

# Appendix D

In-Effect Secondary Plan Policy Audit

## GLEN WILLIAMS SECONDARY PLAN – IN-EFFECT SECONDARY PLAN POLICY AUDIT

August 14, 2020

Legend	
Updates Required to Ensure Consistency with Policy Framework	
Updates May Be Required as a Result of Technical Analysis / Public Consultation	
No updates anticipated	
While not specifically flagged, there may be additional policies to be added to the plan and some minor adjustments to the Secondary Plan structure to ensure all relevant policies in the Halton Hills OP are referenced and not in conflict.	

Policy No.	Policy	Comments
<b>H4.1</b>	<p>OVERALL GOAL OF THE SECONDARY PLAN</p> <p>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.</p>	<ul style="list-style-type: none"> <li>Confirm overall goal remains relevant and update as required.</li> </ul>
<b>H4.2</b>	The objectives of the Hamlet of Glen Williams Secondary Plan are as follows:	<ul style="list-style-type: none"> <li>Confirm all remain relevant and update as required. Also consider:                             <ul style="list-style-type: none"> <li>Applicable Provincial and Regional Policy</li> <li>Cultural Heritage Landscape</li> </ul> </li> </ul>
<b>a)</b>	To provide for a rational boundary definition that: <ul style="list-style-type: none"> <li>i) permits limited growth appropriate to the hamlet;</li> <li>ii) preserves hamlet scale and character; and,</li> <li>iii) protects the natural features of the area;</li> </ul>	
<b>b)</b>	To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;	

<b>c)</b>	To preserve the delicate balance between hamlet development and the protection of environmental features and functions such as landforms, vegetation, water and associated features and groundwater recharge;	<ul style="list-style-type: none"> <li>• Addresses the maintenance and enhancement of the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, addition, alterations, and new and expended accessory buildings are compatible, context sensitive and respectful of the existing character.</li> </ul>
<b>d)</b>	To reinforce the importance of visual and physical access to open space, including valleylands, trails and parks, as an integral part of Glen Williams' hamlet design pattern;	
<b>e)</b>	To provide improved linkages to the commercial and community facilities of the hamlet core area;	
<b>f)</b>	To enhance the vitality of the commercial core and maintain the core as a focal point for the community;	
<b>g)</b>	To maintain, enhance and restore the health of the natural environment;	
<b>h)</b>	To ensure subdivision design that incorporates a wide variety of lot sizes consistent with the hamlet character and the method of water and wastewater servicing;	
<b>i)</b>	To encourage architectural styles that are consistent with the hamlet character and meet a broad range of housing needs;	
<b>j)</b>	To provide for growth only where it can be shown not to create any negative fiscal impacts to the Town of Halton Hills; and,	
<b>k)</b>	To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features, and parks and the developed areas of the Hamlet.	
<b>l)</b>	To maintain and enhance the character of Mature Neighbourhood Areas by ensuring that new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, are compatible, context sensitive, and respectful of the existing character of the neighbourhood.	
<b>H4.3</b>	GENERAL POLICIES  The Hamlet of Glen Williams is graphically illustrated on Schedule H4-1. Schedule H4-1 identifies land use designations that apply to Glen Williams and shall be reviewed in conjunction with the following policies.	
<b>H4.3.1</b>	Hamlet Population  The year 2021 is the planning horizon for this Plan. A planned population of approximately 2,000 persons for the Hamlet has been determined based upon a limited amount of growth that: maintains Hamlet scale and character; and does not exceed the 2,600 population equivalent reserved in the Georgetown Wastewater Treatment Plant for the Hamlets of Glen Williams, Norval and Stewarttown.	<ul style="list-style-type: none"> <li>• Need to confirm the planning horizon for the new Secondary Plan.</li> <li>• The capacity of the system will be determined to the satisfaction of the Town of Halton Hills and the Region of Halton through a Master Servicing Plan as detailed in Policy H4.3.5.</li> </ul>
<b>H4.3.2</b>	Protection and Restoration of Valleylands and Natural Features  The Hamlet of Glen Williams has historically developed within the valley of the Credit River. Development is normally prohibited within valleylands given the potential for impacts on the watershed. However, given the establishment of a community in this area it is not possible to strictly limit development given the potential economic hardships that	<ul style="list-style-type: none"> <li>• Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>

	<p>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.</p> <p>The Regulatory Floodplain has been delineated on Schedule H4-1 in order to identify all areas that are susceptible to flooding. Schedule H4-1 further designates areas of environmental importance as Greenlands. Schedule H4-2 categorizes areas identified as Greenlands on Schedule H4-1 as either Core Greenlands or Supportive Greenlands, and also identifies other environmental constraints related to policies in this Plan. Section H4.9 of this Plan defines and provides planning policies for each of these categories.</p>	
<p><b>H4.3.3</b></p>	<p>Trail Systems</p> <p>Glen Williams already has a significant start on a public trail system through the area. The ability to circulate through the community on foot or bicycle is viewed as an important element of the Hamlet character. The Plan therefore provides for the possibility of an extensive network of public pathways intended to link new and existing residential areas with the community core and provides a complement to the Halton Hills Trails and Cycling Master Plan.</p> <p>Conceptual alignments for potential new trails are shown on Schedule H4-1. For those potential trails identified in the Halton Hills Trails and Cycling Master Plan reference should be made to that document for details.</p> <p>Where trail development or open space linkages are proposed adjacent to, or within, areas designated Core Greenlands, the EIS requirements of Section H4.9.2.5 (b) of this Plan shall apply. A minimum 10 metre top of bank setback from proposed development shall be required to accommodate future trail alignments.</p> <p>The actual need and implementation of any trail system will be assessed through the development approval process and associated public consultations, and the trails shall be developed to municipal standards.</p>	<ul style="list-style-type: none"> <li>• To be updated in accordance with new Active Transportation Master Plan, and Transportation Analysis.</li> </ul>
<p><b>H4.3.4</b></p>	<p>Protection of Fish Habitat</p> <p>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.</p> <p>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</p>	<ul style="list-style-type: none"> <li>• Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>

	<p>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.</p> <p>Schedule H4-2 also identifies tributaries of the Credit River within the Hamlet that provide fish habitat and are included in the Core Greenlands designation. A 15 metre development setback shall be required from warm water tributaries designated as Core Greenlands on Schedule H4-1 of this Plan. A 30 metre development setback shall be required from cold water tributaries designated as Core Greenlands on Schedule H4-1 of this Plan.</p>	
<b>H4.3.5</b>	<p><b>Water and Wastewater Services</b></p> <p>A piped Regional water system currently services the majority of the Hamlet of Glen Williams. No expansions of the water service are permitted without the approval of the Region. All new development shall be serviced by piped Regional water.</p> <p>The primary method of wastewater servicing for new development within the Hamlet shall be piped Regional wastewater services, with connection to the Georgetown Wastewater Treatment Plant. Unless otherwise provided for in this Plan, all new development shall only proceed on the basis of connection to the Regional sanitary sewage system.</p> <p>Prior to the approval of any new development on piped water and wastewater services, the Region of Halton and the Town of Halton Hills shall require the submission of a Master Servicing Plan and Financial Implementation Strategy that outlines in detail the approach to the provision of these services and the manner by which they will be funded. Specifically, the Master Servicing Plan will include design and cost estimates for:</p> <p>a) Water supply and distribution; and,  b) Wastewater treatment and disposal.</p> <p>The Region of Halton and the Town of Halton Hills shall require developers to enter into cost-sharing agreements for wastewater servicing, as conditions of processing and/or approval of development proposals.</p> <p>The lands described as being Part of Lots 19 and 20, Concession 10, Town of Halton Hills (Esquesing) known as the "Georgetown Investments Subdivision" and the "Desol lands", as well as the lands described as being Part of the West Half of Lot 20, Concession 9, Town of Halton Hills (Esquesing) known as the "Devins property" are exempt from the Master Servicing Plan, Financial Implementation Strategy and cost-sharing agreement requirements of this Plan.</p>	<ul style="list-style-type: none"> <li>• Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>

	<p>Extension of the Regional wastewater servicing system to existing development areas within the Hamlet may be approved by the Region of Halton when it is determined to be feasible and prudent due to public health or environmental concerns.</p> <p>Existing lots of record and individual lots that are created by consent (land severance) as infilling within existing developed areas may be developed on private, individual wastewater systems. The minimum lot size for new development on private, individual wastewater treatment services shall be 1,900 square metres or larger, as may be determined by a hydrogeological study satisfactory to the Town and Region of Halton.</p> <p>New development in areas designated in this Plan as Hamlet Estate Residential Area may proceed on private individual wastewater treatment systems where it has been determined that the provision of piped Regional wastewater services is not required. Additional treatment for nitrogen, phosphorous and bacteria consistent with the recommendations of the Scoped Subwatershed Plan for Glen Williams and Regional Rural Servicing Guidelines shall be required.</p>	
<b>H4.3.6</b>	<p>Groundwater Protection</p> <p>It is an objective of this plan to encourage the protection of groundwater resources. Schedule H4-2 identifies areas of higher potential groundwater recharge within the Hamlet. Any development proposal within these areas shall be subject to an Environmental Implementation Report, as specified in the Scoped Subwatershed Plan for Glen Williams that will assess the hydrogeological function of the area, and determine how to maintain the quality and quantity of groundwater.</p> <p>Prior to any development on partial services (municipal water and private septics) an Environmental Implementation Report will be required to the satisfaction of the Regional Municipality of Halton and Credit Valley Conservation to ensure that groundwater resources will not be impacted in terms of either water quantity or quality, or impacts on other environmental resources as defined by Credit Valley Conservation.</p> <p>Any residential development proposal containing four or more lots including the retained lot and adjacent to residential areas serviced by a private water supply system shall be subject to an Environmental Implementation Report that will contain a hydrogeological study to address the protection of the existing groundwater supply in terms of both quantity and quality.</p> <p>Applications that have the effect of creating less than four lots may be subject to a hydrogeological study depending on local conditions and the discretion of the Region of Halton, the Town of Halton Hills and/or Credit Valley Conservation.</p>	<ul style="list-style-type: none"> <li>• Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>

	A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix X7 to this Plan.	
<b>H4.3.7</b>	<p>Stormwater Management</p> <p>Any submission of a plan of subdivision must be accompanied by an Environmental Implementation Report including a Stormwater management study that will address to the satisfaction of the Town of Halton Hills and Credit Valley Conservation how the quality and quantity of runoff will be managed.</p> <p>A Stormwater management report will also be required for a lot severance, if determined to be necessary by the Town of Halton Hills or Credit Valley Conservation.</p>	<ul style="list-style-type: none"> <li>Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>
<b>H4.3.8</b>	<p>Hamlet Boundaries and Buffers</p> <p>The boundaries of the Hamlet shown on Schedule H4-1 have been determined based upon a limited amount of growth that: maintains Hamlet scale and character; corresponds to available wastewater servicing capacity and identifiable features such as roads, property boundaries, physical features and other logical boundaries.</p> <p>To further achieve the objective of preserving the hamlet character, a general lot line setback of 20 metres from the hamlet boundary in new development areas should be targeted. However, lesser widths may be approved where it can be shown to the Town of Halton Hills, that this objective has been achieved.</p> <p>Lands within this setback will be allowed to regenerate as private natural areas or be used for public park purposes such as trail systems.</p> <p>Mechanisms other than a lot line setback of establishing appropriate hamlet buffers, that meet the intent of the policy, will be considered by the Town, through the development application review process.</p>	<ul style="list-style-type: none"> <li>This setback, referenced as a buffer, should be reviewed to confirm if implementation has occurred across the entire Hamlet and whether it is still relevant, appropriate and/or required.</li> </ul>
<b>H4.3.9</b>	<p>Noxious Uses</p> <p>No use, which does, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines, shall be permitted.</p>	<ul style="list-style-type: none"> <li>Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>
<b>H4.3.10</b>	<p>Archaeological Resources</p> <p>Development that impacts on areas identified for potential archaeological significance will require a Stage 2 Field Assessment, as outlined in the Provincial Archaeological Assessment Technical Guidelines 1993, to determine the presence of archaeological resources and, if required, provide recommendations for mitigation and conservation.</p>	<ul style="list-style-type: none"> <li>Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>

	<p>Development and site alteration may be permitted after the significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration, which maintains the heritage integrity of the site, will be permitted.</p>	
<p><b>H4.3.11</b></p>	<p>Hamlet Design and Heritage Protection</p> <p>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.</p> <p>It is the policy of the Town of Halton Hills to implement Hamlet Design and Heritage Protection Guidelines for the Hamlet of Glen Williams in order to protect and enhance community features. These are attached as Appendix X6 to this document and are designed to help the Town and the community guide new development.</p> <p>The approval process for all planning applications within the Hamlet will include the application of the Hamlet Design and Heritage Protection Guidelines. It is a policy of this Plan that the cost of implementation of on and off-site improvements consistent with the Hamlet Design and Heritage Protection Guidelines will be the responsibility of the proponent to the satisfaction of the Town.</p>	<ul style="list-style-type: none"> <li>• To be reviewed and updated to create separate sections for Heritage Protection and Urban Design.</li> </ul>
<p><b>H4.3.12</b></p>	<p>Traffic</p> <p>A Transportation Assessment completed as part of the development of this Secondary Plan concluded that the level of growth provided for in this Plan is not expected to create demand for new road improvements. However, a traffic study will be required for all new developments and may conclude that there is a need for certain road improvements.</p> <p>The Background Planning Study noted however, that the level of traffic, generated from outside of Glen Williams, that utilizes roads passing through Glen Williams, is likely to increase over time. Unmitigated, this traffic is likely to have a significant impact on the community character. It is a policy of this Plan that the Town continue to monitor traffic and its impact on the Hamlet of Glen Williams, and determine appropriate measures to address this impact.</p> <p>Transportation matters with respect to the Glen Williams area will continue to be reviewed through various studies, such as the Region of Halton Transportation Master Plan Study and the Halton Hills Transportation Study Update. In addition, the five-year review of the new Halton Hills Official Plan and Glen Williams Secondary Plan, shall include a review of transportation issues related to Glen Williams and the surrounding area.</p>	<ul style="list-style-type: none"> <li>• Update based on findings of transportation analysis.</li> </ul>



	<p>This Plan will consider future design standards for roadways within Glen Williams that will be consistent with and complement the existing rural cross section (gravel shoulders and open ditches). The rural cross section is viewed as an important element in the hamlet character and preservation of this standard wherever possible is an objective of the plan.</p>	
<p><b>H4.3.13</b></p>	<p>CHANGE IN MATURE NEIGHBOURHOODS</p> <p>Mature Neighbourhood Areas are those areas of Glen Williams characterized by older established residential development, either on smaller lots in the historic core, or on larger lots but with a distinct character in other older areas of the hamlet. These areas are delineated in the Zoning By-law.</p> <p>New housing, replacement housing, additions, and alterations, and new or enlarged accessory buildings within Mature Neighbourhood Areas shall be permitted provided they are compatible, context sensitive, and respectful of the existing character of the neighbourhood.</p> <p>The implementing Zoning By-law shall further detail appropriate standards for new housing, replacement housing, additions, and alterations to housing within Mature Neighbourhood Areas, including lot coverage, building height, and side yard setbacks amongst other standards.</p> <p>Minor variances from the implementing Zoning By-law associated with new housing, replacement housing, additions, alterations, and new or enlarged accessory buildings, in Mature Neighbourhood Areas shall consider, where applicable:</p> <p>a) compatibility with existing building orientation and building setbacks;  b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;  c) the preservation of landscaped open space areas and the protection of existing trees; and,  d) that impacts on adjacent properties are minimized.</p>	<ul style="list-style-type: none"> <li>Recently added as a result of the Mature Neighbourhood Study.</li> </ul>
<p><b>H4.4</b></p>	<p>HAMLET COMMUNITY CORE AREA</p>	
<p><b>H4.4.1</b></p>	<p>Purpose</p> <p>The <i>Hamlet Community Core Area</i> designation identifies the central portion of the Hamlet where the greatest concentration of commercial activities and heritage features are located. It is an objective of the <i>Hamlet Community Core Area</i> designation to define and strengthen the character of the <i>Hamlet Area</i> through the protection of its architectural style and natural heritage while at the same time improving the commercial viability and viability as a community centre.</p>	<ul style="list-style-type: none"> <li>Consider if the designation should be re-named/ re-described to be more reflective of the heritage character.</li> <li>Consider mixed use concepts and if live/work model is appropriate, and/or other uses.</li> </ul>

	<p>This designation serves to allow for the concentration of the primary commercial and community functions within the historic core area towards the creation of a vibrant centre of activity. Residential uses are also encouraged that are consistent with the policies of this plan and the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6.</p>	
	<p>Permitted Uses</p> <p>Uses permitted within the <i>Hamlet Community Core Area</i> designation include tourism and cultural uses, retail services, residential uses and office space. Non-residential uses can occupy up to 500 square metres of ground floor space. The permitted uses shall be limited to:</p> <ul style="list-style-type: none"> <li>a) bakery;</li> <li>b) bank;</li> <li>c) bed and breakfast establishment;</li> <li>d) business or professional office;</li> <li>e) community centre;</li> <li>f) home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation use shall not include any adult entertainment uses;</li> <li>g) ice cream parlour;</li> <li>h) museum;</li> <li>i) open space uses;</li> <li>j) public parking area;</li> <li>k) recreational use;</li> <li>l) restaurant, but not a drive through restaurant;</li> <li>m) retail and service commercial uses; and,</li> <li>n) single detached dwelling.</li> </ul> <p>Adult entertainment uses shall be prohibited in the <i>Hamlet Community Core Area</i> designation.</p>	<ul style="list-style-type: none"> <li>• Clarify that residential uses (second floor apartments) are permitted above commercial uses.</li> <li>• Consider if other uses are appropriate.</li> <li>• Review size limitations on commercial uses.</li> </ul>
<p><b>H4.4.3</b></p>	<p>Land Use Policies</p> <p>Development within the Hamlet Community Core Area designation shall be consistent with the following land use policies:</p>	<ul style="list-style-type: none"> <li>• Consider if additional policy direction should be provided in terms of height.</li> <li>• Consider if policy direction should be provided to support apartments above commercial units.</li> <li>• Consider if other uses may be appropriate.</li> <li>• The current land use designations of the Glen will need to be assessed with the existing built form, to</li> </ul>

		<p>identify areas where the existing designations do not align with what is existing today. Areas to be realigned have been identified as part of an 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.</p> <ul style="list-style-type: none"> <li>The permitted uses in each land use designation in the Glen should be reviewed in the context of the current planning policy framework to ensure conformity.</li> </ul>
<b>a)</b>	Where commercial and residential uses abut, site plan control to achieve adequate buffering in the form of landscaping, or architectural screening shall be required;	
<b>b)</b>	Adequate off street parking will be required. Parking facilities will be oriented to the side or rear of all commercial buildings wherever possible;	
<b>c)</b>	Building heights will not exceed two storeys unless required to meet the objectives of the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6;	<ul style="list-style-type: none"> <li>Review for consistency with Urban Design Review and policies.</li> </ul>
<b>d)</b>	Commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;	
<b>e)</b>	No outdoor storage uses, that were not existing on the day this plan was adopted, are permitted anywhere within the Hamlet Community Core Area designation;	<ul style="list-style-type: none"> <li>Review for consistency with Urban Design Review and policies.</li> </ul>
<b>f)</b>	No outdoor storage uses, that were not existing on the day this plan was adopted, are permitted anywhere within the Hamlet Community Core Area designation;	<ul style="list-style-type: none"> <li>Review for consistency with Urban Design Review and policies.</li> </ul>
<b>g)</b>	All development will be consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6; and,	<ul style="list-style-type: none"> <li>Review for consistency with Urban Design Review and Heritage Review and policies.</li> </ul>
<b>h)</b>	The majority of the <i>Hamlet Community Core Area</i> is situated within the Regulatory Floodplain of the Credit River, and development is subject to the policies contained in Section H4.9 of this Plan.	<ul style="list-style-type: none"> <li>Review for consistency with Natural Heritage Review and policies and updated regulations</li> </ul>
<b>H4.5</b>	HAMLET RESIDENTIAL AREA	
<b>H4.5.1</b>	<p>Purpose</p> <p>The Hamlet Residential Area designation recognizes existing residential areas and lands that, subject to the fulfillment of the policies of this Plan, may be suitable for new residential development. The objective of the Hamlet Residential</p>	

	<p>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.</p> <p>Applications for new development within the Hamlet of Glen Williams will require a variety of lot sizes, setbacks and architectural styles, within the parameters of this Plan, the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 and the implementing zoning by-law.</p>	
<b>H4.5.2</b>	<p>Permitted Uses</p> <p>The uses permitted within the Hamlet Residential Area designation shall be limited to:</p>	<ul style="list-style-type: none"> <li>Consider if any other forms of residential development can be considered including secondary suites/accessory apartments.</li> </ul>
<b>a)</b>	single detached residential uses;	
<b>b)</b>	bed and breakfast establishments (consistent with the policies in the Town of Halton Hills Official Plan); and,	
<b>c)</b>	home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation shall not include any adult entertainment uses. Adult entertainment uses shall be prohibited in the Hamlet Residential Area designation.	
<b>H4.5.3</b>	<p>Land Use Policies</p> <p>Development within the <i>Hamlet Residential Area</i> designation shall be consistent with the following land use policies:</p>	
<b>a)</b>	All new development shall be serviced with piped Regional water and wastewater services in accordance with the policies of Section H4.3.5 of this plan;	<ul style="list-style-type: none"> <li>Update wording for consistency with Provincial, Regional and Local policies, and Servicing Review.</li> </ul>
<b>b)</b>	Lot creation shall occur by way of plan of subdivision for any development proposal if more than four lots, including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots;	<ul style="list-style-type: none"> <li>Review in terms of appropriate location of policy – move to implementation section.</li> </ul>
<b>c)</b>	<p>Prior to draft plan approval, plans of subdivision must be supported by the following studies, conducted by qualified consultants, which may be scoped as determined to be appropriate by the Town or Region, in consultation with Credit Valley Conservation:</p> <p>A Transportation Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;</p> <p>A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community. The Design Study should address the following matters:</p> <p>i) Lot design, including conceptual building placements, typical streetscapes, open spaces and roads;</p>	<ul style="list-style-type: none"> <li>Update wording for consistency with Provincial, Regional and Local policies.</li> <li>Consider if any other additional studies should be prepared, including a Heritage Impact Assessment if applicable.</li> </ul>

	<p>ii) Pedestrian and cycling connections to the Hamlet core and open space areas, by roads, walkways, trails or other pathways, including implementation of potential trails as shown on Schedule H4-1;</p> <p>iii) The sensitive use of topography and vegetation, and the extent of new landscaping;</p> <p>iv) Location of public amenities, such as parkettes, terraces and postal kiosks; and,</p> <p>v) Typical housing types illustrating architectural style, setbacks and heights;</p> <p>iii) A Functional Servicing Plan that will address the approach to supplying water and sanitary services to the proposed development consistent with the Master Servicing Plan as required in Section H4.3.5 of this Plan; and</p> <p>iv) An Environmental Implementation Report that implements the Glen Williams Scoped Subwatershed Plan at the tributary level for the subject property, and includes, but is not limited to, a Stormwater Management Plan;</p>	
<b>d)</b>	<p>The minimum lot size for residential development on Regional water and wastewater services will be 0.10 hectares (0.25 acres);</p> <p>i) Plans of subdivision that are developed on Regional water and wastewater services shall be required to provide for a range of lot sizes, consistent with the existing hamlet character, generally ranging in size from 0.10 hectares (0.25 acres) to 0.4 hectares (1.0 acre). The pattern of lot sizes will generally provide a transition from smaller to larger lots with distance from the core of the Hamlet; and,</p> <p>ii) The maximum permitted density of any plan of subdivision developed on Regional water and wastewater services shall be 5 units per net residential hectare (2 units/net acre), and must not exceed the available wastewater servicing reserve of 2,600 population equivalent at the Georgetown Wastewater.</p>	<ul style="list-style-type: none"> <li>• Consider if lot sizes are still reflective of new lot sizes proposed with recent developments and if this policy needs to be updated.</li> <li>• Consider against current population and the status of infill development.</li> <li>• Also consider if this planned lot size is still relevant and should be amended.</li> </ul>
<b>e)</b>	<p>Council shall only adopt zoning by-laws that implement plans of subdivision where the plan can be shown to be consistent with the policies and the Hamlet Design and Heritage Protection Guidelines of this Plan; and,</p>	<ul style="list-style-type: none"> <li>• Update to consider other tools that may be available to address design and heritage in the Hamlet.</li> </ul>
<b>f)</b>	<p>Notwithstanding the policies of Section H4.3.5 as they pertain to the limitation on private individual wastewater treatment systems and Section H4.5.3 (a) of this Plan, the lands described as being Part of the West Half of Lot 20, Concession 10, Town of Halton Hills (Esquesing) known as the "Devins Subdivision, File No. 24T-03002/H", may be developed on private, individual wastewater treatment services, subject to all other applicable policies of this Plan. A hydrogeological study will be required to the satisfaction of the Region of Halton and Credit Valley Conservation. Additional treatment for nitrogen, phosphorous and bacteria shall be required, consistent with the recommendations of the Scoped Subwatershed Plan for Glen Williams and Regional Rural Servicing Guidelines.</p>	<ul style="list-style-type: none"> <li>• Review as part of servicing review to determine if policies are still applicable.</li> </ul>
<b>H4.6</b>	HAMLET ESTATE RESIDENTIAL AREA	
<b>H4.6.1</b>	<p>Purpose</p> <p>Areas designated <i>Hamlet Estate Residential Area</i> consist of larger estate lots that provide a transition between the rural area and the core area of the Hamlet.</p>	

	The <i>Hamlet Estate Residential Area</i> designation will not be provided with piped Regional wastewater services and no allocation of wastewater servicing capacity has been reserved or will be required as part of an approval by Council of a development application in this designation. Development in these limited areas will therefore proceed on the basis of private wastewater systems and piped water supply subject to the policies of this Plan.	
<b>H4.6.2</b>	<p>Permitted Uses</p> <p>The uses permitted within the <i>Hamlet Estate Residential Area</i> designation shall be limited to:</p> <p>a) single detached residential uses; and,</p> <p>b) home occupations and cottage industries within single detached dwelling units, subject to the policies of the Halton Hills Official Plan. A home occupation use shall not include any adult entertainment uses.</p> <p>Adult entertainment uses shall be prohibited in the <i>Hamlet Estate Residential Area</i> designation.</p>	<ul style="list-style-type: none"> <li>Review and update policies as may be applicable.</li> </ul>
<b>H4.6.3</b>	<p>Land Use Policies</p> <p>Development within the <i>Hamlet Estate Residential Area</i> designation shall be consistent with the following land use policies</p>	
<b>a)</b>	Lot creation shall occur by way of plan of subdivision for any development proposal if over four lots, including the retained lands, are being created and/or the owner is retaining sufficient lands for the development of additional lots;	<ul style="list-style-type: none"> <li>Same comment as 4.5.3.b.</li> </ul>
<b>b)</b>	<p>Prior to draft plan approval, plans of subdivision must be supported by the following studies, conducted by qualified consultants, which may be scoped as determined to be appropriate by the Town or Region, in consultation with Credit Valley Conservation:</p> <p>i) A Transportation Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;</p> <p>ii) A study that examines land use compatibility with the sand and gravel aggregate resource on the adjacent property, and provides recommendations regarding subdivision design to address issues of public health, public safety and environmental impact;</p> <p>iii) A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community.</p> <p>The Design Study should address the following matters:</p> <p>i) Lot design, including conceptual building placements, typical streetscapes, open spaces and roads;</p> <p>ii) Pedestrian and cycling connections to the Hamlet core and open space areas, by roads, walkways, trails or other pathways, including implementation of potential trails as shown on Schedule H4-1;</p> <p>iii) The sensitive use of topography and vegetation, and the extent of new landscaping;</p> <p>iv) Location of public amenities, such as parkettes, terraces and postal kiosks; and,</p> <p>v) Typical housing types illustrating architectural style, setbacks and heights;</p>	<ul style="list-style-type: none"> <li>Update wording for consistency with Provincial, Regional and Local policies.</li> <li>Consider if any other additional studies should be prepared, including a Heritage Impact Assessment if applicable.</li> </ul>

	<p>iv) A Functional Servicing Plan that will address the approach to supplying water and sanitary services to the proposed development, consistent with the relevant provisions of Section H4.3.5 of this Plan; and,</p> <p>v) An Environmental Implementation Report that implements the Glen Williams Scoped Subwatershed Plan at the tributary level for the subject property,</p>	<ul style="list-style-type: none"> <li>• Reference to the terms of reference for EIRs in Appendix X7 to be added.</li> </ul>
<b>c)</b>	<p>Lot sizes for residential development on Regional water and private septic services are subject to the suitability of the soil conditions in the development area and Regional criteria for septic systems but under no circumstances shall the minimum lot area be less than 0.4 hectares (1.0 acre); and,</p>	<ul style="list-style-type: none"> <li>• Consider if lot sizes are still reflective of new lot sizes proposed with recent developments and if this policy needs to be updated.</li> <li>• Consider against current population and the status of infill development.</li> <li>• Also consider if this planned lot size is still relevant and supports policy direction for offering a variety in housing forms, including affordable housing.</li> </ul>
<b>d)</b>	<p>Council shall only adopt zoning by-laws that implement plans of subdivision where the plan can be shown to be consistent with the policies and the Hamlet Design and Heritage Protection Guidelines of this Plan.</p>	<ul style="list-style-type: none"> <li>• Update</li> </ul>
<b>H4.7</b>	<p>INSTITUTIONAL AREA</p>	
<b>H4.7.1</b>	<p>Purpose</p> <p>The purpose of the <i>Institutional Area</i> designation is to recognize the institutional uses within Glen Williams and their role in the community.</p>	
<b>H4.7.2</b>	<p>Permitted Uses</p> <p>The predominant use of land designated Institutional Area shall be for purposes such as:</p> <p>a) public and private institutional activities;  b) public utilities;  c) schools;  d) community centres;  e) day care centres;  f) nursing homes;  g) funeral homes; and,</p>	<ul style="list-style-type: none"> <li>• Review uses in the context of the existing and potential future uses for the Glen as well as the Region of Halton and Halton Hills Official Plan permitted uses and ensure conformity.</li> </ul>

	h) cultural, educational, religious and fraternal buildings.	
<b>H4.7.3</b>	Land Use Policies  Development within the Institutional Area designation shall be consistent with the following land use policies:	
<b>a)</b>	Adequate off street parking for institutional uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended;	
<b>b)</b>	Adequate landscaping, tree planting and buffering shall be provided; and,	
<b>c)</b>	The majority of the areas designated <i>Institutional Area</i> are situated within the Regulatory Floodplain of the Credit River, and development is subject to the policies contained in Section H4.9 of this Plan.	<ul style="list-style-type: none"> <li>• Update based on natural heritage analysis.</li> </ul>
<b>H4.8</b>	OPEN SPACE AREA	
<b>H4.8.1</b>	Purpose  The purpose of the <i>Open Space Area</i> designation is to recognize and provide for open space uses within the Hamlet of Glen Williams.	<ul style="list-style-type: none"> <li>• Review and ensure consistency with Open Space, Parks and Natural Heritage review findings.</li> </ul>
<b>H4.8.2</b>	Permitted Uses  The uses permitted within the <i>Open Space Area</i> designation will include public and private open space uses such as: a) parks; b) cemeteries; and, c) trails.	
<b>H4.8.3</b>	Land Use Policies  All parks within the Hamlet exhibit characteristics of both Community and Neighbourhood Parks as defined in the Halton Hills Official Plan. Glen Williams Park serves the local area, as well as acting as a trailhead for the Town-wide network of trails. Development of parkland in the Hamlet shall be consistent with the parkland policies of the Halton Hills Official Plan.  Development within the <i>Open Space Area</i> designation shall be consistent with the following land use policies:  Adequate off street parking for park uses shall be provided on site; the parking standard to be applied shall be based on the anticipated number of vehicles to be generated by the proposed use and/or the standards contained in the zoning by-law as amended; and, Adequate landscaping, tree planting and buffering shall be provided.	



<b>H4.9</b>	GREENLANDS	<ul style="list-style-type: none"> <li>Update wording for consistency with Provincial, Regional and Local policies.</li> </ul>
<b>H4.9.1</b>	<p>Purpose</p> <p><i>Greenlands</i> are designated on Schedule H4-1 of the Secondary Plan. The purpose of the <i>Greenlands</i> designation is:</p>	<ul style="list-style-type: none"> <li>Update as required as a result of Natural Heritage review.</li> </ul>
<b>a)</b>	to identify lands which are flood susceptible for the protection of life and property;	
<b>b)</b>	to protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;	
<b>c)</b>	to maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;	
<b>d)</b>	to provide opportunities, where appropriate, for passive outdoor recreational activities;	
<b>e)</b>	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;	
<b>f)</b>	to protect significant scenic and heritage resources; and,	
<b>g)</b>	to maintain or enhance fish and wildlife habitats.	
	Land designated as <i>Greenlands</i> on Schedule H4-1 are more specifically categorized as either <i>Core Greenlands</i> or <i>Supportive Greenlands</i> on Schedule H4-2 of the Plan.	
<b>H4.9.2</b>	<p>Core Greenlands</p> <p>The <i>Core Greenlands</i> designation contains the most important natural features and areas that perform the most critical ecological functions, as described in the Scoped Subwatershed Plan for Glen Williams. No new development shall be permitted within the <i>Core Greenlands</i> designation, with the exception of those uses specified in subsection H4.9.2.2 of this Plan</p>	<ul style="list-style-type: none"> <li>Update wording of this Section for consistency with Provincial, Regional and Local policies.</li> </ul>
<b>H4.9.2.1</b>	<p>Criteria for Designation as Core Greenlands</p> <p>The <i>Core Greenlands</i> designation consists of natural areas that meet one or more of the following criteria:</p> <p>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;</p> <p>b) Areas of fish habitat;</p> <p>c) Woodlands within or contiguous to the main valley system of the Credit River; and,</p> <p>d) Riparian corridors linked to watercourses with fish habitat.</p>	<ul style="list-style-type: none"> <li>Review and update based on natural heritage analysis.</li> </ul>

<p><b>H4.9.2.2</b></p>	<p>Permitted Uses</p> <p>The following uses may be permitted within the <i>Core Greenlands</i> designation shown on Schedule H4-2, subject to the policies of this Plan:</p> <p>a) Existing agricultural operations;  b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner;  c) Forest, wildlife and fisheries management;  d) Archaeological activities;  e) Essential public roads, transmission and utility facilities;  f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,  g) Uses that legally existed on the day of the passing of the bylaw adopting this Plan.</p>	<ul style="list-style-type: none"> <li>• Update wording of this Section for consistency with Provincial, Regional and Local policies.</li> <li>• Review and update based on natural heritage analysis.</li> </ul>
<p><b>H4.9.2.3</b></p>	<p>General Land Use Policies</p> <p>The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated <i>Core Greenlands</i> or lands identified as within the limit of the Regulatory Flood. Buildings or structures associated with the uses permitted in subsection H4.9.2.2 will be developed in accordance with the following:</p>	<ul style="list-style-type: none"> <li>• Review and update based on natural heritage analysis.</li> </ul>
<p><b>a)</b></p>	<p>Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and</p>	<ul style="list-style-type: none"> <li>• Update wording of this Section for consistency with Provincial, Regional and Local policies.</li> <li>• Review and update based on natural heritage analysis.</li> </ul>
<p><b>b)</b></p>	<p>Such buildings, structures and works are designed in a manner which:</p> <p>recognizes natural ecological systems and processes and ensures they are maintained and enhanced;  minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;  will result in no changes to the natural quality and quantity of ground and surface water resources;  will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;  will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions; and,  the required setbacks established in accordance with the policies of subsection H4.9.4 of this Plan can be met.</p>	<ul style="list-style-type: none"> <li>• Review and update based on natural heritage analysis.</li> </ul>

<b>H4.9.2.4</b>	<p>Land Use Policies – Replacement or Expansion of Existing Uses</p> <p>It is the policy of this Plan to require that any expansion or replacement of existing uses or permitted buildings within <i>Core Greenlands</i> or lands identified as within the limits of the Regulatory Flood, shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the policies in subsection H4.9.2.3 and the following</p>	<ul style="list-style-type: none"> <li>• Update wording of this Section for consistency with Provincial, Regional and Local policies.</li> </ul>
a)	Expansions of existing buildings must be dry flood-proofed to the regulatory flood level and velocity. Floodwater storage and conveyance must also be addressed to the satisfaction of Credit Valley Conservation and the policies of this Plan;	
b)	Buildings destroyed by fire or other means will be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation	
c)	That safe access is provided to any expanded or replacement development for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;	
d)	Notwithstanding the permitted uses of the <i>Institutional Area</i> designation, no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction; and,	
e)	Notwithstanding any policies of this Plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.	
<b>H4.9.2.5</b>	<p>Development Evaluation Criteria</p> <p>The Town in consultation with the Region of Halton and Credit Valley Conservation shall require as a basis for the evaluation of any proposed development within or adjacent to a <i>Core Greenlands</i> designation</p>	<ul style="list-style-type: none"> <li>• Update wording of this Section for consistency with Provincial, Regional and Local policies.</li> </ul>
a)	<p>Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, the Region of Halton, and Credit Valley Conservation, which address:</p> <ul style="list-style-type: none"> <li>i) the existing environmental and/or physical hazards which affect the site;</li> <li>ii) the potential impact of such hazards;</li> <li>iii) the potential impact of the proposed works on the lands and features in the <i>Greenlands</i> designation, particularly the natural quality and quantity of ground and surface water functions and resources; and,</li> <li>iv) techniques and management practices so that the identified impacts may be mitigated;</li> </ul>	<ul style="list-style-type: none"> <li>• Update for consistency with current requirements.</li> </ul>
b)	An Environmental Impact Study prepared to the satisfaction of the Town and the Region of Halton in consultation with Credit Valley Conservation, which provides an inventory and analysis of all natural features and ecological functions on the site including vegetation, wildlife habitat, fish habitat, wetlands, steep slopes and ground water discharge areas, which are essential for maintaining natural fluvial processes. As part of an Environmental Impact	

	Study, the identification in the field of the exact boundary of all <i>Greenlands</i> and other natural areas shall be required; and,	
<b>c)</b>	<p>A detailed site plan, and landscaping and grading plans prepared to the satisfaction of the Town which demonstrate:</p> <ul style="list-style-type: none"> <li>i) how natural ecological, valleyland and erosional systems and processes will be maintained including tree compensation plans where necessary; and,</li> <li>ii) how disruption to existing landforms and landscape features will be minimized.</li> </ul> <p>The Supportive Greenlands designation contains functions and linkages that support the ecological function of the features in the Core Greenlands designation. These areas would benefit from rehabilitation or restoration efforts to enhance their ecological value.</p> <p>Any proposal for development within the Supportive Greenlands designation must be accompanied by an Environmental Implementation Report that can demonstrate the ecological function of the area can be maintained, and environmental impacts can be appropriately mitigated. Upon evaluation, these areas may meet the criteria for designation as Core Greenlands, and shall be placed in that designation by amendment to this Plan.</p> <p>A generic Terms of Reference for Environmental Implementation Reports, consistent with the Scoped Subwatershed Study for Glen Williams, is contained in Appendix X7 to this Plan.</p>	
<b>H4.9.3.1</b>	<p>Criteria for Designation for Supportive Greenlands</p> <p>The <i>Supportive Greenlands</i> designation contains areas that have natural heritage features and ecological functions but may not have specific provincial policy to regulate development. <i>Supportive Greenlands</i> areas include features such as woodlots, unevaluated wetlands, steep slopes and minor tributaries of the Credit River.</p>	<ul style="list-style-type: none"> <li>• Review as a result of Natural Heritage Review findings.</li> </ul>
<b>H4.9.3.2</b>	<p>Land Use Policies</p> <p>In general, the land use policies that apply to the <i>Core Greenlands</i> designation shall also apply to the <i>Supportive Greenlands</i> designation. However, development may be permitted in <i>Supportive Greenlands</i> areas where an Environmental Implementation Report is completed that illustrates how the environmental function of this area can be protected and improved through actions such stream rehabilitation efforts, reforestation and vegetative planting programs.</p> <p>Development permitted in <i>Supportive Greenlands</i> areas through the approval of an Environmental Implementation Report by Credit Valley Conservation and the Town of Halton Hills will be consistent with the policies of the adjacent land use designations. In these cases, an amendment to the Plan will not be required.</p>	

<p><b>H4.9.4</b></p>	<p>Greenlands Setbacks</p> <p>Although not considered to be part of either <i>Greenlands</i> designation, a general lot line setback of 5 metres from the stable top or staked top of bank (whichever is greater) or staked bottom of the bank of valley features shall be required for all development unless a subwatershed study, Environmental Impact Study or geotechnical study, undertaken to the satisfaction of Credit Valley Conservation, recommends more appropriate setbacks based on the natural features and functions of the area.</p> <p>A minimum 5 metre setback is also required from any identified erosion allowance associated with a watercourse.</p> <p>A minimum building setback of 5 metres from the regulatory flood line will be required for all new development or additions.</p> <p>A minimum setback based upon the calculation of meander belt width of the watercourse is also required.</p> <p>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 <i>Core Greenlands</i> designation.</p>	<ul style="list-style-type: none"> <li>• Review as a result of Natural Heritage Review findings.</li> </ul>
<p><b>H4.9.5</b></p>	<p>Greenlands Zoning</p> <p>The boundaries of the <i>Greenlands</i> are delineated in a conceptual manner on Schedules H4-1 and H4-2. The extent and exact location of the boundaries shall be delineated in the implementing zoning by-law in accordance with detailed mapping, studies or field investigations conducted by the Town, Credit Valley Conservation and Provincial agencies, and will not require an amendment to this Plan.</p> <p>The zoning by-law shall also incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from the <i>Greenlands</i> designation in relation to the extent and severity of the natural environmental features and ecological functions of the area. This general setback will be evaluated for specific development applications by the Town and the Region of Halton in consultation with Credit Valley Conservation, and as established in the zoning bylaw, to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.</p>	<ul style="list-style-type: none"> <li>• Review as a result of Natural Heritage Review findings.</li> </ul>
<p><b>H4.9.6</b></p>	<p>Ownership</p> <p>Where any land designated as Greenlands is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public nor that the lands shall be purchased by the Town or other public agency; although the Region and the Town shall ensure that consideration be given to the</p>	

	acquisition of the critical parts of the Greenlands designation through the development approval process as permitted by legislation. Existing agricultural operations within the Greenlands designation will be recognized.	
<b>H4.9.7</b>	<p>Parkland Dedication</p> <p>Where new development is proposed on a site, part of which is designated Greenlands, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.</p>	<ul style="list-style-type: none"> <li>Review and consider updating pending the Town of Halton Hills timing to prepare a Community Benefit Charge Strategy and By-law.</li> </ul>
<b>H4.10</b>	<p>IMPLEMENTATION</p> <p>The provisions of the Town of Halton Hills Official Plan and the Planning Act, as amended from time to time, regarding Implementation, shall apply in regard to this Plan.</p>	<ul style="list-style-type: none"> <li>Consider if any specific implementation measures are required for the Secondary Plan area given current Planning Act tools and requirements, and local Official Plan.</li> </ul>