



REPORT

TO: Mayor Lawlor and Members of Council

FROM: John McMulkin, Senior Planner – Development Review

DATE: March 13, 2025

REPORT NO.: PD-2025-018

SUBJECT: Public Meeting for proposed Official Plan and Zoning By-law Amendments and a Draft Plan of Subdivision to permit the development of 81 townhouse dwelling units and 1 single detached dwelling on a new private road at 159 Confederation Street (Glen Williams)

RECOMMENDATION:

THAT Report No. PD-2025-018, dated March 13, 2025, regarding the “Public Meeting for proposed Official Plan and Zoning By-law Amendments and a Draft Plan of Subdivision to permit the development of 81 townhouse dwelling units and 1 single detached dwelling on a new private road at 159 Confederation Street (Glen Williams)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for consideration as part of the review of the development proposal, with the intention that a Recommendation Report be brought forward to Council for disposition of this matter at a later date once staff have completed their evaluation of the applications.

KEY POINTS:

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

- Weston Consulting (the Applicant) has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications on behalf of Eden Oak (Bayfield) Inc. (the Owner) seeking to permit the development of 81 townhouse dwelling units and 1 single detached dwelling on a new private road at 159 Confederation Street (Glen Williams).
- The applications are in the early stages of the review process by the Town. The purpose of the Public Meeting is to obtain comments and feedback from the

community to incorporate them as part of the Town's review. Once staff have completed their review of the applications and thoroughly evaluated the policy and technical issues a Recommendation Report will be brought forward to Council for consideration and a decision; see SCHEDULE 1 – APPLICATION REVIEW PROCESS.

- To date, Town Planning staff have identified issues with the proposal, which include departure from the policies of the Hamlet of Glen Williams Secondary Plan (GWSP) and the proposal's ability to meet the overall goal and objectives of the GWSP and the accompanying Design and Heritage Protection Guidelines.
- Other issues with the proposal have been identified by Town and external agency staff to date regarding access to the site off Confederation Street, stormwater management and natural heritage considerations.
- As of the date of this report, 121 written objections have been received from members of the public. The identified concerns relate to non-conformity with the Glen Williams Secondary Plan, scale and density of the development, traffic impacts, environmental impact, stormwater management and adequacy of servicing infrastructure, amongst other matters.

BACKGROUND AND DISCUSSION:

The purpose of this report is to advise Council and the public that the Town has received Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications seeking to obtain the necessary approvals to permit the development of 81 townhouse dwelling units and 1 single detached dwelling on a new private road at 159 Confederation Street (Glen Williams).

1.0 Location & Site Characteristics

The subject lands, municipally known as 159 Confederation Street and sometimes referred to in the Glen Williams community as “the field” or “Bayfield” lands, are located on the east side of Confederation Street, north of Glen Crescent Drive and south of Bishop Court, in the Hamlet of Glen Williams; see SCHEDULE 2 – LOCATION MAP.

The lands have an approximate area of 12.26 hectares (30.30 acres) and have frontage along Confederation Street at two locations – 20.13 metres between 145 and 147 Confederation Street and 58.37 metres between 157 and 161 Confederation Street. Portions of the subject lands were historically used for gravel pit operations in the 1950s and 1960s, which have since been remediated. The property is currently vacant and contains various natural heritage features consisting of valley lands, woodlands and watercourses.

Of the 12.26 ha total property size, only approximately 3.90 ha (9.65 ac) are proposed for residential development. Access to the site is achieved by a private driveway at the frontage between 145 and 147 Confederation Street, which is intended to continue to be used to support the proposed development. The driveway also provides deeded access (easements) to two residential lots (145A and 147 Confederation Street); the proposed

development seeks to maintain, formalize and enhance these accesses through an improved driveway and appropriate easements.

Surrounding land uses to the subject site include:

- To the North: Single detached dwellings along Bishop Court and Confederation Street, natural heritage and open space areas, and agricultural uses within the Greenbelt further north
- To the East: Single detached dwellings along Tweedle Street, the Credit River, and low density residential and commercial uses along Main Street
- To the South: Low density residential uses and the historic community core of Glen Williams further south
- To the West: Single detached dwellings along Confederation Street and agricultural uses within the Greenbelt further west

2.0 Development Proposal

On December 17, 2024, the Town deemed complete Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (File No(s). D09OPA24.001, D14ZBA24.008 & D12SUB24.001) submitted by Weston Consulting (the Applicant) on behalf of Eden Oak (Bayfield) Inc. (the Owner).

The applications seek to obtain the necessary land use approvals to permit the development of 81 two-storey townhouse dwelling units (within 15 townhouse blocks) and 1 single detached dwelling on a new private road at 159 Confederation Street in Glen Williams. Each residential lot is intended to accommodate 4 off-street parking spaces (2 in the attached garage and 2 in the driveway).

The proposed development site also includes 26 visitor parking spaces and 2 neighbourhood parkettes; see SCHEDULE 3 – CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN and SCHEDULE 4 – CONCEPTUAL BUILDING RENDERINGS.

Lands located outside of the development site that contain environmental features, restoration areas and their associated buffers are intended to be conveyed to the Town. An excerpt from the conceptual landscape plan is provided for reference below:



Below is a summary of the current permissions applicable to the property versus the approvals being sought through the submitted applications:

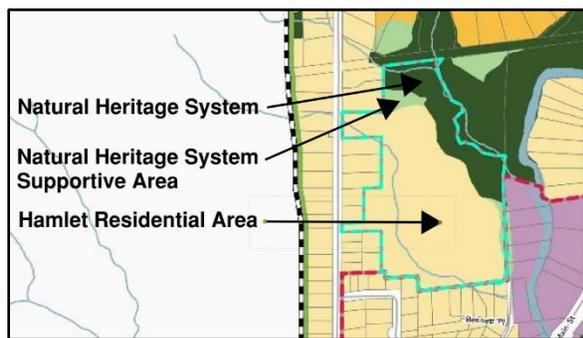
Official Plan – Hamlet of Glen Williams Secondary Plan (2021)

The applications propose to have a site-specific Hamlet Residential Area designation applied to the development site to accommodate the proposed development (see SCHEDULE 5 – DRAFT OFFICIAL PLAN AMENDMENT) and the following amendments to the Hamlet of Glen Williams Secondary Plan (GWSP):

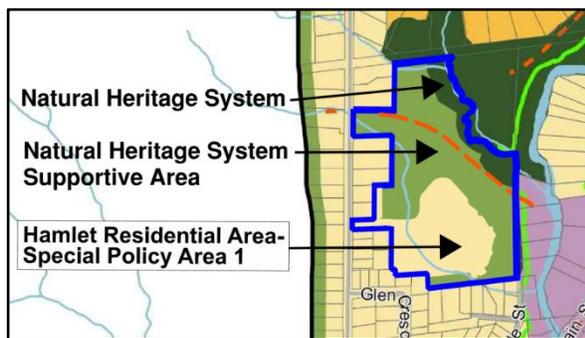
	<u>Permitted</u>	<u>Proposed</u>
Designation	Hamlet Residential Area	Site-specific Hamlet Residential Area
Uses	<ul style="list-style-type: none"> • Single detached dwellings 	<ul style="list-style-type: none"> • Townhouses • Single detached dwelling
Density	5 units per net residential hectare (19 units)	21 units per net residential hectare (82 units)
Minimum Lot Size	0.10 hectares (0.25 acres)	0.02 hectares (0.05 acres)
Permitted General Lot Size Range	0.10 hectares (0.25 acres) to 0.4 hectares (1 acre)	~0.02 hectares (0.05 acres) to ~0.13 hectares (0.32 acres)

Portions of the property not intended to be developed (woodlands, watercourses and other natural heritage features) are currently designated Natural Heritage System and Natural Heritage System Supportive Area. The applications also propose to enlarge the natural heritage system through refinements and expansions of these designations based upon the findings of the submitted Environmental Impact Summary Report:

Existing Secondary Plan Designations



Proposed Secondary Plan Designations



Zoning By-law 2010-0050

The development site is proposed to be rezoned to a Hamlet Residential One (HR1) zone with special provisions to accommodate the proposed development:

	<u>Permitted</u>	<u>Proposed</u>
Zone	Development (D)	Site-specific Hamlet Residential One (HR1)
Uses	<ul style="list-style-type: none"> • Uses that existed prior to 2010 (July 19th) 	<ul style="list-style-type: none"> • Townhouse Units • Single Detached Dwelling

The special provisions proposed within the site-specific HR1 zone include:

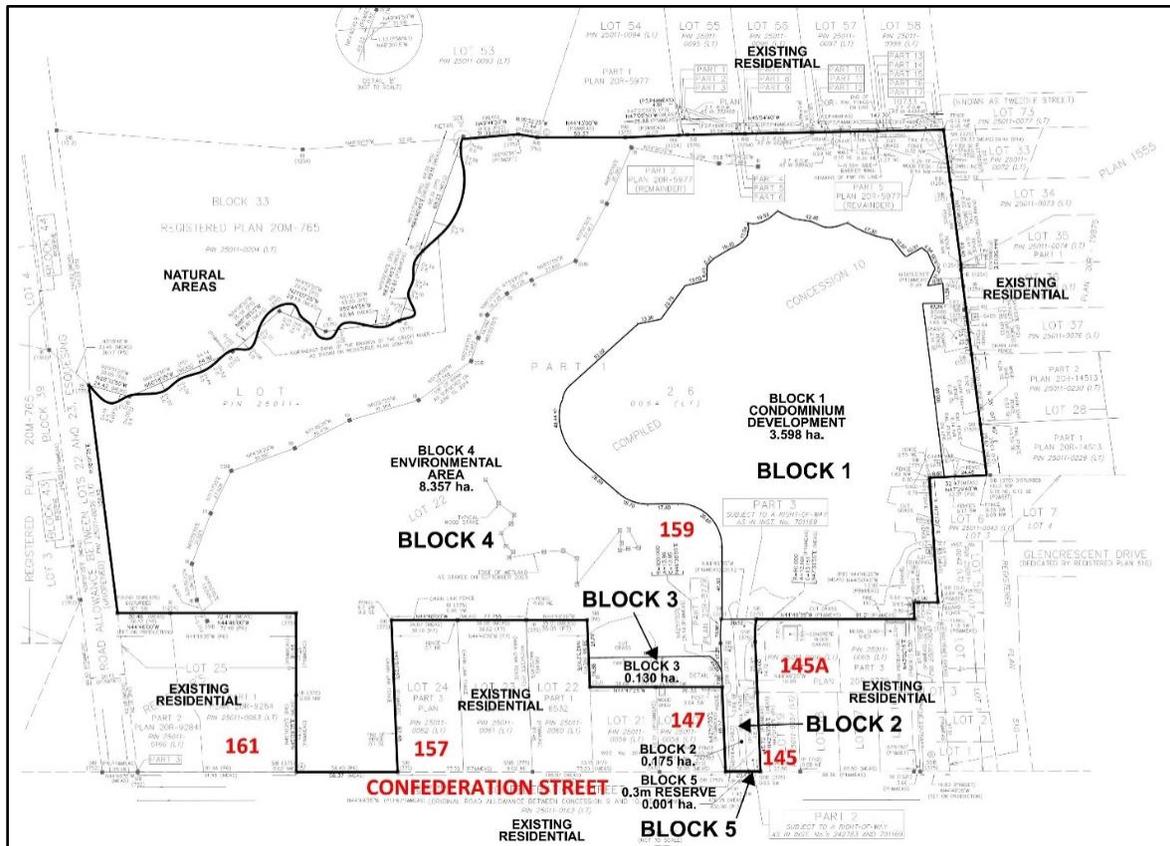
- (i) Maximum number of dwelling units:
 - a) Single detached dwelling – 1 unit;
 - b) Townhouse dwellings – 81 units;
- (ii) Minimum lot area – 0.02 hectares (0.05 acres);
- (iii) Maximum number of storeys for the townhouse dwellings – 2 storeys;
- (iv) Minimum lot frontage – 7.6 metres;
- (v) Minimum front yard – 4.5 metres;
- (vi) Minimum rear yard – 4.2 metres;
- (vii) Minimum interior side yard – 1.5 metres;
- (viii) Minimum exterior side yard – 1.5 metres;
- (ix) Maximum height – 11.5 metres; and
- (x) Minimum number of visitor parking spaces – 26 parking spaces.

The portions of the subject lands located outside of the development site (woodlands, watercourses and other natural heritage features) are proposed to be rezoned to the EP1 zone (consistent with the Natural Heritage System designation in the GWSP) and the EP2 zone (consistent with the Natural Heritage System Supportive Area designation); see SCHEDULE 6 – DRAFT ZONING BY-LAW AMENDMENT.

Draft Plan of Subdivision

The development is proposed to be on a private condominium road. However, to establish the various intended blocks for the development, a Draft Plan of Subdivision application was submitted; see SCHEDULE 7 – DRAFT PLAN OF SUBDIVISION. The various blocks are described and shown below:

Block No.	Purpose	Size
1	Residential development parcel to accommodate 81 townhouse dwelling units	3.598 hectares (~8.89 acres)
2	Private roadway to provide access from Confederation Street to Blocks 1 and 3 and maintain legal access to existing lots (145A and 147 Confederation Street)	0.175 hectares (~0.43 acres)
3	Residential block to accommodate 1 single detached dwelling	0.130 hectares (~0.32 acres)
4	Natural heritage system block to accommodate existing environmental features, restoration areas and their associated buffers to surrounding development, which is intended to be conveyed to the Town	8.357 hectares (~20.65 acres)
5	0.30m (1ft.) reserve block located at the west end of the private roadway (Block 2) at Confederation Street	0.001 hectares (~0.002 acres)



A list of reports and drawings submitted by the proponent in support of the applications is attached as SCHEDULE 8 – SUBMISSION MATERIALS to this report.

Should the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications be approved, the proposed townhouse dwelling units will require the submission of Site Plan Control and Condominium applications.

3.0 Planning Context

In Ontario, when reviewing applications looking to amend local Official Plans and Zoning By-laws and seeking approval of a draft plan of subdivision, development proposals are expected to conform with and meet the intent of applicable Provincial, Regional and municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

a) Provincial Planning Statement 2024

The Provincial Planning Statement (PPS) 2024 came into effect on October 20, 2024, and provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario and applies province-wide. However, the PPS recognizes the diversity of Ontario and that local context is important.

The PPS provides broad based policies that promote an appropriate range of housing types that make efficient use of infrastructure and public service facilities, thus supporting the development of healthy communities. The PPS considers existing hamlets that are long established and identified in official plans, such as Glen Williams, to be a rural settlement area.

Section 2.5.2 of the PPS states that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. Section 2.5.1c) states that healthy, integrated and viable rural areas should be supported by accommodating an appropriate range and mix of housing in rural settlement areas. However, Section 2.5.3 states that 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.

Section 3.9.1 of the PPS promotes publicly-accessible built and natural settings for recreation such as parklands, open space areas, trails and linkages. Finally, Section 4.1 of the PPS contains policies regarding the protection of key natural heritage features.

The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

b) Region of Halton Official Plan

The 2009 Regional 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 portion of the subject lands that contains valley lands, woodlands and watercourses that are proposed to be conveyed to the Town through the Draft Plan of Subdivision, are identified as forming part of the Regional Natural Heritage System. The goal of the 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.

c) Town of Halton Hills Official Plan

Under the Town's Official Plan, the subject lands are identified within the Hamlet Area of Glen Williams. Section E3 of the Official Plan provides broad policy direction for Hamlets, including policy objectives to recognize the unique character of Glen Williams, carefully control new residential development in order to maintain the character of the Glen, and ensure that all development is serviced by sewer and water services that reflect the amount of planned development in the Hamlet.

The main policy direction for Glen Williams is contained with the **Hamlet of Glen Williams Secondary Plan (2021)**. Section H4.1 of the Secondary Plan states that 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 and natural environment of the Hamlet.

Section H4.2 contains the objectives of the Glen Williams Secondary Plan, which are:

- To manage growth and change by:
 - Establishing and defining character areas including new residential areas and providing policies to guide appropriate change in those areas.
 - Providing for limited new growth in designated and planned areas.
 - Enhancing the commercial core.
 - Ensuring growth is co-ordinated and cost-efficient.
- To protect and enhance the Hamlet's cultural heritage value by:
 - Conserving and enhancing unique/significant cultural heritage resources.
 - Establishing character areas including New Planned Areas.
 - Encouraging architectural styles and well-designed housing forms that are consistent with the Hamlet's character areas.
 - Maintaining and enhancing the character of Mature Neighbourhood Areas.
- To protect natural heritage by:
 - Preserving, protecting and enhancing the natural heritage system.
 - Protecting the Hamlet's groundwater recharge areas.
- To protect and enhance open space areas by:
 - Maintaining and enhancing the open space, park and trail system.
 - Reinforcing the importance of visual and physical access to open space areas, trails and parks.
 - Creating and sustaining attractive and well-designed streetscapes and public realm.

- To promote and protect connectivity by:
 - Providing improved linkages to the commercial and community facilities of the Hamlet core area.
 - Supporting and enhancing streetscapes and the public realm.
 - Providing an environmental framework which serves both the existing and future community.
 - Supporting an active transportation network for the Hamlet.
 - Ensuring safe and effective traffic and pedestrian movement throughout the Hamlet and minimizing impacts of traffic from new development.
- To address sustainability and climate change by:
 - Ensuring new development is sustainable and resilient to climate change by implementing the Town's Green Development Standards.
 - Implementing the Town's Climate Change Adaptation Plan.
 - Enhancing the natural heritage system to promote climate resiliency.

Under the Glen Williams Secondary Plan, the property is subject to the following three designations:

- Hamlet Residential Area – applies to the lands proposed for residential development;
- Natural Heritage System – applies to the lands containing environmental features; and
- Natural Heritage System Supportive Area – applies to the lands containing functions and linkages that support the ecological function of the environmental features in the Natural Heritage System designation.

The subject lands are also identified as being located within a character area of Glen Williams and subject to the “New Planned Areas” overlay as identified on Schedule H4-1 to the Secondary Plan. Section H4.3.11 (Character Areas) states that the purpose of the policies for the New Planned Areas is to ensure new development is comprehensively and appropriately implemented at a suitable scale and density. More specific policies (Section H4.3.11.3) state that 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.

Section H4.3 outlines several additional policies pertaining to a range of matters of consideration for which the proposed development must also be evaluated against. Some of these include:

- Section H4.3.1 (Growth Management) – states that new development shall be provided on full municipal services (Regional water and wastewater services) unless otherwise identified by the Plan. Given the proposal does not meet any of the identified exemptions, the development can only proceed based on connection to full municipal services.
- Section H4.3.3 (Trail Systems) – it must be determined if the proposed trail linkage and other trail development within the subject lands are in suitable locations and can be adequately designed for their intended use.
- Section H4.3.8.2 (Hamlet Design Policies) – it must be determined whether the built form, lot fabric, placement and architecture of the dwellings on each lot, open space areas, parkland, pedestrian facilities, and other elements of the public realm meet the intent of the Hamlet of Glen Williams Design and Heritage Protection Guidelines. These guidelines speak to a mix of architectural styles; that garages should not be prominent; that lots have a mix of sizes and a mix of dwelling sizes; etc.
- Section H4.3.10 (Transportation) – it must be determined through the submitted Transportation Impact Study (TIS) that both the roadway design within the subdivision is consistent with the design character of rural cross section streets and that all other internal and external traffic safety matters can be addressed where they are the responsibility of the Applicant.

As noted above, the portion of the subject lands proposed for residential development is designated Hamlet Residential Area, which limits residential uses to single detached dwellings. The objective of this 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.

Section H4.5.3 of the Secondary Plan establishes the land use policies for the Hamlet Residential Area designation. The following policies are applicable to proposed residential plans of subdivision that are developed on Regional water and wastewater services within the Hamlet Residential Area designation:

- The minimum lot size shall be 0.10 hectares (0.25 acres).
- A range of lot sizes shall be provided, generally ranging in size from 0.10 hectares (0.25 acres) to 0.4 hectares (1.0 acre).
- The maximum permitted density shall be 5 units per net residential hectare (2 units/net acre).
- The development shall be designed in accordance with the Hamlet Design and Heritage Protection Guidelines contained within Appendix X6 to the Official Plan.
- Intensification meets the following criteria to maintain and protect the existing area character:
 - The built form of development shall be compatible with the surrounding neighbourhood and the applicable character area.

- New development shall appropriately transition to adjacent properties.
- New development shall minimize impacts on adjacent properties.
- New development should ensure appropriate connectivity to ensure appropriate traffic circulation, and pedestrian and cyclist access.
- Infrastructure shall be readily available to provide adequate water, wastewater, waste management, fire protection and utilities.

The Applicant is seeking to amend the Glen Williams Secondary Plan by designating the site as a Special Policy Area to permit 81 townhouse dwelling units; townhouses are not permitted within the Hamlet Residential Area designation. The Amendment also seeks site-specific permissions to address the following areas of non-conformity:

- The minimum lot size for the proposed development would be ~0.02 hectares (0.05 acres), which does not meet the minimum required lot size of 0.10 hectares (0.25 acres) for residential development on full municipal services.
- Proposed lot sizes for the development range from ~0.02 hectares (0.05 acres) for an interior townhouse unit to ~0.03 hectares (0.07 acres) for a standard end townhouse unit, which are not within the permitted general lot size range of 0.10 to 0.4 hectares. The only lot that falls within this lot size range and meets the minimum lot size requirement is the 1 single detached dwelling lot, which is ~0.13 hectares (0.32 acres) in size.
- The requested density is 21 units per net residential hectare of land (~10 units/net acre), which exceeds the maximum permitted density of 5 units per net residential hectare (2 units/net acre).

Section H4.8 of the Secondary Plan contains a broad range of natural heritage system policies, which state that development proposals within or adjacent to the natural heritage system are required to demonstrate that the development will result in no negative impacts to the key features of the natural heritage system and their associated ecological functions. Additionally, the policies encourage restoring and enhancing key features and areas within the natural heritage system and state that refinements of the boundaries of the natural heritage system including additions, deletions, and/or boundary adjustments may occur through an environmental impact study accepted by the Town.

In addition to accommodating the proposed development, the Official Plan Amendment is intended to enlarge the natural heritage system based upon the results of the submitted Environmental Impact Summary Report (i.e., refine the Natural Heritage System designation and expand the Natural Heritage System Supportive Area designation).¹

¹ It should be noted that the Official Plan Amendment submitted by the Applicant refers to the Natural Heritage System designations by the names used under the previous 2003 Glen Williams Secondary Plan (i.e., Core Greenlands and Supportive Greenlands); these will need to be updated as part of any future resubmission.

f) Town of Halton Hills Zoning By-law

The subject lands are zoned Development (D), Environmental Protection One (EP1) and Environmental Protection Two (EP2) under Comprehensive Zoning By-law 2010-0050. The portion of the subject lands proposed for development is zoned D, which only permits existing uses. Given the lands are currently vacant a Zoning By-law Amendment is required to permit any form of development.

To accommodate the proposal the portion of the site intended for development is proposed to be rezoned to a site-specific Hamlet Residential One (HR1) zone permitting 81 townhouse dwelling units and 1 single detached dwelling, along with special provisions governing the site pertaining to lot area, height, lot frontage, setbacks and visitor parking.

The portions of the subject lands located outside of the development site that are intended to be conveyed to the Town are proposed to be rezoned to the EP1 zone (consistent with the Natural Heritage System designation in the GWSP) and the EP2 zone (consistent with the Natural Heritage System Supportive Area designation).

4.0 Department and Agency Circulation Comments

The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications were circulated to Town departments and external agencies for review. The following sections outline the issues identified by staff to date:

Planning

- Planning staff note that the proposal represents a departure from the policies of the Hamlet of Glen Williams Secondary Plan given the policy framework does not support the development of a subdivision comprised of townhouse units or this level of residential intensification in the Hamlet.
- Staff are also concerned regarding the proposal's ability to meet the overall goal and objectives of the Secondary Plan and the accompanying Hamlet Design and Heritage Protection Guidelines, given they speak to guiding change that maintains, reflects and enhances the character of the Hamlet and state that new housing should be complementary to the existing area with respect to building size, density, architectural detailing, built form and materials.

Transportation

- Transportation staff as well as Fire and Development Engineering staff have identified that the proposed roadway must include a split median to provide emergency services with a clear path into the development. A public road should be considered as a solution to some of these concerns, with the appropriate daylight triangles.
- Staff have concerns regarding the minimum distance between some of the proposed driveways and the internal intersections not meeting Town by-law requirements and Transportation Association of Canada (TAC) guidelines. Staff

are also concerned that the curb radius dimensions are not sufficient to enable proper traffic circulation throughout the site. Addressing these deficiencies may result in the need to redesign the proposal and/or further reduce some of the proposed development standards (e.g., minimum setbacks).

Development Engineering

- Development Engineering staff have concerns with the submitted stormwater management proposal as it discharges water onto adjacent private lands. The Applicant must provide safe, sufficient and legal stormwater outlet(s) for the development to ensure conveyance to the Credit River or its tributary without negatively impacting the surrounding lands.
- Staff have requested the easement documentation confirming the current access rights 145A and 147 Confederation Street have regarding use of the driveway located at 159 Confederation Street and that these rights will be maintained in perpetuity. The potential for extending these rights to 145 Confederation Street should be explored given the existing access to this property.

Natural Heritage

- Several revisions to the submitted Environmental Impact Summary Report are required in accordance with the approved Terms of Reference for the study in order to demonstrate that the proposed development will result in no negative impacts to the key features of the natural heritage system and their associated ecological functions.
- These revisions include assessing impacts to fish habitat and impacts from encroachment of infrastructure/stormwater outlets into the significant valleyland, reviewing the Functional Servicing and Stormwater Management Report to confirm no negative ecological impacts from changes in water balance and water quality, and confirming the limits of the natural heritage system (e.g., significant woodland and valleyland limits).

Credit Valley Conservation (CVC)

- CVC staff have identified concerns that the proposed 750mm by-pass pipe may cause risk flooding and erosion within the southern headwater drainage feature (watercourse) traversing the property from creating a concentrated point of discharge. The proposed design could potentially increase flood and erosion for the neighboring residential properties in which the headwater drainage feature (HDF) travels through. Given the southern HDF is considered a non-regulated feature, review of the southern outlet related to the HDF is the responsibility of the Town.

5.0 Public Comments

As of the date of this report, Planning staff have received several requests for information and phone calls, as well as 121 written objections from members of the public. The questions and concerns identified by the residents through their correspondence can be generally characterized as relating to:

- Non-conformity with the Hamlet of Glen Williams Secondary Plan (e.g., townhouse dwellings are not permitted within the Secondary Plan);
- Scale and density of the development (e.g., the proposed 82 dwelling units represents a density of 21 units per net residential hectare of land, which is over 4 times the permitted density of 5 units per hectare);
- Deviation from the development standards of the proposed Hamlet Residential One (HR1) zone. A summary of the proposed variances to the HR1 zoning provisions is provided in the table below:

<u>Provision</u>	<u>Requirement</u>	<u>Proposed</u>	<u>Deviation</u>
Minimum Lot Frontage	30.0 m	7.6 m	22.4 m (~75% reduction)
Minimum Lot Area	0.2 ha	0.02 ha	0.18 ha (90% reduction)
Minimum Rear Yard	7.5 m	4.2 m	3.3 m (44% reduction)
Minimum Interior Side Yard	2.25 m	1.5 m	0.75 m (~33% reduction)
Minimum Exterior Side Yard	4.5 m	1.5 m	3.0 m (~67% reduction)
Maximum Height	11.0 m	11.5 m	0.5 m (~5% increase)

- Incompatibility with the established character and historical identity of Glen Williams (e.g., built form and architectural style of proposed townhouses versus existing single detached homes);
- Increased traffic, traffic congestion and noise;
- Environmental impact;
- Damage to neighbouring properties as a result of increased stormwater runoff, flooding and erosion;
- Water quality and quantity impacts to neighbouring properties supplied by private wells and why certain properties were not included in the submitted Water Well Survey Report;
- Whether residents will be able to access the lands forming part of the natural heritage system for recreational use and whether any barriers (e.g., fencing) will be installed to prevent public access;
- Adequacy of existing infrastructure (e.g., capacity of Glen Williams pump station) and lack of safe and appropriate pedestrian connections to other areas of the Hamlet (e.g., no sidewalks existing or proposed along Confederation Street); and

- Whether residents with properties located on Confederation Street between the development site and the Glen Williams pump station will have the opportunity to connect to the wastewater (sanitary) sewer main that is proposed to be extended to service the proposed development.

The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received from the public will be reviewed, evaluated, and included in the final Recommendation Report to Council.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows:

- December 19, 2024: Notice of Received Applications mailed out to all property owners assessed within 120 metres of the subject lands and Notice Sign posted on the subject lands explaining the purpose of the proposed applications
- February 27-28, 2025: Public Meeting notice emailed to individuals who requested notification, mailed out all property owners assessed within 120 metres of the subject lands, and posted on the project webpage on the Town's website
- March 3, 2025: Public Meeting Notice Sign posted on the subject lands
- March 4, 2025: Notice of Public Meeting posted on the Halton Hills Today and the Independent Free Press (IFP) websites as well as on the Corporate Advertising and Public Notices webpage on the Town's website

INTERNAL CONSULTATION:

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were considered at the June 22, 2023, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ23.015). The Applicant was provided with preliminary comments from various Town departments and external agencies at the meeting.

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