

H4 HAMLET OF GLEN WILLIAMS SECONDARY PLAN

PART ONE: GOALS AND OBJECTIVES

H4.1 OVERALL GOAL OF THE SECONDARY PLAN

The goal of the Glen Williams Secondary Plan is to protect and preserve the natural and cultural heritage features of the Hamlet and to guide change that maintains and enhances the unique character of the Hamlet.

H4.2 OBJECTIVES

The objectives of the Glen Williams Secondary Plan are:

- a) To manage growth and change by
 - i) establishing and defining character areas for the existing established core area, mature neighbourhood areas and planned new residential areas and providing policies to guide appropriate change in those areas;
 - ii) providing for limited new growth in designated and planned areas through development that is reflective of the Hamlet's character areas;
 - iii) enhancing the vitality of the commercial core and maintain the core as a focal point for the community; and,
 - iv) ensuring growth is appropriately implemented in a co-ordinated, and cost-efficient manner
- b) To protect and enhance the Hamlet's cultural heritage value by
 - i) conserving and enhancing the unique and significant cultural heritage resources of Glen Williams;
 - ii) establishing Character Areas for the established Historic Core and Mature Neighbourhoods, as well as New Planned Areas;
 - iii) encouraging architectural styles and well-designed housing forms that are consistent with the Hamlet's character areas;
 - iv) maintaining and enhancing 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.
- c) To protect natural heritage by

- i) preserving , protecting and enhancing the Hamlet’s natural heritage system; and,
 - ii) protecting the Hamlet’s groundwater recharge areas.
- d) To protect and enhance open space areas by
 - i) maintaining and enhancing the Hamlet’s open space, park and trail system, inclusive of buffer areas;
 - ii) reinforcing the importance of visual and physical access to open space areas trails and parks, as an integral part of Glen Williams; and,
 - iii) creating and sustaining attractive and well designed streetscapes and public realm.
- e) To promote and protect connectivity by
 - i) providing improved linkages to the commercial and community facilities of the Hamlet core area;
 - ii) supporting and enhancing streetscapes and the public realm;
 - iii) providing an environmental framework which serves both the existing and future community, which is formed by linking existing and new open spaces, natural features, and parks and the developed areas of the Hamlet;
 - iv) supporting an active transportation network for the Hamlet; and,
 - v) ensuring safe and effective traffic and pedestrian movement throughout the Hamlet and minimizing impacts of traffic from new development.
- f) To address sustainability and climate change by:
 - i) ensuring new development is sustainable and resilient to climate change by implementing the Town’s Green Development Standards;
 - ii) implementing the Town’s Climate Change Adaptation Plan; and,
 - iii) enhancing the robust natural heritage system to promote climate resiliency.

PART TWO: FUNCTIONAL POLICIES

The Hamlet of Glen Williams is shown 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 general policies.

H4.3.1 GROWTH MANAGEMENT

The Glen Williams Secondary Plan provides for a land use planning framework to manage growth in the Hamlet in accordance with the Town’s overall growth framework. Population and employment growth in the Hamlet shall be accommodated within the current Hamlet boundary.

Growth in the Hamlet shall predominantly be provided through the build out of the planned residential areas through Draft Plans of Subdivision. Limited growth may occur through infill development of vacant lands, new lot creation and through the provision of accessory apartments. Additional opportunities for employment may be provided through redevelopment, additions and/or expansions to existing buildings.

All growth shall be provided in accordance with the policies of the Town's Official Plan that set out requirements for parkland, schools and community services and facilities.

All development shall be undertaken in accordance with the policies of this Plan that require the protection of significant cultural and natural heritage resources and the preservation of the character of the Hamlet.

Where development is proposed within New Planned Areas, compatibility with adjacent land uses beyond the Hamlet Boundary shall be enhanced through appropriate buffers and mitigation measures.

A population of 2300 is planned to be accommodated in the Hamlet. New development shall be provided on full municipal services unless otherwise identified by this Plan and the Town's Official Plan. Accessory apartments are permitted on private services as long as well and septic facilities are adequate and available to accommodate an additional dwelling unit, in accordance with the Town's Official Plan

H4.3.2 NATURAL HERITAGE SYSTEM

The natural areas within the Secondary Plan are currently identified through Provincial, Regional and local designations and policies in addition to the policies and regulation of the Credit Valley Conservation (CVC).

The *Natural Heritage System* is defined by the Region of Halton as a critical component of a healthy community and helps to define the character of the area. The *Natural Heritage System* reflects the systems approach taken to ensure the protection, preservation and enhancement of natural features the key features, buffers, linkages and enhancement areas and to maintain biological diversity and ecological functions of the area.

The *Natural Heritage System* shown on Schedule H4-1 and H4-2 is a systems approach to protecting and enhancing natural features and functions within the Hamlet and consists of the following components and key features:

- *Significant Wetlands;*
- *Significant Woodlands;*
- *Significant Valleylands;*
- *Significant wildlife habitat;*
- *Significant areas of natural or scientific interest;*

- *Fish Habitat.*

H4.3.2.1 Significant Valleylands

The Glen Williams Secondary Plan Area is within the middle reach of the Credit River Valley, under the jurisdiction of the Credit Valley Conservation and subject to 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 Credit River Subwatershed, and the southern portion is within the Silver Creek Subwatershed.

The Hamlet of Glen Williams historically developed within the valley of the Credit River. Any changes to existing development within the Valleylands is subject to the Credit Valley Conservation regulation.

Significant valleylands shall be protected to 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.

Applications for development that are within 120 metres of *significant* valleylands shall include an Environmental Impact Assessment in accordance with Section C2 of the Official Plan, and the Region's EIA guidelines, the Credit River Natural Heritage System Strategy Technical Report (2005), and the Credit River Natural Heritage System (CRWNHS) 2015.

H4.3.2.2 Natural Hazards and the Regulated Flood Plain

In accordance with the Official Plan, no new development or site alteration shall be permitted within hazardous lands associated with the valley slope, including erosion, meanderbelt and flood plain.

Regulated *Flood Plain* is associated with the valley of the Credit River, and its tributaries. While development is prohibited within Regulated *Flood Plain*, existing development is recognized. Any changes to existing development is subject to the Credit Valley Conservation regulations and approval. The regulated Flood *Plain* has been delineated on Schedule H4-2, and is determined, mapped and refined from time to time by the Credit Valley Conservation.

Stable Top of Bank Setbacks

In accordance with the Official Plan, new lots shall be located a minimum of 15 metres from the stable top of bank of a major valley/watercourse and a minimum of 7.5 metres from the stable top of bank of a minor valley/watercourse unless otherwise determined through an approved Subwatershed Study, Environmental Impact Assessment or Geotechnical Study in consultation with Credit Valley Conservation.

H4.3.2.3 Erosion and Sediment Control

Development and construction practices within the Hamlet shall minimize the levels of soil erosion and siltation through appropriate erosion and sediment control measures in accordance with Town and CVC requirements as applicable

H4.3.2.4 Endangered and Threatened Species

Any development and site alteration within 120 metres of the significant habitat of endangered or threatened species. Shall be subject to an Environmental Impact Assessment. Further requirements and assessments may be required in accordance with Provincial legislation and regulations.

H4.3.2.5 Watercourses and Fish Habitat

The reach of the Credit River through Glen Williams is classified by Credit Valley Conservation as a "mixed cool/cold" water fisheries community. A 30 metre development setback shall be required from cold water tributaries designated as Natural Heritage System on Schedule H4-2 of this Plan. The exact boundaries of the 30 metre buffer zone should be established in consultation with Credit Valley Conservation.

No new development is permitted within the 30 metre buffer zone without the approval of Credit Valley Conservation. Historical development within the buffer zone is recognized. Credit Valley Conservation must be consulted to evaluate impacts and propose mitigation strategies for any application for replacement and/or expansion of existing development within the 30 metre buffer area.

Schedule H4-2 also identifies tributaries of the Credit River within the Hamlet that provide Fish Habitat and are included in the *Natural Heritage System* designation. A 15 metre development setback shall be required from warm water tributaries designated as *Natural Heritage System* on Schedule H4-2 of this Plan.

H4.3.2.6 Tree Preservation

Trees are a distinctive landscape feature in Glen Williams. It is the objective of this plan to encourage the preservation of existing trees and the planting of new trees.

In accordance with the Official Plan, the Region of Halton Tree Conservation By-law shall be supported, including the requirement of a permit for the removal of trees within woodlands 0.5 hectares within the *Natural Heritage System* or woodlots larger than 0.5 ha outside of the *Natural Heritage System*.

There are wooded areas within the Hamlet that are not within the *Natural Heritage System*. These areas contribute to the character of the Hamlet. The policies of Section C9 of the By-law as amended shall apply with respect to tree preservation and planting.

H4.3.3

TRAIL SYSTEMS

Glen Williams has existing public trails, which form an important part of the active transportation network and provide opportunities for recreation Trails are located throughout Glen Williams including the many natural and open space areas along the Credit River as identified in Schedule H4-3.

The Halton Hills Active Transportation Master Plan (ATMP) was completed in 2020 and replaces the existing 2012 Cycling Master Plan. The ATMP serves as a blueprint to guide the

development of active transportation within the community, and should be used to guide the implementation of active transportation infrastructure.

The ability to travel through the community via active transportation is viewed as an important element of the Hamlet character. The Plan shall provide for the development of an extensive network of active transportation routes, including on-road facilities and off-road trails, in accordance with the Halton Hills Active Transportation Master Plan. The network should link new and existing residential areas to the community core and complement the infrastructure identified through the Halton Hills Active Transportation Master Plan.

Conceptual alignments for proposed infrastructure are shown on Schedule H4-3 in accordance with the Halton Hills Active Transportation Master Plan.

To accommodate future trail alignments within these areas a minimum 10 metre top of bank setback is required. Where feasible, trail connections through buffer areas should be considered subject to Town and Credit Valley Conservation approval. Additional buffers may be required in accordance with Section H4.3.2.1 of this Plan.

Implementation of any facilities or trails shall be assessed through the development approval process and associated public consultations, and shall be developed to municipal standards.

H4.3.4

SERVICING AND INFRASTRUCTURE

The use of existing infrastructure and public service facilities shall be optimized wherever feasible before consideration is given to any new infrastructure.

Infrastructure investment shall be cost effective to facilitate new growth.

H4.3.4.1 Water Servicing

A piped Regional water system currently services the majority of the Hamlet of Glen Williams. Glen Williams' water is supplied entirely from groundwater from three municipal well fields: Lindsay Court, Princess Anne, 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 can connect to municipal water when feasible.

All new development shall be serviced by piped Regional water.

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 Credit Valley Conservation requirements including the Scoped Subwatershed Study for Glen Williams (2003).

H4.3.4.2 Wastewater Servicing

At the date of the adoption of the revised Glen Williams Secondary Plan, existing sanitary sewers are located on Confederation Street from the south limit of Glen Williams to Main Street, along Main Street to Prince Street and within the Meadows of the Glen subdivision.

Further extensions to wastewater servicing within the Hamlet are contemplated by this Plan for development in New Planned Areas with connection to the Georgetown Wastewater Treatment Plant.

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.

H4.3.4.3 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.

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.

New development shall adequately address stormwater management to prevent degradations of natural streams and existing habitats.

Water quantity, quality, water balance, and erosion concerns shall be addressed through Stormwater Management Plans provided with development applications and shall address considerations for Low Impact Development principles and criteria established by the Town, Region and Credit Valley Conservation. Opportunities to provide SWM controls to currently uncontrolled areas, especially public roads, should also be evaluated as part of future studies.

Any submission of a plan of subdivision must be accompanied by a Stormwater Management Report that shall address to the satisfaction of the Town of Halton Hills and Credit Valley Conservation how the quality and quantity of runoff will be managed.

Applications for new development should consider establishing connections between the trail network and proposed stormwater management ponds where feasible. Where possible, the service roads for stormwater management ponds should be incorporated into the overall trail networks.

H4.3.4.4 Expansion of Existing Services

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 shall include design and cost estimates for:

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

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

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

Existing lots of record and individual lots that are created by consent (land severance) 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 in accordance with regulations and requirements for private servicing systems and supported by a hydrogeological study satisfactory to the Town and Region of Halton.

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

H4.3.5

GROUNDWATER PROTECTION AND MANAGEMENT

Glen Williams' water is supplied entirely from groundwater using three municipal well fields: Lindsay Court, Princess Anne, and Cedarvale.

Maintaining water balance and flow paths is essential to maintaining overall watershed health and patterns of annual runoff, evapotranspiration and infiltration. A number of studies as set out in this section may be required with any proposed development as set out in Section H4.3.4.3 of this Plan.

Credit Valley Conservation has established the water balance criteria to protect groundwater, baseflow and other natural features, such as woodlands and wetlands. The incorporation of monitoring infrastructure may be required to address pre and post conditions related to infiltration, runoff, and evapotranspiration with development applications.

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. As part of a development application, the following policies shall apply:

Any development proposal within the areas shown on Schedule H4-2 as an area of higher potential groundwater recharge shall be subject to an Environmental Implementation Report, as specified in the Scoped Subwatershed Plan for Glen Williams that shall assess the

hydrogeological function of the area, and determine how to maintain the quality and quantity of groundwater.

Any development proposal within the areas shown on Schedule H4-2 that are areas of higher potential groundwater recharge, shall undertake an area specific water balance analysis to identify pre-development recharge rates and distribution. The analysis shall ensure the maintenance of pre-development recharge rates and appropriate distribution.

In areas where development may impact a sensitive ecological feature, a feature based water balance may also be required, and consultation with the CVC is required

H 4.3.6 HAMLET BOUNDARIES AND BUFFERS

The boundaries of the Hamlet shown on Schedule H4-1 have been previously 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.

In some areas of the Hamlet, a buffer has been provided between the existing boundary and new developed areas. New buffer areas shall be conveyed as public open space.

Historically, this buffer area has been provided through private open space and public open space inclusive of parts of the trail system.

Planned areas still to be developed shall consider adjacent boundaries and land uses beyond the Hamlet Boundary to determine a general lot line setback of at least 5 to 10 metres to the Hamlet boundary to maintain a Hamlet buffer area. Opportunities for parks open space and trails should be assessed within the Hamlet buffer area for future development in accordance with the Active Transportation Master Plan. Public ownership of the Hamlet Boundary buffer area within New Planned Areas shall be required.

H4.3.7 ARCHAEOLOGICAL RESOURCES

Development that impacts any areas identified for as having archaeological potential shall require an Archaeological Impact Assessment in accordance with the Official Plan to determine the presence of archaeological resources and, if required, provide recommendations for mitigation and conservation.

Archaeological Impact Assessments and the conservation or excavation of significant archaeological resources is required in accordance with Provincial Policy and the Halton Region Archaeological Master Plan.

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

The Town shall encourage engagement with Indigenous communities and consider their interests when identifying, protecting and managing significant cultural heritage and archaeological resources.

H4.3.8

HAMLET DESIGN

Design is an integral part of planning and development, enabling the creation and preservation of vibrant, and livable places; it is a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and public realm, and the relationship between those elements, should be organized and designed in an attractive, functional and efficient manner.

Hamlet design applies to various scales of development in the Hamlet of Glen Williams, including the site, the block, the neighbourhood scale and the Hamlet as a whole. It is expected that each scale of development will relate to the Hamlet Design objectives of this Plan and implementing Hamlet Design policies and guidelines as detailed in Appendix A - Hamlet Design and Heritage Guidelines.

H4.3.8.1 Hamlet Design Objectives:

- a) To identify and enhance key design priority areas within the Hamlet including gateways and priority lots.
- b) To promote a high standard of design that results in attractive, human-scale development.
- c) To respect site context and enhance sense of place that results in compatible development that fosters the existing sense of identity within Glen Williams.
- d) To promote connectivity and interaction that provides universal access for all citizens and emphasizes pedestrian accessibility, safety and comfort across the Hamlet.
- e) To promote creativity and innovation in the design of streetscapes, buildings, amenity spaces and public realm elements.
- f) To promote sustainable design that results in more efficient use of resources and energy, reduces heat island effects and reduces the reliance on the automobile.

H4.3.8.2 Hamlet Design Policies

The following hamlet design policies are intended to support the hamlet design objectives and define the primary design elements and expectations that shall apply to all areas in the Hamlet:

Intensification and Infill: Development through intensification and infill shall address the integration, compatibility, built-form (including massing), and relationship of new development to existing buildings and to the surrounding neighbourhood character and context, based on the principles of good design practice.

Gateways: Gateways are illustrated on Schedule XX and are special locations or entry points that establish a formal entrance from one area to another. Within designated gateway areas sites and

buildings should be designed with coordinated features and elements to establish a sense of place or identity, a distinctive or recognizable character, and a sense of arrival

Sustainability: Sustainable design practices in the public and private realm shall be promoted through a variety of strategies, including but not limited to:

- the adaptive re-use of existing buildings;
- sustainable design features that address matters of exterior building design and the incorporation and integration of trees, shrubs, hedges planting or other ground cover;
- provision of bicycle parking in the public and private realm;
- elements that promote energy reduction or conservation including building and street orientation for passive solar gains;
- elements that promote improved water and air quality conditions;
- selection of drought tolerant, salt tolerant and native vegetation species; and,
- integration of alternative transportation choices.

Accessibility and Universal Design: Development shall be designed to be barrier free and universally accessible by all citizens.

Public Realm: Priority Public Spaces identified on Schedule XX are spaces that are integral to the character of the Hamlet. Through the review of development applications, opportunities shall be identified for new public and privately owned parks, plazas, open spaces or gathering spaces to enhance public interaction, contribute to the creation of new spaces for trees and plantings, and serve as focal points within the community as appropriate.

Landscape Design: Sites shall be designed with a balanced distribution of hard and soft landscaping where feasible that contribute toward a coordinated and enhanced site design, streetscape character, sense of place, and an aesthetically pleasing comfortable pedestrian environment. Specific treatment may also be required to address a range of considerations such as screening objectives, landscape buffers to promote land use compatibility, the provision of large canopy trees to provide respite from the sun, streetscape character and opportunity for integrated amenity spaces and sustainable design.

Complete streets: Development within the Glen shall include a system of complete streets, linked open spaces, multi-use pathways and bikeways integrated with the Hamlet's parklands, natural heritage areas and other public gathering areas.

Built Form and Massing: Buildings shall be located with consideration of the existing streetscape character and setbacks. On corner lots buildings should be located to frame the intersection. The design and massing of buildings shall relate to the surrounding context, street proportions, and appropriately scaled dimensions.

Open Space: Open space associated with natural features should be protected and maintained. Development should reinforce identified gateways and focal points and should strengthen linkages to existing and future parks, trails and open space, cycling networks, as well as other

community infrastructure. Community gathering spaces should be incorporated at trail or open space access points.

Lighting: All site lighting, where required, shall be designed to create safe outdoor environments and to minimize glare and impact to night sky, public view and surrounding properties. **Signage:** Site signage shall be designed to complement and enhance building and site design features. Building signage shall be of a scale proportional with building size and not overwhelm building façades or obstruct architectural features.

Cultural Heritage: Building and site design shall sympathetically conserve, respect and build upon cultural heritage resources of the Hamlet as a whole and the Historic Core in particular. Sensitive designs shall be provided for new development in close proximity to significant heritage resources and the Historic Core. Adaptive reuse of historically significant cultural resources in accordance with Section H4.3.12 of this Plan shall be encouraged. Detailed policies related to cultural heritage resources are found in Section H4.3.12 of the Plan.

H4.3.8.3 Design Briefs and Guidelines:

In addition to the studies listed in Policy G12.3 of the Town of Halton Hills Official Plan, Town staff may request the preparation of a design brief or design guidelines as a requirement of a complete application. Design Briefs shall be prepared in accordance with Appendix A: Hamlet Design and Heritage Guidelines and Section F2.3.1 of this Plan.

Design Briefs prepared in support of a Draft Plan of Subdivision shall describe how the proposed plan has considered and implemented the design policies contained within Section F3 of this Plan.

H4.3.9 CULTURAL HERITAGE RESOURCES

The cultural heritage value of Glen Williams is rooted in its early nineteenth century settlement history. The availability of natural resources, such as the Credit River, provided waterpower to the community and the ability to create an industrial base. The built and natural features of the landscape have evolved over time and continue to reflect its rich history. While some nineteenth-century built features have been removed, they have left impressions on the landscape and have resulted in a unique sense of place.

H4.3.9.1 The cultural heritage attributes of The Glen that contribute to its cultural heritage value include:

- Topography and natural features (including the Credit River);
- Bridges, fording, and river crossings;
- Public spaces, parks and streetscapes (i.e. the public realm);
- Historic industrial and mill complexes and their component parts (i.e. mill races, mill ponds)
- Settlement patterns, including, but not limited to, circulation, streets, and trails, lot configuration

- Significant views and vantage points; and
- Significant cultural heritage resources included on the Town of Halton Hills Heritage Register.

H4.3.9.2 Objectives

- Continue to identify and conserve significant cultural heritage resources within the Hamlet of Glen Williams;
- Recognize and promote the Historic Core of Glen Williams as a Character Area; and,
- Promote, interpret and commemorate the history of The Glen to provide opportunities for tourism and enhance the community's identity.

H4.3.9.3 Historic Core

The Historic Core Character Area is provided on Schedule H4.1. This area as described in Section 4.3.11.1 in detail consists of those historically established areas along Main Street and the Credit River and include a number of designated properties.

Policies:

The Town of Halton Hills shall:

- Establish guidelines for hamlet design within the identified Historic Core Character Area which:
 - Conserve and enhance the identified cultural heritage value of the Historic Core and provide guidelines for compatible new development;
 - Balance the conservation of significant cultural heritage resources as part of appropriate intensification and infill;
- Continue to identify and conserve significant cultural heritage resources and cultural heritage landscapes within the Hamlet of Glen Williams under the *Ontario Heritage Act*;
- Discourage the demolition of significant cultural heritage resources;
- Require the submission of a Heritage Impact Assessment, in accordance with the Town of Halton Hills Heritage Impact Assessment Terms of Reference, for applications submitted under the *Planning Act* for properties that are
 - located on or adjacent to properties that are listed on the Town's Heritage Register or designated under the *Ontario Heritage Act*; and/or,
 - located within the Historic Core area, at the discretion of Town Staff.
- Require that the initiation of any Municipal public works initiatives, including infrastructure or streetscape improvements be informed by a Heritage Impact Assessment at the discretion of Town Staff. A Heritage Impact Assessment shall provide

mitigation recommendations to ensure that the heritage character of Glen Williams is conserved and enhanced;

- f) Maintain the Hamlet character of Glen Williams and promote streetscape improvements including street art, street furniture, historic plaques and interpretive panels.
- g) Recognize and retain the natural features, topography and vegetation which contribute to the character and scenic beauty of Glen Williams;
- h) Develop parking areas that are sensitive to and compatible with the cultural heritage character of the area within the Historic Core, and provide opportunities for compatible outdoor features, such as patios, porches, and open space to accommodate and improve commercial functions;
- i) Encourage the conservation of significant cultural heritage resources as per best practices outlined in the 2010 Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, as amended from time to time; **and**
- j) Maintain safe opportunities for pedestrians, vehicles and bicycles to enable access to crossings over the river within the Historic Core which provide scenic views up and down the river corridor from historically established vantage points.

Additional guidelines related to heritage protection can be found in Appendix A - Hamlet Design and Heritage Guidelines.

H4.3.10 TRANSPORTATION

Travel within the Glen is predominantly auto-oriented, given its Hamlet character and limited public transportation options. Overtime, there is significant opportunity to encourage active transportation modes such as walking and cycling within the Glen by improving existing infrastructure.

H4.3.10.1 Road Network

Schedule H4-3 identifies the transportation facilities within the Hamlet including the road classifications.

H4.3.10.2 Active Transportation

Active transportation shall be encouraged by improving pedestrian connections including movements into and out of the Hamlet and the expansion and enhancement of the trail systems, and by implementing active transportation infrastructure as identified in the Town's Active Transportation Master Plan.

New developments shall have consideration of the road network including the integration of trails, cycling routes and safe pedestrian connections in accordance with the Official Plan and the Active Transportation Master Plan.

The character areas of Glen Williams have been defined as the Historic Core, Mature Neighbourhoods and New Planned Areas.

The Historic Core of Glen Williams developed around the Credit River. The Mature Neighbourhood Area was developed primarily in the first half of the nineteenth century and the later twentieth century.

Change and development in each of the Glen's character areas is to be guided by a set of general policies with more detailed design policies and guidelines provided in Appendix A – Hamlet Design and Heritage Guidelines.

In the older, established areas, (i.e. the Historic Core and the Mature Neighbourhoods), the intent of the policies is to ensure that the existing character of the area is identified, conserved and maintained or enhanced. Within the New Planned Areas, the policies are to ensure new development is comprehensively and appropriately implemented at a suitable scale and density, in accordance with Sections H4.5.3 a) ii) and H4.6.3. a) of this Plan.

The Historic Core and the New Planned Areas are identified on Schedule H4-1 as an overlay. The Mature Neighbourhoods are identified in the Zoning By-law.

H4.3.11.1 Historic Core

The Historic Core of Glen Williams represents the central area around which the Hamlet was settled, and evolved over time. This area is characterized by a mix of residential and commercial buildings and contains several properties that are listed on the Town's Heritage Register and designated under Part IV of the Ontario Heritage Act.

The Historic Core shall continue to be the focus of commercial uses and activities. Replacement development and alterations to existing residential and commercial properties shall ensure the character of the Hamlet is maintained. This includes the conservation of significant cultural heritage resources and their identified heritage attributes, while also supporting and improving upon the commercial viability of existing businesses and tourism-based activities.

All development shall recognize and be sensitive to and compatible with existing built form and context in order to conserve the heritage character of the area.

Development shall be sensitive to, and compatible with:

- a) the height, massing, and scale of the buildings in the Historic Core;
- b) the architectural character and heritage attributes of significant cultural heritage resources within the Historic Core -(including, but not limited to, buildings, bridges, monuments, and built landscape features);
- c) the consistent setbacks of buildings from the street;
- d) the streetscape and landscape features, including the built fabric of the street and sidewalk that contribute to the heritage character of the area while ensuring adequate sidewalks for safe pedestrian and vehicular movement;

- e) the prevailing side and rear yard setbacks;
- f) the patterns of landscaped open space;

H4.3.11.2 Mature Neighbourhoods

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

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

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

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

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

H4.3.11.3 New Planned Areas

Newly developed areas of Glen Williams have traditionally been implemented through Draft Plans of Subdivision which focus on new lots and road configurations to accommodate new residential development. These areas may have existing natural and cultural heritage features and should be planned and developed to reflect the overall natural and heritage character of the Glen.

Development within new planned residential areas shall be undertaken in accordance with the following design principles with detailed design guidance provided in Appendix A.

Development of New Planned Areas should respect and reinforce:

- a) the existing and surrounding natural topography and natural features of the area and incorporate appropriate setbacks and buffers to ensure compatibility with the surrounding area;

- b) Lot sizes and configurations in accordance with the Hamlet Residential lot size requirements to ensure protection of existing mature vegetation and trees where possible;
- c) A scale, height and massing of residential dwellings, as well as a character and style of architecture, that shall be compatible with, and sensitive to, the existing surrounding built form context;
- d) A street network that improves connectivity and permeability and provides safe and adequate access throughout the area, including all residential lots, parks, trails and open spaces; and
- e) A streetscape that incorporates a design and features reflective of the surrounding Hamlet character.

H4.3.12 PARKS AND OPEN SPACE

Glen Williams has a variety of natural amenities, including multiple open space and park areas adjacent to the Credit River. These areas are identified on Schedule H4-1.

The Hamlet includes a hierarchy of open spaces – centralized around natural heritage features including:

- Community Parks
- Parkette
- Open Space
- Cemeteries

These areas shall be maintained and where possible enhanced through the expansion of the open space and trail network within the Hamlet.

The Town shall explore opportunities to acquire additional public open space including trails and public parkland through the review of development applications in order to strengthen the trail and open space network within the Hamlet. The size and location of public open space provided through new subdivision developments should be assessed based on the location and context, including density, for the area such as opportunities for linear parks, trails, open spaces and public realm enhancements. Hard surfaced trails through the natural heritage system are discouraged, and low impact trail construction through the natural heritage system should result in a net gain.

New open spaces should be designed in accordance with the Hamlet Design and Heritage Guidelines and the policies contained within Appendix A of this Plan. New public spaces shall be designed to be fully accessible where feasible. Sustainable elements should be incorporated into the design of any public park spaces.

Visual and physical access to open space areas, trails and parks should be implemented where feasible.

H4.3.13 SUSTAINABILITY AND CLIMATE CHANGE

The Town of Halton Hills is committed to sustainable growth and development. The Town of Halton Hills sets a goal to be a Net Zero municipality by 2030.

In accordance with Section C19 of the Official Plan, to facilitate sustainable development practices, all development applications shall promote energy conservation, water conservation and quality, the natural environment, air quality, waste management, communication and transportation and community design.

The Halton Hills Green Building Development Standards should be adhered to in all new development.

Policies and guidelines endorsed by Council should be adhered to in all new development as well as expansions to existing buildings.

PART THREE: LAND USE POLICIES

H4.4 HAMLET COMMUNITY CORE AREA

H4.4.1 Purpose

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

Part of this area is also identified as being located within the Historic Core Character Area and subject to the policies in Section H.4.3.12.

This designation serves to allow for the concentration of the primary commercial and community functions within the Historic Core area to maintain it as a vibrant centre of activity. Residential uses are also permitted that are consistent with the policies of this Plan and the Hamlet Design and Heritage Guidelines contained in Appendix A.

H4.4.2 Permitted Uses

Uses permitted within the *Hamlet Community Core Area* designation may include:

- a) retail and service commercial uses;
- b) business and professional offices;
- c) Professional medical or dental offices which do not include medical or dental laboratories or clinics;
- d) tourism and cultural uses;
- e) community uses;

- f) restaurants, not including drive thrus;
- g) residential uses including single-detached residential uses;
- h) bed and breakfast establishments in accordance with the Hamlet Residential Area policies of the Official Plan; and,
- i) home occupations and cottage industries within single-detached dwelling units, subject to the policies of the Halton Hills Official Plan.
- j) Limited office and ancillary residential uses may also be permitted on the ground floor of mixed-use buildings.
- k) Adult entertainment uses shall be prohibited in the Hamlet Community Core Area designation

The size and location of permitted uses within the *Hamlet Community Core Area* shall be determined through the development process and regulated by the implementing zoning by-law.

H4.4.3 Land Use Policies

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

- a) To achieve compatibility between different land uses, development shall be designed to provide appropriate transition through landscape buffering, appropriate separation and other forms of mitigation as required. Adequate off-street parking may be required. Parking facilities should be oriented to the side or rear of all commercial buildings wherever possible;
- b) Building heights should generally not exceed two storeys unless required to meet the objectives of the Hamlet Design and Heritage Guidelines contained in Appendix A;
- c) Commercial uses shall generally serve the needs of the community, the surrounding rural area and tourists;
- d) No outdoor storage uses, except those that legally existed on or before the date of the Secondary Plan's approval, shall be permitted within the *Hamlet Community Core Area* designation;
- e) The development of office space shall be encouraged to develop on second storeys above retail uses;
- f) All development shall be consistent with the Hamlet Design and Heritage Guidelines contained in Appendix A; and,
- g) The majority of the *Hamlet Community Core Area* is situated within the Regulatory Floodplain of the Credit River, and development is subject to the policies contained in Section H4.9 of this Plan.

- h) Parts of the *Hamlet Community Core Area* are also identified within the Historic Core Character Area Overlay and the policies of Section H4.3.10.1 shall apply to new development.
- i) Adequate access, drop-off areas and off street parking for community uses shall be provided on site to ensure compatibility with surrounding uses. The parking standard to be applied shall be based on the standards contained in the Zoning By-law, as amended.
- j) The ground floor of buildings in the Hamlet Community Core Area shall be primarily occupied by non-residential uses up to 500 square metres of ground floor area.

H4.5

HAMLET RESIDENTIAL AREA

H4.5.1 Purpose

The Hamlet Residential Area designation recognizes existing mature neighbourhood areas, developed residential areas and planned residential areas. 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 requirements.

All applications for new development shall be designed in accordance with the Hamlet Design and Heritage Guidelines contained in Appendix A and the implementing Zoning By-law.

H4.5.2 Permitted Uses

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

- a) single detached residential uses;
- b) accessory apartments;
- c) bed and breakfast establishments in accordance with Section D1.3.1.5 of the Official Plan and,
- d) 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.
- e) Adult entertainment uses shall be prohibited in the Hamlet Residential Area designation

H4.5.3 Land Use Policies

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

- a) The minimum lot size for residential development on Regional water and wastewater services shall be 0.10 hectares (0.25 acres);
 - i) Plans of subdivision that are developed on Regional water and wastewater services shall be required to provide for a range of lot sizes, consistent with the

existing hamlet character, generally ranging in size from 0.10 hectares (0.25 acres) to 0.4 hectares (1.0 acre).

- 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 at the Georgetown Wastewater Treatment Plan, subject to the policies of Section H4.3.5 of this Plan;
- b) Applications for new development within the New Planned Areas identified shall be subject to the applicable policies of Section H4.3.13.
- c) Intensification within the Hamlet Residential Area shall be limited to the addition of accessory apartments and land division where it has been determined to be compatible with the lot area and lot frontages of the surrounding neighbourhood. Development through accessory apartments and new lots shall be designed in accordance with the Hamlet Design and Heritage Guidelines contained in Appendix A and the implementing Zoning By-law.
- d) Intensification within the Hamlet Residential Area shall be evaluated using the following criteria to maintain and protect the existing area character:
 - i) The built form of development including scale, height, massing and architectural character and materials shall be compatible with the surrounding neighbourhood and character area identified in Section H.4.3.13 if applicable
 - ii) New development shall be compatible with the setbacks and lot siting, orientation, and separation distances within the surrounding neighbourhood and character area identified in Section H.4.3.13 if applicable and shall appropriately transition to adjacent properties.
 - iii) New development shall minimize impacts on adjacent properties in relation to, but not limited to grading, drainage, location of services areas, access and circulation, privacy and microclimatic conditions such as shadowing.
 - iv) New development should ensure appropriate connectivity to ensure appropriate traffic circulation, and pedestrian and cyclist access in order to ensure convenient access to community facilities including schools, parks and community centres.
 - v) Infrastructure shall be readily available to provide adequate water, wastewater, waste management, fire protection and utilities.
- e) 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 shall be required to the satisfaction of the Region of Halton, and in consultation with the CVC as required, as the CVC is not the approval authority and may provide a supporting role in review as a technical advisor when outside of regulated areas. 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.

- f) Section H4.10 Implementation describes the development approval processes and planning tools that the Town shall apply to implement the policies of the Plan and shall be considered as part of applications for new development.

H4.6 HAMLET ESTATE RESIDENTIAL AREA

H4.6.1 Purpose

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

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

H4.6.2 Permitted Uses

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

- a) single detached residential uses;
- b) accessory apartments; and,
- c) 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.
- d) Adult entertainment uses shall be prohibited in the Hamlet Estate Residential Area designation.

H4.6.3 Land Use Policies

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

- a) A maximum density of 2.5 dwelling units per net hectare may be permitted in areas designated Hamlet Estate Residential.
- b) 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,

- c) 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 Guidelines of this Plan.

H4.7 OPEN SPACE AREA

H4.7.1 Purpose

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

H4.7.2 Permitted Uses

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

- a) parks;
- b) cemeteries;
- c) trails;
- d) community centres; and,
- e) conservation uses.

H4.7.3 Land Use Policies

- a) Open Space areas shall serve local areas for active and/or passive recreational uses and shall provide for connections to trails and the public realm.
- b) Development of parkland in the Hamlet shall be consistent with the parkland policies of the Official Plan and the Recreation and Parks Strategic Action Plan.
- c) Parking for park uses shall be provided in accordance with the Zoning By-law as amended.

H4.8 NATURAL HERITAGE SYSTEM

H4.8.1 Purpose

Natural Heritage System lands are designated on Schedules H4-1 and H4.2 of the Secondary Plan. The purpose of the *Natural Heritage System* designation is:

- a) to identify lands which are flood susceptible for the protection of life and property;
- b) to protect the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton Hills;

- c) to maintain the water quality and natural flow regulation of rivers, streams and wetlands within the rural areas of Halton Hills;
- d) to provide opportunities, where appropriate, for passive outdoor recreational activities;
- e) to contribute to a continuous natural open space system, to provide a visual buffer or separation of communities and to provide continuous corridors between ecosystems;
- f) to protect significant scenic and heritage resources; and,
- g) to maintain or enhance fish and wildlife habitats.

The *Natural Heritage System* 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 *Natural Heritage System* designation, with the exception of those uses specified in subsection H4.8.1.2 of this Plan.

H4.8.1.1 Natural Heritage System Key Features and Components

The *Natural Heritage System* designation consists of natural areas including the following key features and components::

- a) *Significant Wetlands;*
- b) *Significant Woodlands;*
- c) *Significant Valleylands;*
- d) *Significant wildlife habitat;*
- e) *Significant areas of natural and scientific interest;*
- f) *Fish habitat;*
- g) *Enhancements to Key Features;*
- h) *Watercourses that are within Credit Valley Conservation or that provide a linkage to wetland or a significant woodland;*
- i) *Wetlands other than those considered significant;*
- j) *Regulated Flood Plain;*

H4.8.1.2 Permitted Uses

The following uses may be permitted within the *Natural Heritage System* designation shown on Schedule H4-1, subject to the policies of this Plan:

- a) Existing agricultural operations;
- b) Non-intensive recreation uses such as nature viewing and pedestrian trail activities on publicly owned lands or privately owned lands if access can be negotiated with the property owner, and proposed uses that do not result in negative impacts or threaten the ecological or hydrological function of the *Natural Heritage System*;
- c) Forest, wildlife and fisheries management;
- d) Archaeological activities;
- e) Essential public roads, transmission and utility facilities;

- f) Essential watershed management and flood and erosion control projects carried out or supervised by a public authority; and,
- g) Uses that legally existed on the day of the passing of the bylaw adopting this Plan.

H4.8.1.3 Natural Heritage System Policies

A systems based approach to implementing and maintaining the *Natural Heritage System* will be applied by:

- a) Prohibiting *development and site alteration* within *significant wetlands, significant habitat* of endangered and threatened species and *fish habitat* except in accordance with Provincial and Federal legislation or regulations;
- b) Not permitting the alteration of any components of the *Natural Heritage System* unless it has been demonstrated that there will be no *negative impacts* on the *natural features and areas* or their *ecological functions*;
- c) Refining the boundaries of the *Natural Heritage System*, including additions, deletions, and/or boundary adjustments, through an individual Environment Impact Assessment accepted by the *Town and Region*, or similar studies based on terms of reference accepted by the *Town and Region*;
- d) Restoring and enhancing, where feasible, *natural features and areas* within the *Natural Heritage System*. Where areas are not in a natural state, they should be naturalized and planted with native, non-invasive species. The requisite planting and seeding plans will be established at the time of subdivision or site plan approval.
- e) Requiring the proponent of any *development or site alteration*, including public works, that are located wholly or partially within 120m of the *Natural Heritage System* to carry out an Environmental Impact Assessment (EIA), unless:
 - i) The proponent can demonstrate to the satisfaction of the *Town and Region* that the proposal is minor in scale and/or nature and does not warrant an EIA.

The purpose of an EIA is to demonstrate that the proposed *development or site alteration* will result in no *negative impacts* to that portion of the *Natural Heritage System* or unmapped *Key Features* affected by the *development or site alteration* by identifying components of the *Natural Heritage System* as listed in Section H4.3.2 and their associated *ecological functions* and assessing the potential environmental impacts, requirements for impact avoidance and mitigation measures, and opportunities for enhancement. The EIA shall, as a first step, identify *Key Features* on or near the subject site that are not mapped on schedule H4-2.

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 *Natural Heritage System* or lands identified as within the limit of the Regulated Flood plain. Buildings or structures associated with the uses permitted in subsection H4.8.1.2 shall be developed in accordance with the following:

- a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and
- b) Such buildings, structures and works are designed in a manner which:
 - i) recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
 - ii) minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
 - iii) will result in no changes to the natural quality and quantity of ground and surface water resources;
 - iv) will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
 - v) will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions to result in no negative impact, or preferably a net ecological gain; and,
 - vi) the required buffer established in accordance with the policies of subsection H4.3.2.1 of this Plan can be met.

H4.8.1.5 Replacement or Expansion of Existing Uses

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

- a) Expansions of existing buildings must be dry flood-proofed to the regulatory flood level and velocity. Floodwater storage and conveyance must also be addressed to the satisfaction of Credit Valley Conservation and the policies of this Plan;
- b) Buildings destroyed by fire or other means shall 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 floodplain and the building is flood proofed to the satisfaction of Credit Valley Conservation;
- c) That safe access is provided to any expanded or replacement development for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;

- d) Notwithstanding the permitted uses of the *Institutional Area* designation, no nursing homes, day care facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction; and,
- e) Notwithstanding any policies of this Plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

H4.8.2.6 Development Evaluation Criteria

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

- a) Appropriate engineering studies conducted by the applicant to the satisfaction of the Town, the Region of Halton, and Credit Valley Conservation, which address:
 - i) the existing environmental and/or physical hazards which affect the site;
 - ii) the potential impact of such hazards;
 - iii) the potential impact of the proposed works on the lands and features in the *Natural Heritage System* 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 Assessment 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 Assessment, the identification in the field of the exact boundary of the *Natural Heritage System*, in accordance with the Region's EIA guidelines and CVC policies. shall be required.

H4.8.3 Former Supportive Greenlands Area / NHS 2

The 2009 Secondary Plan for Glen Williams provided for a *Supportive Greenlands* designation which contained functions and linkages that support the ecological function of the features in the previously designated *Core Greenlands* designation. The former Supportive Greenland designation is now shown as NHS-2 on Schedule H4.2. The NHS-2 lands will benefit from rehabilitation or restoration efforts to enhance their ecological value.

Any proposal for development within the NHS-2 lands must be accompanied by an Environmental Impact Assessment that can demonstrate the ecological function of the area can be maintained, and environmental impacts can be appropriately mitigated.

H4.8.5 *Natural Heritage System Zoning*

The boundaries of the *Natural Heritage System* 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 shall not require an amendment to this Plan.

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

H4.9 SPECIAL STUDY AREA

A Special Study Area is shown on Schedule H4-1 and H4-2 of this Plan, which is subject to further study and assessment through an Environmental Impact Assessment as part of the site specific development application. Until such time that the recommendations of this Study have been determined and approved by the Town and Region these lands are not proposed to be subject to the *Natural Heritage System* land use policies of this Plan.

PART FOUR: IMPLEMENTATION

H4.9 POLICIES

The provisions of the Town of Halton Hills Official Plan and the Planning Act, as amended, regarding Implementation, shall apply to this Plan. This Section of the Secondary Plan contains additional policies for how implementation tools are to be utilized to meet the objectives of the Plan.

H4.9.1 General

Where a policy in the Secondary Plan is in conflict with a policy in the Official Plan, the Secondary Plan policy shall apply.

Site plan control applications shall conform to the current regulations in the Official Plan.

H4.9.2 Amendments to this Plan

It is the intent of this Plan to serve as the basis for managing change in the Hamlet. Any amendments to this Plan should be in conformity with Section G2.1 *Amendments to the Plan* of the Official Plan.

H4.9.3 Zoning By-laws

The implementing zoning by-law shall be used to implement the objectives and policies of this Plan by regulating use of land, buildings and structures in accordance with the provisions of the Planning Act and may be more restrictive than the provisions of the Plan.

H4.9.4 Site Plan Control

Site plan control is a key mechanism to implement the Hamlet Design policies of this Plan and the *Hamlet of Glen Williams Hamlet Design and Heritage Guidelines*. The Hamlet guidelines shall form the basis for site plan approval including the review and approval of building elevations to the satisfaction of the Town of Halton Hills. The Town may also require a Design Brief in support of a site plan application.

H4.9.5 Legal Non – Conforming Uses

Uses that were legally existing at the date of the adoption of this Plan, which do not conform to the designations and policies of this Plan, may be recognized in the implementing Zoning By-law. In some instances, it may also be appropriate and practical to allow the replacement, extension or enlargement of non-conforming uses. Reference should be made to Section G5.1, *Legal Non – Conforming Uses* of the Official Plan.

H4.9.6 Noxious Uses

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

H4.9.7 Complete Application Requirements

Pre-consultation submissions are encouraged for all *Planning Act* applications, in accordance with Section G12.1, *Pre-Consultation* of the Official Plan.

Complete application requirements shall be consistent with the complete application requirements of the Official Plan. In addition to the list of requirements in the Official Plan, the following studies may be required as part of a *Planning Act* application:

- a) Design Study – in accordance with Policy H4.9.8 b) of this Plan
- b) Heritage Impact Assessment
- c) Environmental Impact Assessment
- d) Environmental Implementation Report
- e) Traffic Impact Study – in accordance with Policy H4.9.8 a) of this Plan

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

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;

H4.9.7.1 Complete Application Requirements for Development within the *Natural Heritage System* or within the Credit Valley Conservation Regulated Areas

Applications for new development within the *Natural Heritage System* or within the Credit Valley Conservation regulated areas must be accompanied by an Environmental Impact Assessment prepared in consultation with the Town, Region and CVC and a terms of reference will be established to outline the scope of the study based on location, the development proposal.

H4.9.8 Plans of Subdivision:

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

- a) A Transportation Impact Study that addresses potential impacts on the existing road network, site access, street signage, street and intersection lighting and pedestrian movements;
- b) A Design Study that illustrates how the development will achieve a format consistent with the Hamlet Design and Heritage Protection Guidelines contained in Appendix X6 of this Plan, and will preserve or enhance the cultural and natural character of the community. The Design Study should address the following matters:
 - i) Lot design, including conceptual building placements, typical streetscapes, open spaces and roads;
 - ii) Pedestrian and cycling connections to the Hamlet core and open space areas, by roads, walkways, trails or other pathways, including implementation of potential trails as shown on Schedule H4-1;
 - iii) The sensitive use of topography and vegetation, and the extent of new landscaping;
 - iv) Location of public amenities, such as parkettes, gathering spaces, terraces and postal kiosks; and,
 - v) Typical housing types illustrating architectural style, setbacks and heights;
- c) A Functional Servicing Plan that addresses 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
- d) 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.

The following additional studies may be requested on a case by case basis:

- e) 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.

H4.9.9 Development on Partial Services

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

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

Applications that have the effect of creating less than four lots may be subject to a hydrogeological study depending on local conditions and the discretion of the Region and the Town.

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

H4.9.10 Ownership

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

Existing agricultural operations within the *Natural Heritage System* designation shall be recognized.

H4.9.11 Parkland Dedication

Where new development is proposed on a site, part of which is designated Natural Heritage System, such lands will remain as open space and shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.

Parkland dedication or cash-in-lieu of parkland should be secured through development applications and used towards developing and acquiring public parkland and/or public recreational facilities. Should the Town adopt a Community Benefit charge by-law, parkland dedication should be acquired in accordance with the by-law.