



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Ruth Conard, Planner – Development Review

DATE: November 5, 2024

REPORT NO.: PD-2024-064

SUBJECT: Recommendation Report for a Proposed Zoning By-law Amendment and Draft Plan of Subdivision to permit 28 single detached lots on an extension of Bishop Court (Glen Williams)

RECOMMENDATION:

THAT Report No. PD-2024-064, dated November 5, 2024, regarding a “Recommendation Report for a Proposed Zoning By-law Amendment and Draft Plan of Subdivision to permit 28 single detached lots on an extension of Bishop Court (Glen Williams)”, be received;

AND FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands legally described as Part of Lot 23, Concession 10 (Esquesing), as generally shown on SCHEDULE 3 – ZONING BY-LAW AMENDMENT, be approved on the basis that the application is consistent with all applicable Provincial policies, conforms with the Region of Halton Official Plan and the Town of Halton Hills Official Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in Report PD-2024-064, dated November 5, 2024;

AND FURTHER THAT the Commissioner of Planning and Development be authorized to grant Draft Approval and Final Approval to the Draft Plan of Subdivision, File D12/Charleston Homes, as generally shown on SCHEDULE 2 – DRAFT PLAN OF SUBDIVISION, subject to conditions generally set out in SCHEDULE 4 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION of this report;

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no other notice is deemed to be necessary.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Bishop Court Phase 1 was approved by the Ontario Municipal Board in 1999 and construction was completed in the early 2000s.
- In 2007 the landowners submitted revised Zoning By-law Amendment and Draft Plan of Subdivision applications for Phase 2 of the development. At that time the proposal was for 31 single detached lots on an extension of Bishop Court.
- Over the past few years substantial progress has been made to advance the development, which now seeks approval for 28 single detached lots.
- The most recent Statutory Public Meeting for the applications was held on October 25, 2021; 8 members of the public spoke at the meeting citing concerns about smaller lot sizes and narrower lot frontages than Phase 1, increased traffic, stormwater management, grading and drainage concerns, low water pressure, tree and wetland removal, impacts to wildlife, safety and land use compatibility. Multiple written submissions were also received citing similar concerns or simply requesting to be notified of ongoing status updates.
- Town and agency staff have now completed their review of the applications and all technical studies pertaining to natural heritage, engineering, hamlet buffer and trail connections.
- This report recommends approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications.

BACKGROUND AND DISCUSSION:

1.0 Location & Site Characteristics

The subject lands are located on the east side of Ninth Line (Confederation Street), north of Bishop Court in the Hamlet of Glen Williams; see SCHEDULE 1 – LOCATION MAP. The lands have an approximate area of 19.5 ha (48.2 ac) and are generally divided by two watercourses. The site consists primarily of abandoned gravel extraction areas, valley lands and a coniferous plantation adjacent to Ninth Line.

Surrounding uses to the subject lands include:

To the North:	Agricultural/rural lands outside the boundaries of the Hamlet
To the East:	Valley and natural lands and agricultural/rural lands further east
To the South:	Estate residential lots fronting onto Bishop Court (known as Phase 1)
To the West:	Ninth Line (Confederation Street) and agricultural/rural lands outside the boundaries of the Hamlet further west

2.0 Application History

The subject Zoning By-law Amendment and Draft Plan of Subdivision applications represent Phase 2 of the Bishop Court subdivision in Glen Williams. A brief history of the applications is provided below:

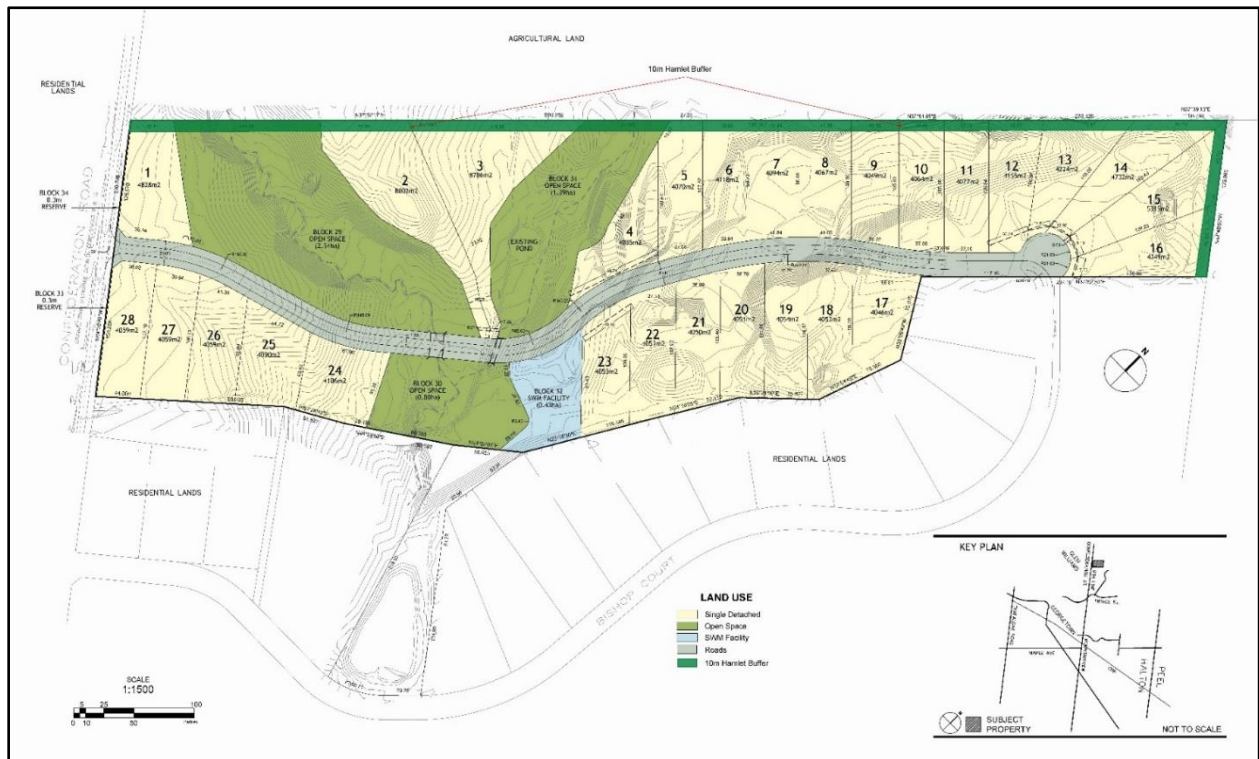
- In 1983 Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted for a hamlet estate residential subdivision off Ninth Line (Confederation Street).
- The Ontario Municipal Board (OMB) approved a 21-lot plan of subdivision on private water and sewage services in 1993.
- Subsequently, the previous owner (Summertree Homes) submitted a revised 54-lot proposal to be serviced by municipal water and private sewage disposal systems. That revised proposal was split into two phases with Phase 1 of what is now Bishop Court (30 lots) approved through OPA 86 to the 1985 Official Plan in March of 1999. Construction of Phase 1 was completed in the early 2000s. Phase 2 was deferred pending the completion of the Glen Williams Secondary Plan.
- In 2006 and 2007 the Glen Williams Secondary Plan was approved by the OMB, which had the effect of designating the Bishop Court lands as Hamlet Estate Residential Area.
- In 2007 the current landowners (Charleston Homes) submitted revised Zoning By-law Amendment and Draft Plan of Subdivision applications for the Phase 2 lands. At that time the proposal was for 31 single detached residential lots on an extension of Bishop Court.
- For various reasons the applications were put on pause by the proponent since 2007. However, substantial progress was made on advancing the concept over the past few year.
- To respond to Town, Agency and public comments regarding on-site natural heritage constraints, the applications were revised in 2015 to seek approval for 28 single detached lots.
- A Public Meeting for the 2007 submission was originally held on April 7, 2008. Due to the length of time that had passed since 2008 and the changes that occurred to the development concept, a second Public Meeting was held on October 25, 2021, to present the revised proposal to Council and the public.
- The sixth and final submission for the applications was provided to the Town in May 2024.

3.0 Development Proposal

The subject Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted by Wellings Planning Consultants Inc. (the Applicant), on behalf of the Owner, 1404649 Ontario Limited (“Charleston”), seeking the necessary land use permissions to develop 28 residential lots on an extension of Bishop Court in Glen Williams. The proposal, referred to as Phase 2 of Bishop Court, is intended to be serviced by municipal water and private individual septic systems for each of the 28 lots. Blocks encompassing two on-site watercourses and a future stormwater management

facility are intended to be conveyed to the Town; see SCHEDULE 2 – DRAFT PLAN OF SUBDIVISION. A 10.0 metre hamlet buffer along the north and east perimeter of the lands (Lots 1-16) is also proposed to be conveyed to the Town post registration through a reference plan; see SCHEDULE 5 – HAMLET BUFFER LOCATION.

The 28 proposed residential lots range from 0.4 hectares (1 acre) to 0.9 hectares (2.2 acres) in size and would maintain lot frontages between 7.82 metres (26 ft.) to 81 metres (266 ft.). Access to Phase 2 of the subdivision is proposed through an extension of Bishop Court that will provide a new street connection to Ninth Line (Confederation Street). The extension of Bishop Court is intended to traverse the two on-site watercourses and extend through the conifer plantation (located adjacent to Ninth Line), as shown in the site development plan below.



In order to implement the proposed Draft Plan of Subdivision, a Zoning By-law Amendment is required as the majority of the lands are zoned Development (D), which only permits existing uses. The Applicant proposes to rezone the lands intended for development to a site-specific Hamlet Residential Two (HR2) Zone. The site-specific provisions being sought by the Applicant are set out below:

Provision	HR2 Zone	Site Specific	Details
Maximum Height and Number of Storeys	9.0 m	11.0 m and 2 storeys	Proposed to be consistent with maximum height provision in Phase 1.
Minimum Lot Frontage	30.0 m	7.5 m (only for Lots 2 and 3)	Only sought in limited locations to respond to site specific constraints. Lots 2 and 3 are adjacent to the watercourse blocks, are oversized and irregularly shaped and therefore require relief of the minimum lot frontage. Lots 13 to 16 are pie shaped due to being located on the existing cul-de-sac.
	30.0 m	17.5 m (only for Lots 13 to 16)	

The Applicant is also proposing additional site-specific provisions to address the following:

- Varying the location of dwellings on consecutive lots by 2.0 metres in order to vary the pattern of development within the subdivision;
- Ensure garages are setback from the main front wall by a minimum of 1.0 metre;
- Minimizing the width of garages fronting the street to 50% of the dwelling to minimize the presence of garages in the streetscape;
- Ensure balconies and decks are permitted without resulting in any privacy or overlook concerns due to size or minimal setbacks; and,
- Ensuring appropriate driveway setbacks are provided for lots maintaining smaller frontages.

The Applicant is proposing that the watercourses remain zoned Environmental Protection One (EP1), the stormwater management facility be zoned Open Space Three (OS3) and the hamlet buffer be zoned Environmental Protection Two (EP2); see SCHEDULE 3 – ZONING BY-LAW AMENDMENT.

4.0 Planning Context and Policy Framework

The purpose of this section is to evaluate the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications against the relevant Provincial, Regional and Town policy framework to determine conformity with the applicable policies and guidelines.

a) Provincial Planning Statement 2024

The Province introduced the new 2024 Provincial Planning Statement on October 20, 2024. The new Provincial Planning Statement integrates previous versions of the Provincial Policy Statement and Growth Plan into a singular province-wide policy document.

The Provincial Planning Statement provides broad based policies that promote an appropriate range of housing types that makes efficient use of infrastructure and public services facilities, thus supporting the development of healthy communities. The Provincial Planning Statement identifies rural settlement areas as the focus of growth and development in rural areas and promotes their vitality and regeneration. When directing development in rural settlement areas, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Planning staff are of the opinion that the proposal is consistent with the policies of the 2024 Provincial Planning Statement.

b) Region of Halton Official Plan

The Region of Halton Official Plan (ROP) identifies Glen Williams as a Hamlet. Under the Regional Plan, Hamlets are considered compact rural communities designated to accommodate future residential growth in the rural area. Sections 102 to 107 of the ROP provide policy direction for Hamlets.

The lands in proximity of the tributary of the Credit River are designated as Regional Natural Heritage System in the ROP. The goal of the Regional Natural Heritage System is to increase the certainty that the biological diversity and ecological function within Halton will be preserved and enhanced for future generations.

As a result of Bill 185, the Town has assumed responsibility for the Regional Official Plan as it pertains to lands within our municipal boundaries. Planning staff are of the opinion that the development conforms to the policies of the ROP.

c) Glen Williams Secondary Plan (OPA 2)

Under the Town's Official Plan, the lands are identified as falling within the boundaries of the Glen Williams Secondary Plan. The Zoning By-law Amendment and Draft Plan of Subdivision applications are subject to the policy framework of the 2007 Secondary Plan (OPA 2) given the date the applications were filed. Under the 2007 Secondary Plan, the lands are designated:

- Hamlet Estate Residential Area – applies to the portion of the lands proposed for the majority of the residential development;
- Core Greenlands – applies to the on-site portions of the two watercourses that form the Credit River Tributary; and,
- Supportive Greenlands – applies to the portion of the lands occupied by the identified conifer plantation.

Areas designated Hamlet Estate Residential Area consist of larger lots that provide a transition between the rural area and the core of the Hamlet. Uses are limited to single detached residential uses, home occupations and accessory units. Section H4.6.3 of the Secondary Plan states that development within the Hamlet Estate Residential Area designation shall be consistent with the following land use policies:

- a) Lot creation shall occur by way of plan of subdivision for any development proposal if over 4 lots, including the retained lands.

Analysis:

The 28 lots are proposed to be developed by way of plan of subdivision.

- b) Prior to draft plan approval, plans of subdivision must be supported by a range of studies including a transportation study, design study, functional servicing report and environmental implementation report.

Analysis:

A Transportation Impact Study (TIS) was submitted that evaluated the new access on to Ninth Line (Confederation Street) for safe sight distances north and south of the proposed intersection. Transportation staff are satisfied that the study demonstrates that intersection spacing is appropriate to ensure the new street (Bishop Court extension) will not result in operational difficulties with other existing streets (i.e. Mountain Street) and that the development should result in acceptable traffic volumes.

Urban Design Guidelines, including lot design and conceptual building footprints, were submitted to illustrate the general layout of the proposed subdivision. Streetscape elements including street trees, boulevard planting, community mailboxes, furniture, lighting and entry features were reviewed to ensure compatibility with the Phase 1 lands and overall character of Glen Williams. The Urban Design Guidelines identify typical housing types to be constructed within the proposed development and include guidance regarding setbacks and height.

A Functional Servicing Report (FSR) was submitted that provides information about stormwater management, sediment and erosion controls, water balance controls and servicing. Development Engineering staff are satisfied that the Report demonstrates the development will comply with all applicable Town standards.

An Environmental Implementation Report (EIR) has been provided to discuss and address technical comments from the Town, Halton Region and Credit Valley Conservation regarding the natural features on site. More detailed information is provided later within this Report.

- c) Lot sizes for residential development on Regional water and private septic services are subject to suitable soil conditions and lot sizes no less than 0.4 hectares (1.0 acre).

Analysis:

Each of the proposed 28 lots within the plan will be serviced with piped municipal water and private sewage disposal systems. Each of the lots also complies with the minimum 0.4 hectare (1.0 acre). It should be noted that the lot sizes will not be impacted by the conveyance of the proposed 10.0 metre hamlet buffer to the Town as the buffer will be transferred after registration of the subdivision. Conceptual building footprints and septic bed locations have been provided.

- d) 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 Hamlet Design and Heritage Protection Guidelines of the Secondary Plan.

Analysis:

Urban Design Guidelines have been submitted that demonstrate compliance with the policies and Hamlet Design and Heritage Protection Guidelines, including the following:

- Street design and pattern have been considered in the design of the subdivision such as rolled curb sections that promote the rural character of the hamlet.
- Varied lot configuration and setbacks have been incorporated into the design of the subdivision to provide a varied streetscape.
- Priority lots/corner lots have been identified as playing a significant role in setting the image, character and quality of development.
- Garages have been identified as being complimentary to the principal dwelling and their location and treatment should be integrated into the lot.
- Architectural design including massing and roof form, construction materials, windows, address signage, entrance architecture and landscaping have all been included into the Urban Design Guidelines to promote a high standard of development that compliments the rural heritage character of Glen Williams.

As mentioned above, the two watercourses that form the Credit River Tributary are designated Core Greenlands. No new development shall be permitted within the Core Greenlands designation or the established buffers. The lands containing the watercourses and associated buffers are intended to be conveyed to the Town through the subdivision registration process.

The conifer plantation adjacent to Ninth Line (Confederation Street) is designated Supportive Greenlands; this designation contains functions and linkages that support the ecological function of the features in the Core Greenlands designation. However, development may be permitted in the Supportive Greenlands areas where an Environmental Implementation Report (EIR) is completed that can demonstrate the ecological function of the area can be maintained, and environmental impacts can be appropriately mitigated, which could include reforestation or vegetative planting programs. The Applicant submitted the necessary EIR as they are proposing to locate

six residential lots within the conifer plantation. As per the EIR, portions of the plantation are intended to be retained on these lots and protected by a living fence, which is a row of plants that serves as a barrier and intended to discourage further site alteration and encourage landowners to retain trees within the portion of the plantation on their lot. Planting enhancements that will increase the diversity of the plantation are also proposed in areas outside/adjacent to the plantation area (i.e. open space blocks, stormwater management facility block and the hamlet buffer). Such enhancements include thinning trees to allow light to penetrate and planting additional species to improve the environmental function of this area. Region and Town staff have reviewed the EIR and accepted the conclusions, subject to appropriate Draft Plan conditions, which include the submission of a final consolidated EIR, a final Restoration and Naturalization Plan, a detailed trail plan and a Tree Preservation and Protection Plan. The lots within the plantation area may also be subject to the Region's Tree By-law should any tree removal be contemplated by future owners.

The Glen Williams Secondary Plan also identifies an area of potentially higher ground water recharge on the subject lands. The Glen Williams Scoped Subwatershed Plan requires that the EIR also determines how the development proposal will maintain groundwater quantity and quality. The EIR and more specifically the Hydrogeologic Investigation for the proposed development states that ground water recharge can generally be maintained through simple stormwater management techniques. While staff are satisfied with the conclusion of both studies, the final stormwater management design concept for the development will be reviewed and approved by a qualified engineer through the clearance of Draft Plan conditions to ensure that ground water recharge rates are maintained at pre-development levels.

The Phase 2 subdivision is also subject to the Hamlet Buffer policies under the Glen Williams Secondary Plan. As noted above, the Applicant is proposing to provide a 10.0 metre hamlet buffer to be in public ownership.

d) Updated Glen Williams Secondary Plan (OPA 44)

It should be noted that Town Council adopted an updated Glen Williams Secondary Plan on October 4, 2021, which was subsequently approved with modifications by the Region of Halton on July 7, 2022. Following the approval of the updated Secondary Plan, three appeals were filed to the Ontario Land Tribunal (OLT), one of which was by the subject landowner. The Secondary Plan appeals were primarily focused on the updated Hamlet Buffer policies contained in Official Plan Amendment No. 44. Among other matters, the policies require that the hamlet buffer be in public ownership and have a 5.0 to 10.0 metre width. Two of the appeals have since been settled at the OLT and the subject landowner has now also agreed to withdraw their appeal based on Minutes of Settlement having been signed by the landowner agreeing to provide the 10.0 metre buffer in public ownership.

Notwithstanding the date of the filing of the applications, staff have also reviewed the application against the updated Secondary Plan (OPA 44), and are of the opinion that the proposal conforms to the applicable policy framework, including:

- A maximum density of 2.5 dwelling units per net hectare shall apply to the Hamlet Estate Residential Area designation. The proposed draft plan of subdivision represents a maximum density of 1.9 dwelling units per net hectare.
- The Hamlet Buffer policies have been updated to identify a general lot line setback of 5.0 to 10.0 metres to the hamlet boundary. The draft plan of subdivision proposes a 10.0 metre hamlet buffer around the perimeter of Lots 1 to 16 to be conveyed to the Town and contain trail connections.
- Additional policies for New Planned Areas have been included to help provide guidance in the review of the development proposals including setbacks and buffering, lot size and configurations, scale, height and massing of dwellings, street connectivity and streetscape design. The Applicant has submitted Urban Design Guidelines for the Phase 2 lands which refer to these design principles.
- The Supportive Greenlands designation is now referred to as Natural Heritage System Supportive Area. The on-site conifer plantation is also now identified as a Special Study Area. Notwithstanding the changes to the designation names, the policy framework for these lands remains generally the same.

For the reasons set out above, Planning staff is of the opinion that the proposal will allow for the development of the subject lands in a manner consistent with the Glen Williams Secondary Plan and Town Official Plan.

e) Town of Halton Hills Zoning By-law

The majority of the subject lands are zoned Development (D) which only permits uses that existed on the effective date of the By-law (i.e. 2010). The remainder of the lands are zoned Environmental Protection One (EP1), which includes the two watercourses that merge to make up the Credit River Tributary, and Environmental Protection Two (EP2), which includes the conifer plantation.

In order to permit the 28 lots for single detached dwellings, the Applicant is proposing to rezone the portion of lands zoned Development (D) and Environmental Protection Two (EP2) to a site-specific Hamlet Residential Two (HR2) Zone. The two watercourses will continue to be zoned Environmental Protection One (EP1) while the proposed stormwater management facility is intended to be zoned Open Space Three (OS3). The Applicant is proposing the hamlet boundary be zoned Environmental Protection Two (EP2).

As mentioned, through the Zoning By-law Amendment, the Applicant is proposing site-specific modifications to the HR2 Zone standards. Town staff are recommending approval of the proposed site-specific modifications for the following reasons:

- a) To increase the maximum height from 9.0 metres to 11.0 metres and a maximum number of 2 storeys:
 - Prior to 2019 the maximum building height for all HR2 zoned properties was 11.0 metres. To be consistent with the Phase 1 development, which was constructed in the early 2000s, the Applicant is proposing to maintain the maximum building height of 11.0 metres.

- As part of the site-specific zoning, the Applicant is proposing a maximum number of 2 storeys to ensure the scale and massing is compatible with the Phase 1 lands.
- b) To reduce the minimum lot frontage from 30.0 metres to 7.5 metres for Lots 2 and 3 and to reduce the minimum lot frontage from 30.0 metres to 17.5 metres for Lots 13 to 16:
- Lot frontages within the subdivision are proposed to be generally in the range of 35.0 metres to 41.0 metres, which exceeds the 30.0 metre minimum in the HR2 Zone.
 - Exceptions are being sought for:
 - the lots adjacent to the Credit River Tributary (Lots 2 and 3) that have been configured to respect the natural features and buffers; and,
 - the pie shaped lots on the outside of the cul-de-sac at the eastern end of the property (Lots 13 to 16). Staff worked with the Applicant to increase the frontages by approximately 1.5 metres to 17.5 m to address concerns. However, meeting the minimum lot frontage is difficult to achieve for lots located on a cul-de-sac despite the lots representing some of the larger parcels in the development.
- c) No more than two consecutive houses shall be sited at the same distance from the front property line after which subsequent houses shall be sited at a minimum variation of 2.0 metres:
- The Applicant is proposing to vary the building location from the street to recognize the variety of setbacks found in the existing hamlet and Phase 1 lands and to create a strong street edge.
- d) To maintain a minimum driveway setback of 1.0 metre from the interior side lot line for Lots 2 and 3 and Lots 13 to 16 whereas 4.5 metres is required:
- This provision is in place to limit how close driveways are to shared lot lines and is only required for the six lots that have smaller frontages.
 - Where possible, for the lots that require the 1.0 m setback, the width of these driveways shall be minimized at the road to reduce their presence.
- e) Restricting balconies and decks so that they are not permitted above the first floor and do not project more than 4.0 metres from the wall.
- The restriction on balcony and deck locations/projections is to reduce their visibility and mitigate any overlook and privacy impacts on adjacent lots.
- f) Require a garage to be recessed a minimum of 1.0 metre from the face of the house, be no closer than 7.5 metres from the front lot line and the width of the garage shall not exceed 50% of the width of the house.
- These provisions are intended to minimize the visual presence of garages and create a varied streetscape.

For the reasons above, Planning staff is of the opinion that the proposed Zoning By-law Amendment will allow for the development of the subject lands in a manner consistent with the Glen Williams Secondary Plan.

5.0 Department and Agency Comments

The proposed development was circulated to Town departments and external agencies for review and comment, with the most recent circulation occurring in May 2024. Staff from various departments and agencies have completed their review and indicated that they have no concerns or objections with the Zoning By-law Amendment and Draft Plan of Subdivision, subject to conditions of draft approval.

6.0 Public Comments

The 28-lot subdivision proposal was most recently presented to Council and the public by way of Report No. PD-2021-0061 through a Statutory Public Meeting on October 25, 2021. 8 members of the public spoke at the meeting; 5 other property owners in the area provided written correspondence about the proposal while 5 other written submissions were provided requesting to be notified of ongoing status updates on the applications. Below is a summary of and responses to the public comments expressed at the Public Meeting and through written correspondence:

1. Concerns were raised regarding lot grading, drainage and stormwater management and how it may affect the Phase 1 lands.

Staff Response:

Halton Region and Town Development Engineering staff have reviewed the Functional Servicing Report and Grading and Drainage Plans submitted in consideration of the applications. Staff are satisfied with the conclusions of the reports and drawings demonstrating there should be no impact to the Phase 1 lands. The submission of more detailed lot grading, drainage and site servicing plans further demonstrating there will be no impacts to surrounding properties have also been included as conditions of draft approval.

2. A concern was raised about the lack of water pressure in the Phase 1 lands.

Staff Response:

The proposed water servicing for Phase 2 will require a 300 mm watermain extended from within the Confederation Street right of way to connect to the existing 250 mm watermain at the Bishop Court cul-de-sac. This will create a looped watermain which will eliminate the existing dead end within Bishop Court Phase 1 and improve the pressure of the system. In addition, on-site pressure tanks are proposed to mitigate low pressure experienced in locations where the proposed watermain is above the elevation of 270.0 m (Lots 1, 26, 27 and 28).

3. Issues were raised about narrow lot frontages and smaller lot sizes than the lots in Phase 1.

Staff Response:

The concerns raised regarding frontage relate to Lots 2, 3 and 13 to 16.

Lots 2 and 3 are the two largest parcels in the subdivision but have narrow frontages and irregular shapes due to the abutting natural heritage blocks and the requirement to maintain key features including ponds, streams and core greenlands. There is no opportunity to increase the lot frontages for Lots 2 and 3 due to the constraints the natural heritage features impose.

Lots 13 to 16 are also some of the largest lots in the development; however, are pie shaped and thus have smaller frontages as they are located around the existing Bishop Court cul-de-sac. Due to these circumstances, relief from the 30.0 metre lot frontage provisions is being sought. Staff did work with the Applicant to increase the frontages for Lots 13 to 16 by modifying the frontages for some of the other lots on the north side of the road, which resulted in some modest increases (1.5 m) to the frontages for Lots 13 to 16.

While the lots proposed in Phase 2 are slightly smaller than those developed in Phase 1, all 28 lots meet or exceed the minimum requirement of 0.4 hectare (1 acre) set out in the Glen Williams Secondary Plan.

4. Questions were asked about conservation and protection of the natural features and wildlife.

Staff Response:

The core natural heritage features located on-site, which includes the two Credit River tributaries and associated valley lands and features are to be preserved and remain within a restrictive EP1 Zone where development is prohibited.

The Glen Williams Secondary Plan allows for the lands where the conifer plantation is located to be redeveloped subject to the submission of an Environmental Impact Report (EIR) that demonstrates the ecological function of the area can be maintained, and environmental impacts can be appropriately mitigated. Town and Region staff have reviewed the EIR and are satisfied with the proposed plan to allow six lots within that area of the lands. Portions of the plantation will remain and be protected by a living fence which will discourage further site alteration in those areas. Further tree plantation and restoration is proposed to be provided elsewhere within the development such as the hamlet buffer, open space blocks and stormwater management facility block. This will improve the environmental function of the area by increasing the diversity of plant species (all tree in the plantation are white pines) and buffering the tributaries from impacts of development.

The EIR states in detail that restoration of the plantation to both deciduous and coniferous tree species, as well as a diversity of shrub species, will increase the diversity of breeding birds and flora species. Restoration is also proposed, where possible, within the two open space blocks which includes wetland restoration where trees will be planted while allowing for the function of the restored pond to support amphibian populations.

5. A question was raised about trails and connectivity to the lands in Phase 1.

Staff Response:

A trail network is proposed as part of the development that would connect the Phase 1 and Phase 2 lands through the stormwater blocks and also extend up to the proposed 10.0 metre hamlet buffer located behind Lots 1 to 16.

6. Concerns were identified regarding the timing of construction, hours of operation and the routes to be used for construction vehicles.

Staff Response:

A condition of approval has been included which requires the Applicant to submit a Construction Management Plan which relates directly with the concerns raised by residents including hours of operation, site access and egress among many other items to the satisfaction of the Town and Region.

7. Concerns were raised regarding traffic and entrance configuration.

Staff Response:

Town Transportation staff support the conclusions of the TIS which identify that the traffic generated by the proposed 28 lots will not add significant adverse impacts on the existing road network or area intersections. No additional road improvements are triggered by the proposed development.

The report recommends that to maintain a clear line of sight to the south, foliage and vegetation within the south-east quadrant of the proposed intersection of Ninth Line and the Bishop Court extension be trimmed back to not exceed a height greater than 50 cm.

8. Issues regarding safety and land use compatibility were identified.

Staff Response:

The Applicant is proposing a plan that is similar to Phase 1. The proposal is consistent with what is envisioned in the Glen Williams Secondary Plan and intended to be an extension of the existing Bishop Court community.

STRATEGIC PLAN ALIGNMENT:

This report identifies a safe and welcoming community as one of the Town's Strategic Priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through climate mitigation.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows: a Statutory Public Meeting was held on October 25, 2021. This meeting fulfilled the requirements for public participation under the Planning Act, and provided Transparency, Notification and Participation, as defined in the Town's Public Engagement charter.

INTERNAL CONSULTATION:

Planning staff consulted with the appropriate Town departments and external agencies including Credit Valley Conservation and the Region of Halton in preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer