. This is to be implemented through separate Cycling and Trails Master Plans, as well as a separate Complete Streets Policy.
- A Public Transportation Policy that focusses on encouraging improvements to inter-municipal and inter-regional transit services such as the GO network. The plan also focusses on creating more transit supportive land-uses especially at nodes and along major corridors as well as in all new developments.
- A Goods Movements Policy that supports efficient and reliable movement of goods while reducing transient truck traffic through residential communities. It is to be implemented through updates to the Official Plan and by participating in the Regional Goods Movement Study to advocate for the completion of proposed truck by-passes around communities in Halton.
- A Traffic Calming Policy, Roundabout Policy and Road Safety policy that each focus on increasing transportation safety throughout the Town by reducing speeds, as well as the number and severity of collisions.



**Figure 30:
Functional Plan of
Transportation
Facilities (OP
Schedule B1)**

Figure 12 - Town of Halton Hills
Transportation Master Plan
Report, November 2011

Legend



Subject Lands

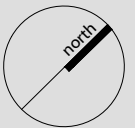
LEGEND	
— LOCAL ROAD	--- PROPOSED LOCAL ROAD
— EMPLOYMENT ROAD	--- PROPOSED COLLECTOR
— COLLECTOR	--- PROPOSED MULTI-PURPOSE
— MINOR ARTERIAL	--- EXTERIOR ROADS
— MAJOR ARTERIAL	■ URBAN AREA
— MULTI-PURPOSE ARTERIAL	■ COMMUTER RAIL
— PROVINCIAL FREEWAY	● COMMUTER RAIL STATION
— PROVINCIAL HIGHWAY	■ RAPID TRANSIT CORRIDOR

DATE: May 2020

SCALE: 1:70,000

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DRN: JB



K:\07135L - GLEN WILLIAMS\SRPT\THH TMP FIGURE 12.DWG

Hamlet of Glen Williams
Town of Halton Hills
Halton Region

Sources:
- Some Data was provided by The Corporation of the Town of Halton Hills and the Town assumes no responsibility or liability for its use or accuracy

All three of the policies are considered separate but intertwined in increasing road safety for all users.

The Town has also targeted a 2031 Transportation demand mode split of 82% auto, 4% transit, 7% walk and cycle, 7% school bus.

5.3.8.2 Town of Halton Hills Active Transportation Master Plan

The Town is currently developing an Active Transportation Master Plan (ATMP) to encourage citizens to walk and cycle throughout the Town. The ATMP is proposed to build on the Town's cycling master plan and other Active Transportation (AT) policies. The Master Plan will highlight the current system of AT routes and facilities within the Town. The ATMP will aim to strengthen the Town's integrated transportation system to accommodate different types of travel and protect vulnerable road users with comfort and safety in mind. The ATMP will address barriers to AT by focusing on linking key travel destinations such as schools, community centres and future mobility hubs. Additionally, the ATMP will accommodate the Town's growing population by providing more opportunities for active recreation.

The timeline of the ATMP study was divided into four phases: Context, Network Development, Encouragement, and Reporting. The Town has undertaken studies to understand the local context and researched AT best practices. An AT network was developed for the Town and the encouragement phase established an outreach strategy to promote more AT. The final ATMP report was developed earlier this year, and was released to the public at the end of March. The ATMP report is expected to be approved by Town Council in the fall of 2020.

The ATMP will be considered in the update to the Glen Williams Secondary Plan, by informing existing and proposed walking and cycling routes in the Hamlet. This may include changes to Schedule H4-1 which identifies Potential Trails and On-Road Linkages.

5.3.8.3 Town of Halton Hills Transit Service Strategy

A Transit Feasibility Review was completed in June 2019. The study assesses the feasibility of introducing expanded transit service in Halton Hills by building on the existing ActiVan specialized transit service and the Regional GO Transit services.

The Town currently operates ActiVan, a paratransit service for disabled and senior residents, and a Youth Taxi Scrip program offering discounted taxi service for residents aged 13 to 19. The ridership of the ActiVan and Youth Taxi Scrip service shows a trend of growing demand in transit. The Glen Williams Town Hall was identified as #15 in the list of top 30 ActiVan Destinations in the Town.

The Kitchener GO line (previously known as the Georgetown line) provides train and bus service to Halton Hills, with stations at Georgetown and Acton. The existing service is geared toward commuters in Toronto. Future two-way, all-way GO rail service will improve options for residents.

Building on the existing specialized transit services, three additional levels of transit service were identified to meet the Town's transit needs and fulfill its transit vision through 2031, as shown in **Figure 31**.

Recommendations for transit service include the following action items:

1. Initiate the planning and budgeting processes for the introduction of the Universal Access Service in 2020.

Universal Access Service is described as subsidized taxi/Transit Network Company (TNC) for everyone. The service would be available for trips to-and-from any location within Halton Hills, including both the Acton and Georgetown areas and the rural and hamlet areas, and key destinations outside Halton Hills (Lisgar, Milton, and Mount Pleasant GO stations)

2. Negotiate with the Town of Milton regarding planning for and cost allocation regarding the Steeles Avenue fixed-route bus service between Milton GO Station, Toronto Premium Outlets and Lisgar GO Station.

Fixed-route bus service is not recommended to reach Glen Williams, however multiple routes are recommended to service Georgetown.

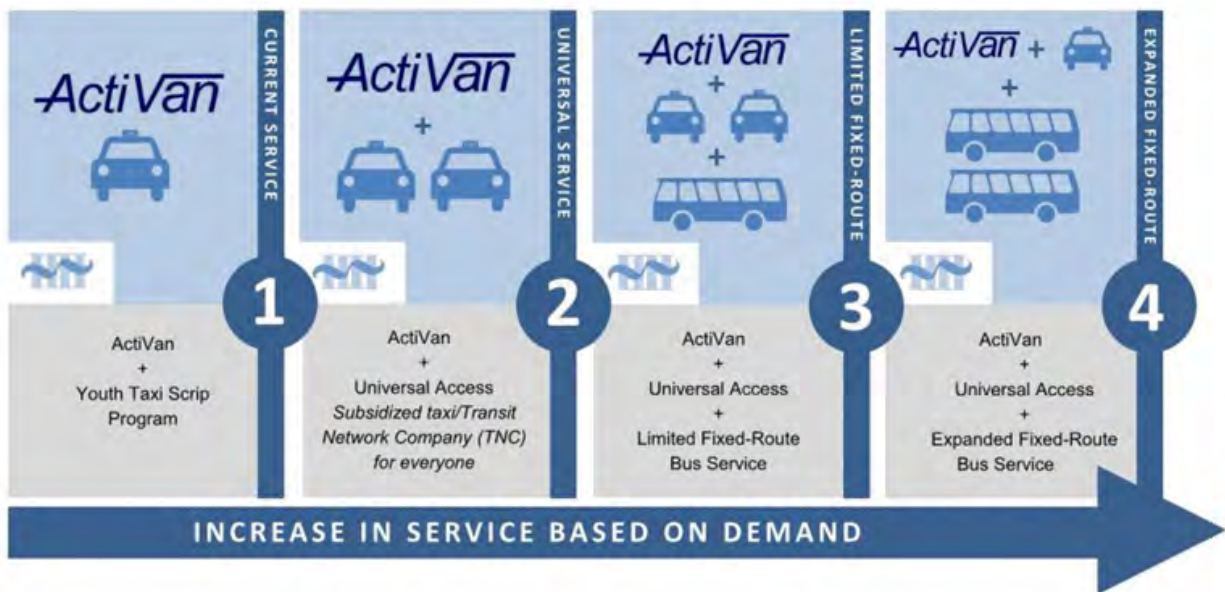


Figure 31 - Town of Halton Hills Transit Service Strategy

5.3.8.4 Town of Halton Hills Parking Study

The Town has commenced a Parking Study but there is no information available to date. Further information will be provided by the Town as this study progresses and it will be considered as part of this review.

5.3.8.5 Town of Halton Hills Cycling Master Plan

The Cycling Master Plan was prepared in December of 2010 and was intended to guide the Town in the implementation of a cycling network over the next ten years and beyond. Given that it is now 2020 and the plan has served its intended life, an update is currently being prepared by the Town under the updated title of “Active Transportation Master Plan”.

The previous plan identifies the positive benefits from active transportation including improved health, both for users through exercise and for others through reduced pollutants and particulate matter, as well as to the local economy due to bicycle tourism, sales and increased workplace productivity. The cycling master plan makes recommendations and includes an implementation plan on how to develop the facilities necessary, proposed

design standards and an estimate of the annual capital and operating cost to implement and maintain the cycling system for the Town.

Within Glen Williams cycling routes are shown along Confederation Street, Main Street, Wildwood Road and 8th Line. A further cycling routes is shown along the existing trail that connects Wildwood Road to John Street (extending beyond the limits of the Hamlet. A desired network connection is also shown that would connect Wildwood Road to McMaster along the rear of lots facing Oak Ridge Drive. All of the improvements within Glen Williams were proposed as Phase 2 (2-10 years) and Phase 3 (11+ years) projects. The routes can be seen in **Figure 4-17 (Figure 32)**.

A new connection to the Bruce Trail from Glen Williams was also proposed, which is shown in purple in **Figure 4-5 (Figure 33)**.

We anticipate that the cycling routes illustrated in this Plan, including any cycling routes that have yet to be implemented, will be considered in the preparation of the Active Transportation Master Plan which is currently underway.

5.3.8.6 Glen Williams Traffic Study and Staff Report, 2009

The 2009 Glen Williams Traffic Study was intended to address concerns from residents, staff and politicians regarding traffic volumes, truck traffic, vehicle speeds and safety issues. The accompanying staff report (2009) identified the following concerns:

- Truck traffic noise;
- Unintentional truck traffic having difficulty reaching arterial roads;
- Motorcycle traffic noise;
- Inappropriate traffic speeds in some locations;
- Pedestrian Safety;
- Maintaining the character of Glen Williams; and
- Poor sightlines due to steep grades in some locations.

The following section highlights the projects that were prioritized in Glen Williams as per staff report INF-2009-0020 which was prepared in response to the recommendations in the 2009 Glen Williams Traffic Study. The Transportation Improvements are highlighted in detail along with their status and justification in Appendix E. Note that no recommendations were made regarding traffic noise abatement specifically but the truck traffic restrictions and traffic calming measures are expected to help alleviate these issues indirectly.

1) Truck Traffic and Restrictions

The report recommended the installation of truck and load restriction signage with exceptions for local deliveries at nine locations at the entrances to Glen Williams.

These restrictions reduced cut through truck traffic volumes in the Hamlet of Glen Williams. At the intersections of Confederation and Wildwood/Main, Main and Prince, and Main and Mountain truck volumes represent less than 1% of total traffic volume in the AM and PM peaks.

2) Speed and Traffic Calming

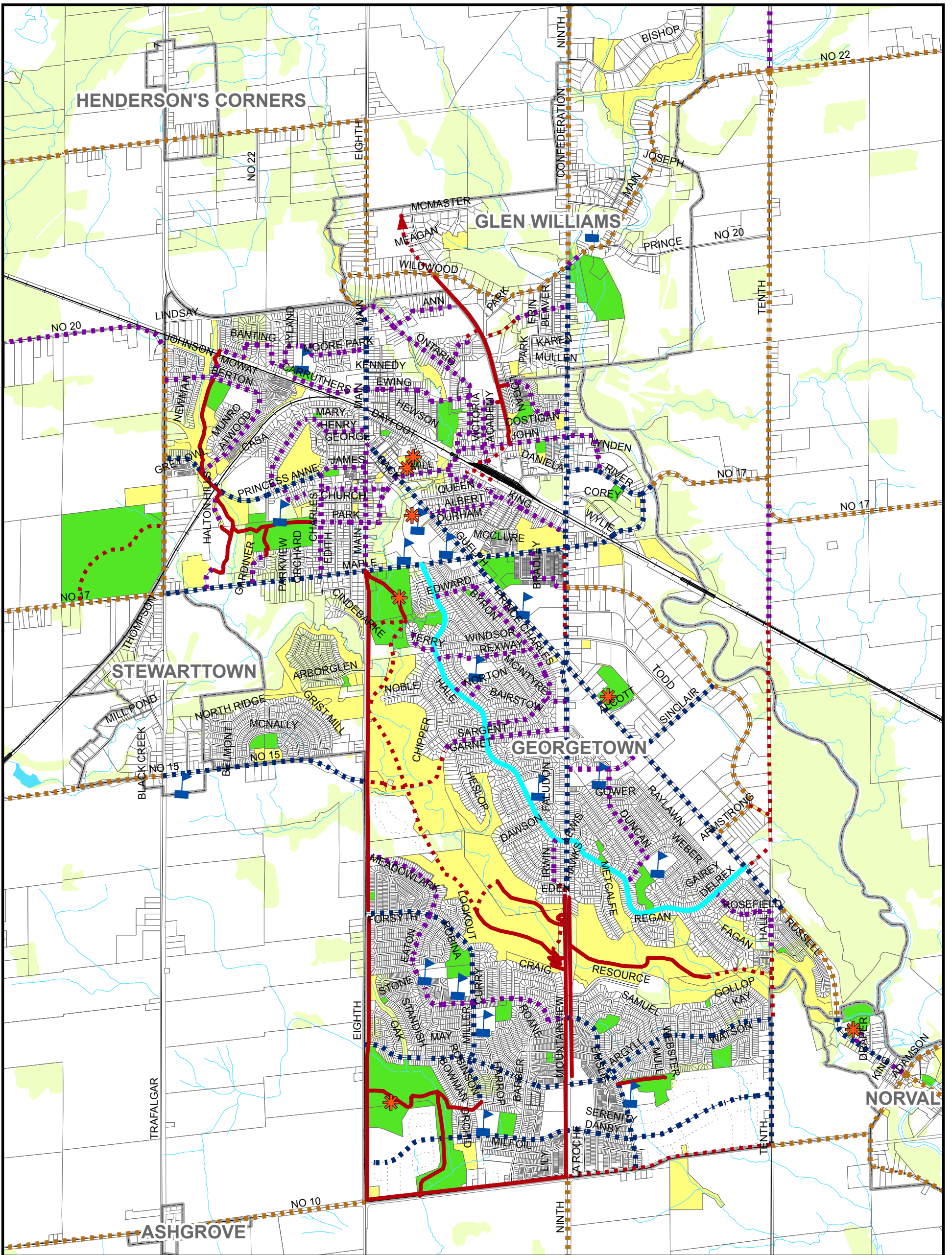


Figure 32:

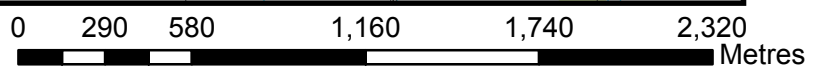
**Town of Halton Hills
Cycling Master Plan**

November 2010

**FIGURE 4-17
Recommended Facility Types**

GEORGETOWN

- Community Facility
 - School
 - Road
 - Proposed Road
 - Rail Line
 - Municipal Park
 - Municipal Property
 - Wooded Area / Wetland
 - Watercourse
 - Desired Network Connection
-
- On Road Cycling Routes**
 - Existing Signed Route
 - Proposed Signed Route
 - Existing Bike Lane
 - Proposed Bike Lane
 - Existing Off Road Route
 - Proposed Off Road Route (includes routes from previous studies and other routes identified by Study Team)
-
- Existing Paved Shoulder
 - Proposed Paved Shoulder
 - Existing Edge Line
 - Proposed Edge Line



* Some existing trails (e.g. Bruce Trail, Guelph Radial Trail, trails in some Conservation Areas and some CVC regulated areas) do not permit cycling.

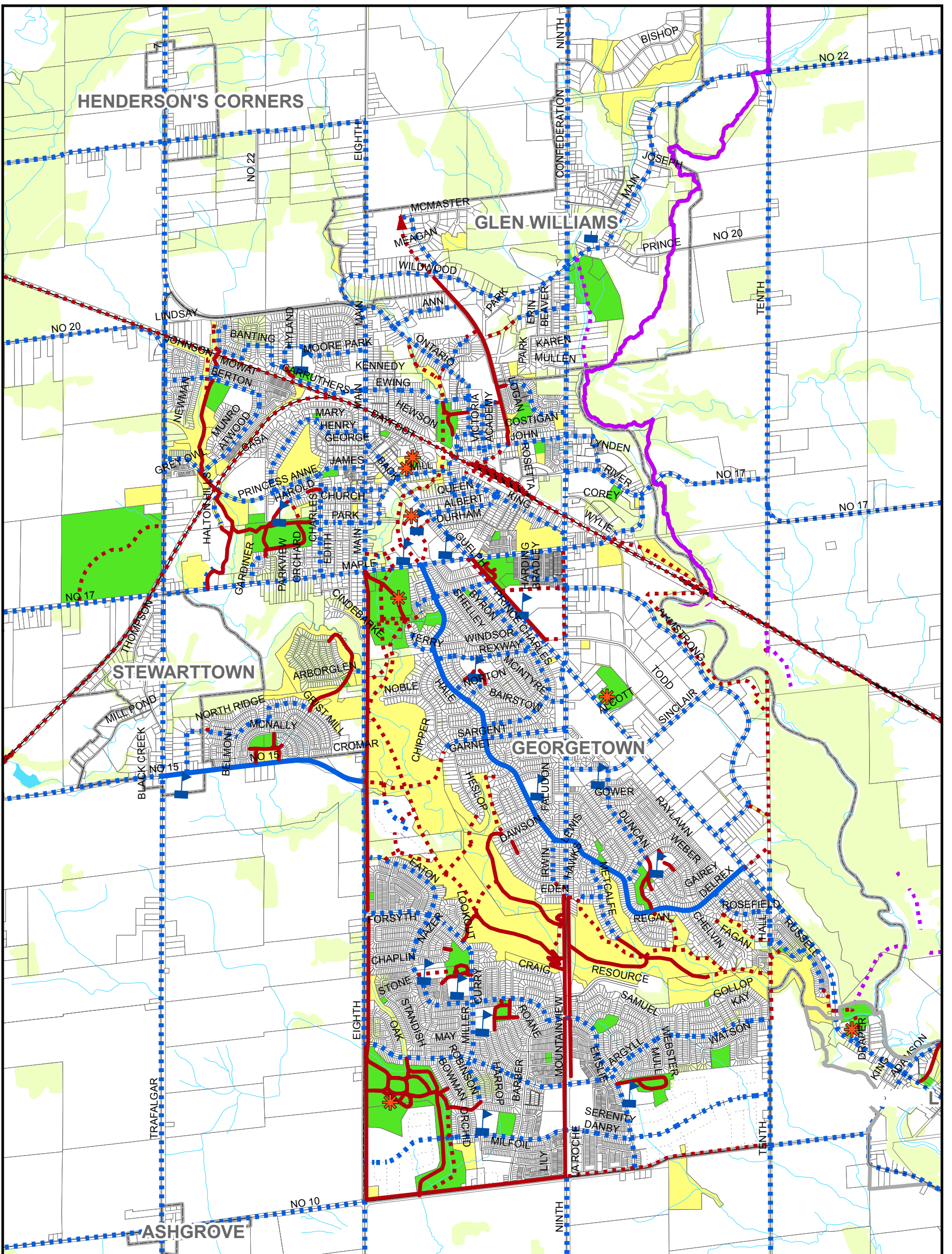


Figure 33:

Town of Halton Hills
Cycling Master Plan

November 2010

FIGURE 4-5
Candidate Routes

GEORGETOWN

- Community Facility
- School
- Road
- Proposed Road
- Rail Line
- Municipal Park
- Municipal Property
- Wooded Area / Wetland
- Watercourse
- Desired Network Connection



0 287.5 575 1,150 1,725 2,300 Metres

On Road Cycling Routes

- Existing On Road Route
- Proposed On Road Route (routes approved in previous studies)

Off Road Cycling Routes

- Existing Off Road Route
- Proposed Off Road Route (routes approved in previous studies)
- *Bruce Trail, side trails of the Bruce Trail, Credit Valley Footpath and Guelph Radial Trail

* Some existing trails (e.g. Bruce Trail, Guelph Radial Trail, trails in some Conservation Areas and some CVC regulated areas) do not permit cycling.



The 2009 Glen Williams Traffic Study made recommendations to implement safety improvements and traffic calming measures at many locations throughout Glen Williams. Upon reviewing the recommendations made by the consultants, staff identified the following traffic calming measures that were feasible and most relevant to the community based on safety and other factors.

These traffic calming measures are listed below:

- Radar Message Board: The radar message board is mobile and is deployed as needed based on resident requests
- Sidewalk Construction: Confederation Street from Main Street/Wildwood Road to 350 metres north of Glen Crescent Drive, the south side of Main Street from Glen Williams Park to Prince Street, and on Wildwood Road from Oak Ridges Drive to Confederation Street
- Curb Extensions: For westbound traffic on Main Street at the bridge north of Mountain Street
- Mountable Centre Medians and Textured Crosswalk: On Wildwood Road at Oak Ridges Drive
- Gateway Features: Installation of signage and textured pavements at entrances to Glen Williams. Textured pavements were also recommended at the entrance to Sheridan Nurseries on Prince Street, the entrance to Bishop Court on Confederation Street, Eighth Line south of 22 Side Road and Main Street west of Tenth Line

5.3.8.7 Transportation Improvements Update from Staff, July 2020

An update on the status of each of the above recommendations was provided by staff in July of 2020 with the following results:

- Truck Traffic Restrictions: All nine locations have the recommended signage now in place.
- Raised Crosswalk and Signage Review: The raised crosswalk at the school was not completed due to road safety and drainage issues. However, a crosswalk was installed on Confederation Street between Mullen Place and Main Street/Wildwood Road.
- Flashing Light: This was not warranted in front of the school but a yellow flasher will be included for the eastbound School Area Ahead sign in the Fall of 2020.
- Radar Message Board: This was completed and is now in operation.
- Sidewalk Construction: The Confederation Street sidewalk has been deferred to coincide with anticipated future development. The sidewalk on the south side of Main Street from Glen Williams Park to Prince Street has been completed. The sidewalk on Wildwood Road from Oak Ridges Drive to Confederation Street has been completed.
- Curb Extensions: The project is pending approval and is anticipated to be included in the 2022/2023 capital budget.
- Mountable Centre Medians and Textured Crosswalk: This has been installed on Wildwood Road at Oak Ridges Drive.
- Gateway Features: Signage has been installed. A textured pavement marking was installed on Wildwood Road west of Ontario Street, the remaining textured pavements have not been completed. A speed hump was installed on 20 Side Road (Prince Street) on the east approach of Barraclough Boulevard.
- Other projects: A number of additional traffic safety related projects were also completed generally including:
 - Reduction of speed limits to 40 km/h on Wildwood Road;
 - Edge, centreline and hatched pavement markings;
 - Additional warning signage; and
 - Additional street lighting.

5.3.8.8 Town of Halton Hills Green Development Standards

The Town first adopted Green Development Standards ('GDS') in 2010. In April 2014, Town Council approved an updated version, version 2. These Standards put in place a flexible set of criteria. The Standards advance many key Town objectives, including those of its Strategic Plan, referenced below, and Community Sustainability Strategy, referenced in Section 3.8 of this Report, contributing to economic prosperity, environmental health, cultural vibrancy and social well-being. The Standards apply Town-wide to Low-Rise Residential, Low-Rise Non-Residential and Mid to High Rise development.

The Town is currently considering another update to the Green Development Standards, version 3. Version 3 will replace Version 2 once adopted, and the goal of Version 3 is to elevate the Town's environmental performance standards in keeping with the Town's declared climate emergency, while also simplifying the standards for developers. The Version 3 GDS will apply town-wide to all development types, and form part of the Town's Low Carbon Transition Strategy.

The first draft of the Version 3 GDS is proposed to include seven sets of requirements, as follows:

- Energy
- Water
- Transportation Demand Management Plan
- Soil Quality
- Vegetation
- Stormwater
- Checklist

The proposed Version 3 includes significantly less requirements, but no longer allows you to pick and choose which you would like to complete to meet your required score like in the Version 2 GDS. For Version 3, the Town has opted to utilize fewer, performance-based requirements which allow the consultant for a project to identify the most cost-efficient manner in which to achieve the required performance in each category. The final Version 3 GDS will also include a detailed Terms of Reference for each requirement with preferred formats for reports and calculations to assist in the consistency of both reports and review.

Like with the Version 2 GDS, the pre-consultation will identify the requirement to complete the GDS checklist which is to be submitted with either the Plan of Subdivision or Site Plan application. The Town is open to accepting the checklist and other requirements at the 2nd site plan submission for some projects as required.

The Town is currently gathering feedback from the development community on the latest draft and would like to gather this feedback in time for a presentation to Council in fall 2020. This update and subsequent revisions to the Version 3 GDS will be monitored and incorporated into the Secondary Plan review.

5.3.8.9 Town of Halton Hills Strategic Plan

The Town adopted a Strategic Plan in June of 2011 which brought forward a Corporate Mission to 2031. The Corporate Mission is described as to plan for a vibrant urban and rural community through providing community leadership on issues of concern, and delivering a broad range of public services in order to achieve the following Strategic Directions:

- A. Foster a Healthy Community
- B. Preserve, Protect and Enhance Our Environment
- C. Foster a Prosperous Economy
- D. Preserve, Protect and Promote Our Distinctive History
- E. Preserve, Protect and Enhance Our Countryside
- F. Protect and Enhance Our Agriculture
- G. Achieve Sustainable Growth
- H. Provide Sustainable Infrastructure & Services
- I. Provide Responsive, Effective Municipal Government

The Strategic Plan contains goals and objectives to achieve the above-noted strategic directions.

In February of 2015, through Report PDS-2015-0016, Council approved an approach to the review of the Town Strategic Plan. As part of this review, an updated Community Vision, Corporate Mission, Strategic Directions and Goals of the Town Strategic Plan were adopted to better align it with the Town's Integrated Community Sustainability Strategy. The reference to the 2031 planning horizon was also removed recognizing that the Strategic Plan was longer term in focus, extending to 2041 and beyond. The Corporate Mission, Strategic Directions and Goals were confirmed as continuing to provide relevant guidance. The focus of Council's efforts was the review and update of the Strategic Action Plan, which through Report PDS-2015-0035 resulted in a new 'Top Eight' set of priorities for the 2014-2018 term of Council. There has been no further update to the Strategic Plan for the new Council term since this time.

5.3.8.10 Town of Halton Hills Stormwater Management Master Plan

The Town has commenced a Stormwater Master Plan but there is no information available to date. Further information will be provided by the Town as this study progresses and it will be considered as part of this review.

5.3.8.11 Town of Halton Hills Parks and Recreation Strategic Action Plan

The Town of Halton Hills Parks and Recreation Strategic Action Plan is a five-year plan that aims to provide access to accessible and inclusive programs and facilities, and give citizens access to active and healthy lifestyle choices. The Action Plan will aid in the delivery of the Framework for Recreation in Canada by addressing elements such as inclusion, active living, connecting to nature, and ensuring continued growth. A renewed focus on parks and recreation will help Halton Hills remain vibrant, environmentally sustainable, and reflect changes within the community such as the aging population.

The Town has been in consultation with resident associations and the general public to shape the Recreation and Parks Strategic Action Plan. The Town will also rely on background studies, trends, data, and inventory to help shape the delivery of new facilities and trails throughout the Town. Information gathered through public consultation has been used to shape trail routes within the Active Transportation Master Plan. The Strategic Action Plan is expected to be completed by August 2020.

The Parks and Recreation Strategic Action Plan will be considered in the Glen Williams Secondary Plan Update. However, given the Secondary Plan defers to the parkland policies of the broader Official Plan, we anticipate limited changes to the Secondary Plan policies as a result of this Plan.

5.3.8.12 Town of Halton Hills Privately Owned Tree Management Strategy

The Town is continually implementing a range of initiatives to reduce greenhouse gas emissions, build on the Town's environmental management program, and respond to climate change challenges. In 2019, the Town launched the Privately-Owned Tree Management Strategy to develop a program for managing trees located on private properties in the Town's settlement areas.

The Privately Owned Tree Management Strategy will determine how the Town will balance landowner rights and the public interest when maintaining a tree canopy in their settlement areas. The Town will utilize a stakeholder engagement process to develop the Management Strategy. The engagement process helped to determine the appropriate range of educational, incentive-based and regulatory tools that the Town should employ. The study is expected to be finalized in October of 2020.

The Privately Owned Tree Management Strategy will not directly impact the Glen Williams Secondary Plan Review, but provides a complementary study regarding the importance of the protection of privately owned trees in the Hamlet.

5.3.8.13 Town of Halton Hills 2017 Development Charges Background Study

The background study has been prepared pursuant to the requirements of the Development Charges Act (D.C.A.), 1997 (s.10), and recommended new development charges (D.C.) and policies for the Town of Halton Hills.

Any future development within the Hamlet will be subject to the Town's Development Charges as outlined in this Study and in the implementing By-law.

5.3.8.14 Summary of Municipal Policy Findings Applicable to Glen Williams Secondary Plan

The following are the key findings from the municipal policy review and analysis:

- One of the strategic objectives of the HHOP is to permit development that maintains and enhances hamlet character and scale in accordance with specific policies. One of the eleven goals of the HHOP aims to identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the community.
- Policies in the HHOP identify hamlets as transition areas between the urban and rural areas. The Town intends to carefully control new residential development in order to maintain the character and scale of Glen Williams, and allow for small-scale compatible commercial and tourism related uses.
- The boundary of the Hamlet is largely confined by the Protected Countryside Area of the Greenbelt Plan and the Georgetown Urban Area and further expansions are prohibited.
- The HHOP recognizes multiple sources of parkland including the dedication of land through the development process and cash-in-lieu provided through development applications to be used towards developing and acquiring public parkland and/or public recreational facilities.
- Under the HHOP, no development is to occur on lands adjacent natural features unless an approved EIS,

Subwatershed Study, and/or Geotechnical Study are completed. There is generally no new development permitted in Greenlands A or B.

- The HHOP provides policy direction regarding Cultural Heritage Landscapes.
- 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.
- The Secondary Plan implements a Hamlet Buffer surrounding the entire limits of the Hamlet with the objective of preserving the Hamlet character. The Hamlet Buffer is a general lot line setback of 20 metres from the Hamlet boundary. Lands within this setback were determined to be allowed to regenerate as private natural areas or be used for public park purposes such as trail systems.
- The character of the Hamlet of Glen Williams is largely defined by the heritage properties, which shape the built form of Glen Williams.
- The existing Hamlet Design and Heritage Protection Guidelines in the Secondary Plan, are geared towards policies for new development rather than the identification and conservation of existing cultural heritage resources, and only captures buildings as resources.
- There are Urban Design Guidelines that accompany the Secondary Plan. Design policies are scattered throughout the plan and, in some cases, overlap with heritage related policy.
- There are limited policies for Open Space within the Secondary Plan. Instead, the Secondary Plan directs that development of parkland within the Hamlet is to be consistent with the parkland policies of the HHOP.
- The Secondary Plan provides for the possibility of an extensive network of public pathways as a complement to the Halton Hills Trails and Cycling Master Plan.
- The Secondary Plan Greenland System consists of Core and Supportive Greenlands. There is generally no new development permitted in Core Greenlands, and development within Supportive Greenlands requires an Environmental Implementation Report. Buffers and setbacks from various features are provided in the Secondary Plan.
- Areas of non-conformity for the existing land uses and existing built form have been identified as part of the initial mapping exercise as discussed in Section 4.1
- The Glen Williams Design and Heritage Protection Guidelines include a thorough analysis of the existing character of the hamlet while also providing guidance for new development.
- The Glen Williams Mature Neighbourhoods Study was completed in 2019 and provided two key recommendations to amend the Secondary Plan which have been implemented.
- The majority of undeveloped parcels within Glen Williams are zoned 'Development (D)'. The Development Zone permits only legally existing uses as of the effective date of the by-law. As such, any development within these areas would require a Zoning By-law Amendment.
- A traffic study was completed in 2009, which proposed recommendations, and an update to Council occurred in July 2020 identifying that the majority of recommendations were implemented and a few projects are still pending approval or determined to not be feasible or warranted.
- There are several initiatives at the municipal level related to sustainable development and climate change that should inform the new Secondary Plan.
- Any future development within the Hamlet will be subject to the Town's Development Charges.

6.0

Key Findings and Areas for Further Review & Consideration

The following sections summarize the key findings of this Background Report, and suggest areas for further review and consideration through the Secondary Plan review process to support the development of the updated Secondary Plan.



6.1 Land Use

Key Findings:

- There are existing developed properties which do not align with the land use designation map in the existing Secondary Plan. Some designation boundaries may need to be refined.
- Since the 2007 Secondary Plan was prepared, new Provincial, Regional and local policies have been introduced and are required to be addressed and implemented in the Glen Williams Secondary Plan, where applicable. Examples of where the Glen Williams Secondary Plan requires policy direction and updates to provide conformity are as follows:
 - Development of complete communities in the context of Hamlets – including opportunities for increased connectivity through forms of active transportation to access daily needs and opportunities for housing (i.e. secondary units or suites);
 - Development within floodplain areas – continue to ensure floodplain limits are delineated in accordance with current regulations and no new development is permitted within these hazard lands.
- The Growth Plan (2019) identifies Glen Williams as a hamlet, which is considered a rural settlement with limited servicing capability, and is therefore identified as an area where growth should be limited.
- As per the PPS, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement area.
- The ROP identifies that hamlets cannot be expanded and only minor rounding out of boundaries may be considered. Further, the HHOP identifies that the Hamlet is largely surrounded by the Protected Countryside Area of the Greenbelt Plan and the Georgetown Urban Area. On this basis, further expansions to the Hamlet of Glen Williams are not permitted by the Town's Official Plan.
- The overall objective of the 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.
- One of the eleven objectives of the Secondary Plan is to define a boundary that “permits limited growth appropriate to the hamlet, preserves hamlet scale and character and protects the natural features of the area.”
- The SSWS provides sufficient information to support the existing land use designations in the Secondary Plan as it relates to Core and Supportive Greenlands and the Regulatory Floodplain.

A detailed review of the Secondary Plan policies is provided in **Appendix D**.

Areas for Further Review and Consideration:

1. The existing land use framework of the Glen William Secondary Plan will need to be updated in the context of the current Provincial, Regional and local municipal policy framework to identify gaps and ensure conformity.
2. The existing objectives of the Glen Williams Secondary Plan will need to be reviewed and analyzed to determine if they are still reflective of the current vision, or require updating.
3. The current land use designations of the Hamlet will need to be assessed with the existing built form, to identify areas where the existing designations do not align with what is existing today. These refinements will be addressed as part of the update to the Secondary Plan mapping and will determine whether revisions are warranted

4. Recent development approvals will need to be assessed to identify any areas of change that can be addressed in the Secondary Plan.
5. The permitted uses in each land use designation in the Hamlet should be reviewed in the context of the current planning policy framework to ensure conformity. Appendix D of this report includes a preliminary policy audit.
6. Consider potential revisions to the existing policy framework with regards to maximum permitted density, minimum lot standards and urban design criteria for the residential areas to ensure that future development conforms to existing policy while also reflecting the existing character of the Hamlet.
7. The Glen Williams Mature Neighbourhoods Study recommendations have been implemented into the existing Secondary Plan, and should be carried forward in the updated Secondary Plan.



6.2 Growth Management

Key Findings:

- A total of 99 new lots have been created since 2007 through Plan of Subdivision applications. This includes 91 lots created and built as part of the Intercorp Meadows in the Glen application and 8 lots created and built as part of the Georgetown Investments application. In 2007, there were 19 lots that were vacant which has since been increased to 23 lots in 2020 (10 parcels subject to development applications).
- The population in the Glen has grown by 338 people since 2007. Current population is approximately 1,763 people.
- There appears to be no additional population planned for Glen Williams beyond what was allocated in the previous horizon of the 2007 Secondary Plan.
- There is the potential for new applications and current development applications to add additional growth in the Hamlet as indicated in Section 4.1. It is understood that the majority of existing vacant residential parcels have approved or active development applications, which limits the amount of vacant land available for any residential development in the future.
- The planned population of approximately 2,000 persons for the Hamlet to the year 2021 will be exceeded post-2021 upon construction of approved and active development applications. Any adjusted population number should reflect the current planned population (taking into account the recent and pending applications) as well as the minor additional growth from infill and secondary suites.
- Servicing capacity has been allocated to the Hamlet. Confirmation of the available level of service (for watermains and sanitary services) or feasibility to proceed on private water/wastewater supplies is required in order to confirm the capacity of the growth for the Hamlet.
- The policy framework does not support expansion of the boundary of the Glen Williams Hamlet, which was further supported by feedback heard from the community.

Areas for Further Review and Consideration:

1. Current and future growth needs to be addressed in updated policies to identify the amount of forecasted population servicing capacity and how future growth is to be accommodated.

2. Ensure that the Secondary Plan policies identify and reinforce Provincial and Regional policies related to servicing. Applications for future development will be required to be on full municipal services and will be required to address capacity for water and wastewater services as applicable.
3. Existing development on partial services may be connected to the Georgetown Wastewater Treatment Plant when the Region determines that it is prudent and feasible.



6.3 Servicing and Stormwater Management

Key Findings:

- Current servicing is provided by a combination of private, partial and full municipal services. Municipal services provided through 3 municipal wells.
- Glen Williams is connected to the Georgetown Wastewater Treatment Plant.
- There are areas within Glen Williams that are on full municipal services and some are on partial private services. These areas have been documented as part of this review.
- All future servicing to be provided on full municipal services.
- For the Glen Williams Secondary Plan, requirements for Stormwater Management Plans are outlined in the Scoped Subwatershed Study, prepared by Dillon Consulting, dated January 2003, Town of Halton Hills Stormwater Management Policy, dated March 2009 and within the Stormwater Management Planning and Design Manual (MOE, 2003), along with the relevant Interpretation Bulletin on MOECC expectations regarding Stormwater Management (MOE, 2015).
- Stormwater Management plans shall be prepared in accordance with the Glen Williams Scoped SWS Study (2003) findings, Town of Halton Hills Stormwater Management Policy (2009), and the Town of Halton Hills Master Stormwater Management Plan (when available), as well as relevant subwatershed studies available from Credit Valley Conservation and should include consideration for LID strategies for incorporation into private property development applications. Public storm collection systems and stormwater management facilities should be designed under the framework of the forthcoming Consolidated Environmental Compliance Agreement to be implemented by the Town of Halton Hills. Any other related Town standards, design criteria and guidelines shall be followed as appropriate. Maintenance and operation of publicly owned stormwater management facilities must be adequately considered as part of the design.

Areas for Further Review and Consideration:

1. The Glen Williams Secondary Plans must follow the recommendations from the Glen Williams Scoped SWS Study (2003) findings and the Town of Halton Hills Stormwater Management Policy (2009) to ensure stormwater management strategies that minimize the need for on-site and downstream remedial work and to minimize impacts to wetlands, fish and fish habitat.
2. Monitor CVC review of floodplain mapping and consider update to floodplain limits within the Secondary Plan when made available in the future.
3. Update policy framework as required to address development applications that have been approved on partial services, while maintaining that all future development should be serviced by full municipal services.



6.4 Natural Heritage and Environment

Key Findings:

- Glen Williams is traversed by the Credit River and other natural features. The Credit River has a history of flooding. Floodplains are currently regulated by the CVC through O.Reg 160/06.
- NHS features and mapping are currently provided through Provincial, Regional, Local and CVC policies and regulations.
- Significant changes made to Provincial policy in recent years, most notably the 2019 Growth Plan, the Greenbelt Plan (2017) and the Provincial Policy Statement (PPS, 2020) triggered the Region of Halton and the Town to update the policies and approach of their respective Official Plans.
- The Glen Williams Secondary Plan, an Appendix to the HHOP, requires updates to conform to both provincial and upper-tier municipal guidance; presumably the HHOP review process will dictate the updates generally required for the Glen Williams Secondary Plan area.
- While the valleylands associated with the Credit River are not identified in the Secondary Plan schedules, the Secondary Plan includes a policy that addresses their significance and this policy should be maintained and updated in accordance with Provincial policy.
- The setback requirements for Core Greenlands designation are not specified, likely an artifact of changes to the HHOP in 2009 that were not reflected in the Glen Williams Secondary Plan.
- Within the HHOP, the labels for the PSW designations identified in Appendix X1A – (i.e. other and evaluated) appear to be switched and should be updated.
- Key Natural Heritage Features within the Glen Williams Secondary Plan area include wetlands associated with the Tributary to the Credit River as well as fish habitat within the Credit River and Silver Creek. There are wooded areas north of Wildwood Drive, south of Prince Street, and associated with the Credit River and Silver Creek which may qualify as significant woodlands, significant wildlife habitat, significant valleyland, and habitat for endangered and threatened species. Such features would require specific assessment to delineate, such as during an Environmental Impact Study triggered by a development application.

Areas for Further Review and Consideration:

1. Update terminology in Secondary Plan to be consistent with the local, Regional and Provincial policy documents.
2. Ensure all designations and terminologies identified on mapping are defined or described and consistent with the Secondary Plan text.
3. General setback guidelines as currently described in the Secondary Plan should be updated to reflect current provincial, regional and town policies and conservation authority guidelines.
4. New applications for development within 120m of the Credit River Valley, within the CVC regulation limit, should include an impact assessment that considers valley slopes, flooding and wetlands. T
5. Future development shall be planned in accordance with the updated Secondary Plan schedules and policies delineating the natural heritage features.



6.5 Transportation

Key Findings:

- A current road network consists of Confederation Street which is a minor arterial road that runs through the Glen. Three collector roads: Main Street, Prince Street and Wildwood Road also serve the area as a local street network.
- Prince Street is currently under reconstruction.
- Parking is provided in dedicated lots, driveways with some on-street parking. The Halton Hills Parking Study will help inform future policies and practices around parking.
- Trails are provided through the many natural and open space areas along the Credit River.
- The Town has initiated multiple transportation and parking studies that will be need to be further reviewed as they progress to ensure that the policy framework and mapping within the Secondary Plan is updated to reflect any new findings and recommended implementation measures.
- The Town has implemented many traffic calming and pedestrian safety measures in the Hamlet as a result of 2009 Traffic Study and as documented in the update to Council in July 2020.
- The Town's ATMP will create a more connected network throughout the Town that will allow cyclists and pedestrians to reach a greater number of destinations safely and efficiently including Glen Williams

Areas for Further Review and Consideration:

1. Further review ongoing studies as they become available, and incorporate any recommendations in the Secondary Plan Review, including the following:
 - a. The Active Transportation Master Plan which is currently developing an implementation strategy;
 - b. The Transit Service Strategy which is currently in the implementation phase; and
 - c. The Halton Hills Parking Study which is currently in the engagement phase collecting information from residents regarding parking demand, supply and enforcement.



6.6 Urban Design

Key Findings:

- The Hamlet of Glen Williams Secondary Plan establishes an urban design policy framework (primarily through the application of the Hamlet's design guidelines) that is unique to the Hamlet and separate from the broader Urban Design Policies of the HHOP. This is, in our opinion, a positive approach as the Hamlet has unique attributes that require more specific design direction.
- The majority of active development applications relate to lands currently zoned Development (D) and as such development of these lands require a Zoning By-law Amendment. This represents an opportunity to

implement specific design direction of the Guidelines through site specific zoning regulations.

- While the Secondary Plan and Design Guidelines make reference to the abundance of built heritage resources within the Hamlet, there are no specific policies or guidelines that provide direction for the conservation of built heritage resources. This includes (but is not limited to) policies related alterations and /or additions (including garages) to heritage buildings as well as compatible new development located adjacent or within character areas.
- The existing Glen Williams Design and Heritage Protection Guidelines also does not provide the necessary guidelines for other cultural heritage resources (which are currently unidentified), such as aspects of the public realm, parks, landscapes, monuments and bridges, etc.
- The Secondary Plan and related Design Guidelines lack policy and design direction related to:
 - o sustainability and sustainable design practices;
 - o accessibility and barrier free design.
- The Design Guidelines are lacking:
 - o guidelines requiring a variety of building elevations;
 - o a requirement for the preparation of plans identifying focal locations for design guidelines;
 - o A list of building materials identified as being discouraged or prohibited building materials to complement the list of encouraged building materials.
- The Landscaping guidelines included in Section X6.6.7 of the Guidelines would be challenging to implement for single detached lots where landscaping is typically done by the homeowner.
- The Guidelines contain direction related to Gateways, however there are no figures identifying the location of Gateways within the Hamlet area.
- Updates to the Secondary Plan and/or Design Guidelines may be required to implement the ongoing Halton Hills Active Transportation Master Plan.
- There is limited design direction related to Parks, Trails or other public realm elements.

Areas for Further Review and Consideration:

1. Consideration should be given to policies that would strengthen the Town's ability to implement the Hamlet guidelines.
2. The Secondary Plan policies should reference the requirement for Zoning By-law Amendments and provide direction related to site specific regulations that would implement the Design Guidelines (in particular guidelines related to setbacks, frontages and garages).
3. New policies and/or guidelines related to Cultural Heritage should be prepared consistent with the findings in Section 6.7 of this report.
4. Additional policies and guidelines should be prepared to address policy gaps in areas such as sustainability and sustainable design practices and accessibility and barrier free design.
5. As part of the Design Review for subdivisions, further clarity should be provided as it relates to houses at focal locations and a plan should be required identifying any and all 'focal locations'.
6. Provide further clarity as it relates to building materials.
7. Consider Practicality of Implementing Landscape Guidelines.
8. Provide Further Clarity as it Relates to Gateways.



6.7 Cultural Heritage

Key Findings:

- There are currently 8 properties designated under Part IV of the Ontario Heritage Act in Glen Williams and 37 properties listed on the Heritage Register.
- There are unrecognized cultural heritage resources in the Hamlet.
- The conservation of cultural heritage resources within the Hamlet is currently limited to listing and designating properties under the Section 27 and Part IV of the Ontario Heritage Act, respectively.
- The primary limitations of the existing Glen Williams Secondary Plan as it relates to the conservation of cultural heritage resources includes:
 - o Omission of a clear statement of the cultural heritage character and value;
 - o Omission of the identification of any cultural heritage resources which contribute to the heritage character of the Hamlet, beyond buildings which have already been listed or designated on the Town's Heritage Register;
 - o Omission of policies which recognize the importance of conserving the cultural heritage character (and its corresponding features and resources) apart from policies related to compatible new development;
 - o Lack of policies related to the conservation of cultural heritage resources (including listed and designated cultural heritage resources) which are not captured under the mature neighbourhoods umbrella; and,
 - o Lack of policies related to the requirement of Heritage Impact Assessments.
- As noted earlier in this report, the existing goals, objectives and policies of the Glen Williams Secondary Plan are geared primarily towards the recognition of architectural styles and policies for compatible new development as part of mature neighbourhoods. While this is an important component of the Secondary Plan, it is important to identify that there are other forms, types, and sources of cultural heritage resources which are worthy of identification of protection as they contribute to the heritage character of the Hamlet. The following provides a summary of features which may also be considered cultural heritage resources related to the character of Glen Williams and merit further study as part of the Secondary Plan review:
 - o The Credit River/availability of water power;
 - o Bridges/fording/river crossings;
 - o Public spaces/parks (i.e. the Public Realm);
 - o Streetscapes and views;
 - o Monuments;
 - o Historic mill and industrial landscapes and their component parts (i.e. mill ponds, mill races, etc.);
 - o Settlement patterns, including circulation, streets, trails, sidewalks, etc.; and,
 - o Properties or groups of properties.

Areas for Further Review and Consideration:

1. Provide a clear character statement for Glen Williams, providing a list of features that contribute to the stated character while appreciating existing policy related to architectural styles and properties which are already listed and designated on the Town of Halton Hills Heritage Register;
2. Explore options related to tools for the conservation of cultural heritage resources under the Planning Act, rather than the Ontario Heritage Act;

3. Determine whether or not there is merit in exploring other tools regarding the conservation of cultural heritage resources, such as Zoning By-laws, Tree By-laws, and Municipal initiatives, such as those geared towards Commemoration, Interpretation, Public Art, etc.
4. Explore the merits of identifying the Hamlet of Glen Williams, or specific areas as character area in the Secondary Plan;
5. Determine whether or not this larger character area includes any nested Cultural Heritage Landscapes which require a different set of policies under the Planning Act;
6. Draft additional policies in the Secondary Plan specifically related to the conservation of cultural heritage resources identified in the character statement; and
7. Continue the identification and protection of individual properties of cultural heritage value or interest through listing on the Town's Heritage Register or designation under Part IV of the Ontario Heritage Act.
8. Further consider best practices for urban design in the creation of new Urban Design Guidelines through consultation with the public, using the Bolton HCD Plan as a guiding resource.



6.8 Parks, Open Space and Trails

Key Findings:

- All public parkland within Glen Williams is located on the east side of Confederation Street.
- The provision of public parkland is intended to achieve a minimum ratio of 1.2 hectares of local parkland per 1,000 residents and 2.5 hectares of non-local parkland per 1,000 residents. Based on the planned population of 2,000 for the Glen Williams Hamlet this policy translates into a minimum requirement of 2.4 hectares of local parkland and 5 hectares of non-local parkland within Glen Williams in order to achieve the minimum public parkland standard.
- The Official Plan recognizes multiple sources of parkland including the dedication of land through the development process and cash-in-lieu provided through development applications to be used towards developing and acquiring public parkland and/or public recreational facilities.
- The Official Plan provides policy direction related to the parkland development and includes direction related to the siting and design of public parkland, and refers to the development of a Parkland Development Manual which would include more detailed design criteria and technical standards for park design. To our knowledge, a Parkland Development Manual has not yet been prepared.
- The Secondary Plan includes general policies related to Trail Systems, including potential trail locations.
- The Cycling Master Plan (2010) identified several cycling routes within Glen Williams. All of the improvements within Glen Williams were proposed as Phase 2 (2-10 years) and Phase 3 (11+ years) projects. It is understood that the cycling routes illustrated in the Cycling Master Plan, including any cycling routes that have yet to be implemented, will be considered in the preparation of the Active Transportation Master Plan which is currently underway.
- Parkland Dedication is currently regulated by the Town's Parkland Dedication By-law (By-law No. 2002-0152) which establishes the provisions regarding the parkland dedication requirements as referred to in the Planning Act.

- If the Town passes a Community Benefits Charge (CBC) by-law, the current parkland dedication by-law will cease to take effect and conditions of draft plan approval requiring parkland dedication may no longer be imposed.
- The Hamlet of Glen Williams Design and Heritage Protection Guidelines lack design direction as it relates to trails, parks and private open space.

Areas for Further Review and Consideration:

1. Explore opportunities for additional public open space including trails and public parkland through the review of development applications and add policies to reinforce this recommendation.
2. Consider new design guidelines related to park and trail design, as well as private amenity space.
3. Consider updates to the Official Plan and/or Secondary Plan following completion of the town of Halton Hills Active Transportation Plan.
4. Continue monitoring regulations related to the Community Benefits Charge, and prepare revised Secondary Plan policies accordingly.



6.9 Sustainability

Key Findings:

- Significant changes have been made to provincial policy in recent years with regards to the policy framework to implement sustainability measures, most notably the 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the Provincial Policy Statement (PPS, 2020). The Region and Town are currently undergoing Municipal Comprehensive Reviews to update their policy framework to align to the overarching provincial policy for sustainability, including the areas of energy conservation, air quality, climate change; the wise use and management of resources, including natural heritage, water, agriculture, minerals and petroleum, aggregates and cultural heritage; and, protecting public health and safety through the management of natural hazards and human-made hazards.
- The Town has a number of sustainability policies and programs in place including Green Development Standards, a Climate Change Adaption Plan, a Community Sustainability Strategy and Energy Plan as well as a Corporate Energy Plan. The Town's recent strategies, plans and studies demonstrate that the Town has taken significant action to ensure matters of sustainability are at the forefront of planning considerations.

Areas for Further Review and Consideration:

1. Update the Secondary Plan policy framework to align with provincial, regional and town policies relating to Sustainability.
2. Update the Secondary Plan policy framework to make reference to recent plans and strategies by the Town that should be referred to for guidance on the Town's position on sustainable growth and development.
3. Consider new Guidelines to implement best practices measures for sustainable initiatives in parks and open space design, stormwater management and site design.

7.0

Next Steps

As mentioned in Section 1 of this Report, the next steps for the project involve the work associated with Phase 2 which will include further background information collection and analysis, including a public workshop and an open house to present the findings of this Background Report. This phase will also include stakeholder interviews and will conclude with a Public Consultation Summary Report.

Information will continue to be communicated with the community about the study and upcoming events through the Town's Let's Talk Halton Hills webpage.

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