

Planning & Development Department
The Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

December 6, 2024
File 11378

Attn: Town Planning and Development Department

**Re: Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (DPS) Applications
159 Confederation Street, Town of Halton Hills (Glen Williams)**

Weston Consulting is the authorized Planning Consultant for Eden Oak c/o Romas Kartavicius, the registered owner of the lands municipally addressed as 159 Confederation Street, Halton Hills and legally described as LT 26, RCP 1555, EXCEPT PT 2 & 3, 20R8779; S/T 242783, 701169; HALTON HILLS and are shown in *Figure 1* (herein referred to as the 'subject lands'). We are pleased to submit the enclosed submission materials for Official Plan Amendment ('OPA'), Zoning By-law Amendment ('ZBA'), and Draft Plan of Subdivision ('DPS') applications (herein referred to as 'the Submission') to facilitate the proposed development on the subject lands.

Description of Subject Lands and Surrounding Context

The subject lands are irregularly shaped and located in Glen Williams, north of Georgetown of the Main Street and Confederation Street intersection. The site has an approximate area of 12.26 hectares (30.3 acres) with a combined frontage of 78.63 metres on Confederation Street in two locations separated by historically severed residential properties. The main access to the subject lands is achieved by a driveway off Confederation Street. This driveway also provides deeded access to two private residential lots as their only means of egress/ ingress (Instruments 242783 and 701169 of the properties at 145A and 147 Confederation Street); these accesses are intended to remain.



Figure 1 – Aerial Photo of the Subject Lands (source: Geowarehouse)

Proposed Development

The proposed development on the comprise of restorative natural heritage works (+/-8.357 ha or 68%) as well as a residential infill development (+/- 3.904 ha or 32%). Both components of this proposal are herein referred to collectively as ‘the development’. The development consists of 82 residential units comprised of 81 townhouses and 1 single detached dwelling along with substantial measures to restore areas of cultural woodland, thicket and meadow into more viable and resilient native woodland as further described in the enclosed Environmental Impact Summary Report (EIR). The proposed development includes enclosed Draft Plan of Subdivision, consisting of five (5) blocks on a Draft Plan of Subdivision as described below:

- **Block 1** - A condominium development block, consisting of eighty-one (81) Block Townhouse Dwellings, private condo roadways, parking areas, sidewalks, a park and underground stormwater management tank facility among other features.
- **Block 2** - A private lane intended to provide continued and improved shared access by way of Instruments 242783 and 701169 for the properties at 145A and 147 Confederation Street as well as the residents at Block 1 Block 3.
- **Block 3** - Is intended for one (1) Single-Detached dwelling fronting onto a private lane.
- **Block 4** – Is an Environmental Area intended to contain environmental protection and restorative natural heritage works to be dedicated to the Town of Halton Hills at the appropriate time.
- **Block 5** – Provided as a 0.3m reserve for access and control onto Confederation Street.

Planning Background

The current in force Halton Hills Official Plan (2006, Consolidated April 30, 2024) identifies the Subject Lands as being within the Glen Williams Secondary Plan. Further, Land Use Plan H4-1 designates the Subject Lands *Hamlet Residential Area* and *Greenlands* (which is further reined on Schedule H4-2 as “Supportive Greenlands” and “Core Greenlands”). The objective of the *Hamlet Residential Area* 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. This designation permits single-detached residential uses but does not permit block townhouses. An Official Plan Amendment is required to add a site-specific use permission and to increase the density to accommodate the development. This Official Plan Amendment also serves to refine the “Greenlands” designation limits based on the results of the enclosed Environmental Impact Study and update the schedules of the Official Plan accordingly.

The Halton Hills Zoning By-law 2010-0050 split-zones the subject lands as *D – Development*, *EP1 – Environmental Protection One*, and *EP2 – Environmental Protection Two*. The *Development* zone is a placeholder zone which only permits existing development until a Zoning By-law Amendment is filed to bring the lands into conformity with the Official Plan’s policies. A *Hamlet Residential One (HRO-XXX)* zone adding site specific permissions for Block Townhouses and associated zoning standards along with a refinement of the Environmental Protect Zones based on the enclosed Environmental Impact Study is bring proposed as part of this application to facilitate the development.

Submission Materials

The following materials are understood to constitute a ‘complete application’ based on the required supporting materials outlined in the Pre-Consultation checklist delivered by the Town of Halton Hills from the PAC meeting that took place in May 2023, as well as based on correspondence received from Town Staff on October 28th, 2024 which outlined additional materials required to deem the application as completed. The enclosed in this revised submission package is intended to facilitate the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications.

No.	Deliverable	Consultant	Date
1.	Cover Letter	Weston Consulting	2024.12.06
2.	2.1 Application Form – OPA ZBA 2.2 Application Form - DPS		2024.08.22
3.	3.1 Planning Justification Report 3.2 Draft Official Plan Amendment - Text 3.3 Draft Official Plan Amendment - Schedule 3.4 Draft Zoning By-law Amendment - Text 3.5 Draft Zoning By-law Amendment - Schedule		2024.12.06
4.	4.1 Urban Design Guidelines 4.2 Active Transportation Plan 4.3 Green Development Standards		2024.12.03
5.	Draft Plan of Subdivision		2024.08.14
6.	Legal Survey with Wetland Staking	JD Barnes	2023.10.31
7.	Topographical Survey		2017.01.17

8.	Architectural Concept Plan	RN Design	2024.02.13
9.	Functional Servicing and Stormwater Management Report	Condeland Engineering	2024.09.05
10.	Engineering Drawing Set: 10.1 – Conceptual Servicing Plan NE 10.2 – Conceptual Servicing Plan SW 10.3 – Conceptual Grading Plan NE 10.4 – Conceptual Grading Plan SW 10.5 – Pre-Development Storm Tributary Plan 10.6 – Post-Development Storm Tributary Plan 10.7 – SWM Discretization Plan 10.8 – Sanitary Tributary Plan 10.9 – Catchbasin Overland Flow Tributary Plan 10.10 – Conceptual Erosion and Sediment Control Plan Stage 1 & Construction Management Plan 10.11 – Erosion and Sediment Control Details Grading/Drainage Plan		2024.08.16
11.	Cost Estimate for Site Works (Civil)		2024.09.05
12.	Construction Management Plan		2024.09.05
13.	Landscape Plan		Landscape Planning
14.	Cost Estimate for Site Works (Landscape)	2024.08.26	
15.	Preliminary Geotechnical and Slope Stability Report	Sirati Engineers	2023.12.22
16.	Hydrogeological Investigation Report and Water Balance Assessment		2024.08.26
17.	Phase One Environmental Site Assessment (Phase 1 ESA)		2024.01.22
18.	Phase Two Environmental Site Assessment (Phase 2 ESA)		2024.09.16
19.	Well Monitoring Survey		2024.09.18
20.	Environmental Impact Report (EIR)	LGL Limited in Collaboration Colucent Environmental Inc.	2024.09.24
21.	Transportation Impact Study (TIS)	Nextrans	2024.11.22
22.	Noise and Vibration Study	JE Coulter	2024.09.24
23.	23.1 Stage 1 and 2 Archaeological Assessment 23.2 Letter from Ministry on Review and Entry into the Registry (Nov 2016)	ASI	2016.10.07
24.	Photometrics/Lighting Plan	Elumen	2024.06.20
25.	Waste Plan	Weston Consulting	2024.11.25
26.	Fee Payment Confirmations (Town of Halton Hills, Halton Region, and Credit Valley Conservation Fees)	Owner	2024.11.25
27.	Environmental Site Screening Questionnaire (ESSQ) - Signed	Owner	2024.10.24
28.	28.1 Scoped Tree Inventory and Preservation Plan (Based on Site Visit with Staff Nov 18th)	LGL Limited in Collaboration with	2024.11.28

	28.2 Arborist Tree Tables	Colucent Environmental Inc.	
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The following items will form part of a forthcoming application.

No.	Deliverable	Consultant	Notes
	CLI-ECA Approvals from the Town // Composite Utility Plan	Condeland	Will form part of the Site Planning Process

We note that (1) hard copy of all submission materials has been couriered to your office and trust that this along with the enclosed materials constitute a complete application based on the PAC understanding. We further request that materials be circulated for review and comment by staff. If you have any questions or concerns, please contact the undersigned at extension 266.

Yours truly,
Weston Consulting
Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President

cc. Kevin Nunn, Planner