



TOWN OF
HALTON HILLS
Working Together Working for You!

MEMORANDUM

TO: Mayor Lawlor and Members of Council

FROM: Greg Macdonald, Senior Planner – Development Review

DATE: January 26, 2024

MEMO NO.: PD-2024-002

SUBJECT: Ontario Land Tribunal (OLT) Final Decision for Glen Williams Estates Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications – 102 Confederation Street (Glen Williams)

PURPOSE OF THE MEMORANDUM:

To update Council on the Ontario Land Tribunal's (OLT) decision to approve the settlement for Glen Williams Estates Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications – 102 Confederation Street (Glen Williams).

BACKGROUND:

- Glen Williams Estates' (the Applicant) Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications seeking approval for a 34-lot single detached subdivision were submitted in 2020. After completing the review of two application submissions the Applicant chose to appeal the applications to the OLT in 2022 for lack of a decision by the municipality.
- Following the appeal, staff continued to work with the Applicant through 2022 and 2023 on both the review of technical matters and on suggested modifications to the proposed development. Ultimately, because of these discussions, Council endorsed a settlement with the Appellant. The details of the settlement included: a reduction in the number of lots from 34 to 31; the inclusion of a 5-metre-wide hamlet buffer; a cash contribution of \$40,000 for trails; a cash contribution of \$200,000 towards pedestrian improvement on Confederation Street; and a grading solution for the development that includes the adjacent Archdekin property to the north.
- Staff worked with the Applicant throughout the fall of 2023 to finalize the planning instruments for the settlement (i.e., draft plan conditions and a final Official Plan

Amendment and Zoning By-law). Once completed, the Minutes of Settlement were formally signed by the Town, Region of Halton, and Applicant on November 30, 2023.

COMMENTS:

- An OLT hearing was held on December 4, 2023, where the planner for the Applicant (Glenn Wellings) presented evidence regarding the details of the settlement and its planning merits, as well as how, in his opinion, concerns raised by two neighbourhood groups which had Participant status at the hearing had been addressed. Representatives from the two neighbourhood groups were also provided the opportunity to offer comments on the proposed settlement and respond to questions by the OLT member.
- After hearing the presented evidence, the OLT Member advised those in attendance that he would defer his final decision, which would be provided in writing at a later date.
- On January 19, 2024, the OLT written decision was released and sent to all Parties and Participants to the hearing (see **SCHEDULE 1 – OLT NOTICE OF DECISION**). The written decision approved the settlement as outlined above and presented at the December 2023 hearing.
- The Draft Plan of Subdivision for 31 lots on a new public road; draft plan conditions; the Official Plan Amendment; and the Zoning By-law Amendment are all now in effect and are final and binding.
- Next steps for the development will be to review future technical submissions from the Applicant to clear the conditions of draft plan approval. Once all conditions are cleared, the subdivision can be registered to allow the individual lots to be created and construction of the future homes to occur once building permits are issued. It is noted that some construction activities (i.e., such as grading and pre-servicing) may be able to occur in advance of the subdivision being registered, subject to appropriate conditions being met and securities being submitted.

CONCLUSION:

It is recommended that this memorandum be received for information.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer