

# Statutory Public Meeting

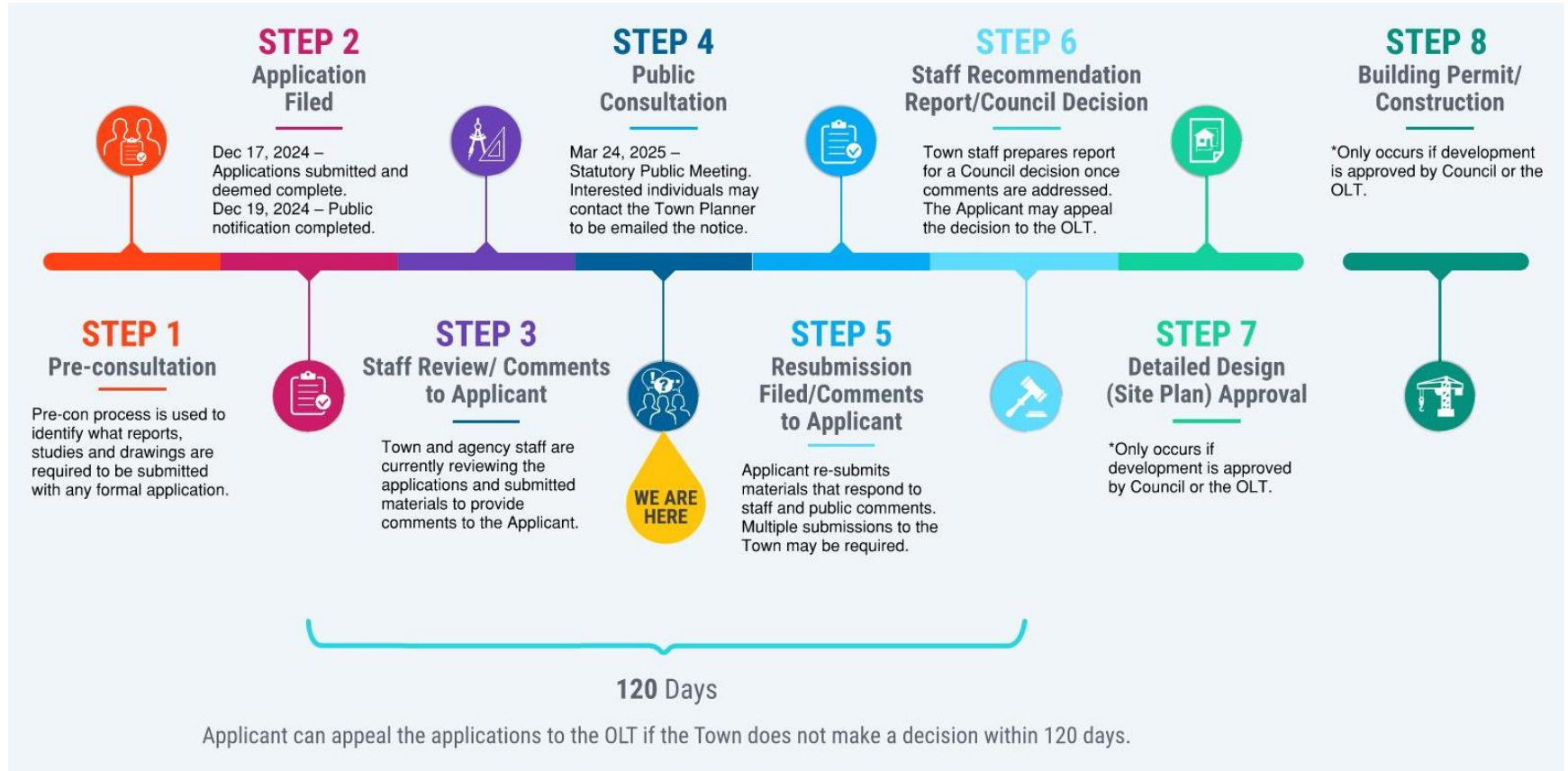
Concerning Applications for Amendments to the  
Town of Halton Hills Official Plan and  
Zoning By-law 2010-0050 and for a  
Draft Plan of Subdivision

Owner: Eden Oak (Bayfield) Inc.

159 Confederation Street  
Town of Halton Hills (Glen Williams)

File Nos.: D09OPA24.001, D14ZBA24.008 & D12SUB24.001

# Application Review Process



# Public Notification

- Dec 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
- Feb 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
- Mar 3, 2025: Public Meeting Notice Sign posted on the subject lands
- Mar 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

# On the Agenda



1. Site Location & Context
2. Development Proposal
3. Planning Policy Context
4. Comments
5. Next Steps



# Site Location & Context

Aerial Photo (2023)



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# Site Location & Context

**Aerial Photo (1965)**



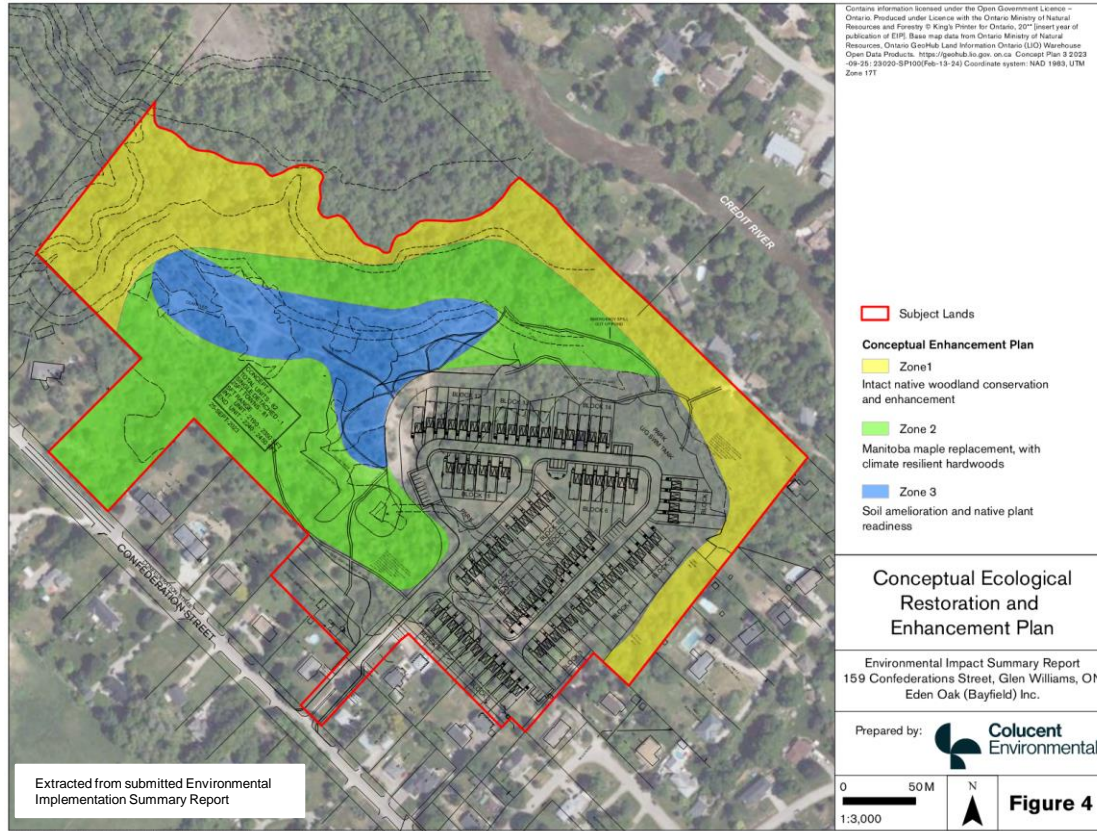
Extracted from submitted Environmental  
Implementation Summary Report



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# Development Proposal

## Conceptual Ecological Restoration and Enhancement Plan



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# Site Location & Context

Aerial Photo (2023)



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# Site Location & Context

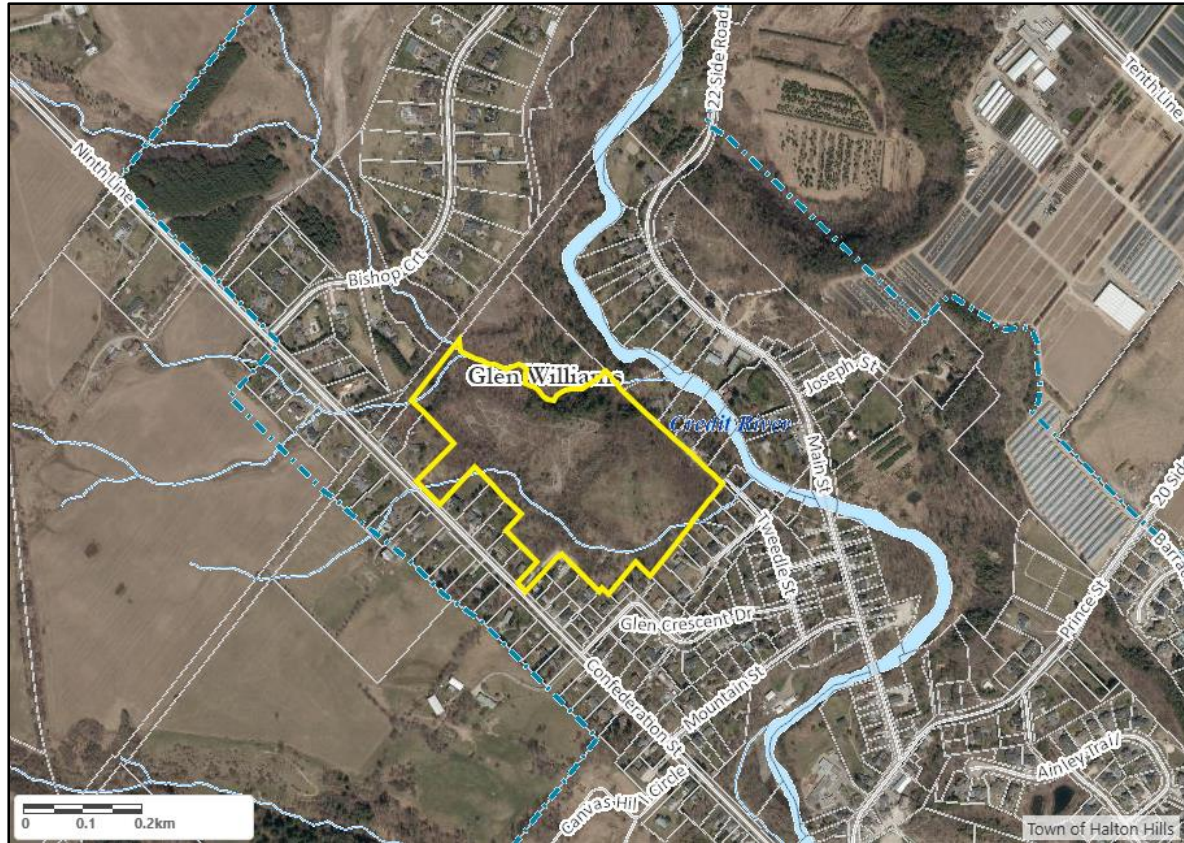
Aerial Photo (2023)



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# Site Location & Context

Aerial Photo (2023)



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# Development Proposal

## Conceptual Landscape Plan

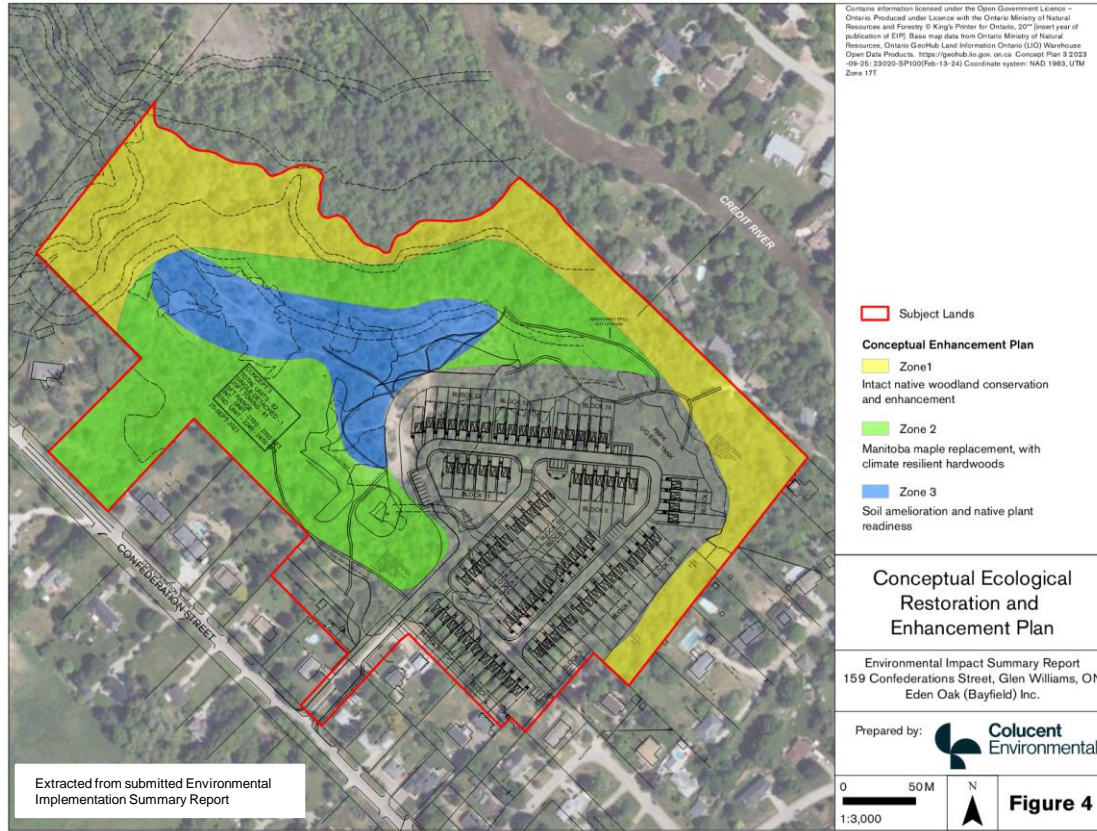


## Conceptual Building Renderings



# Development Proposal

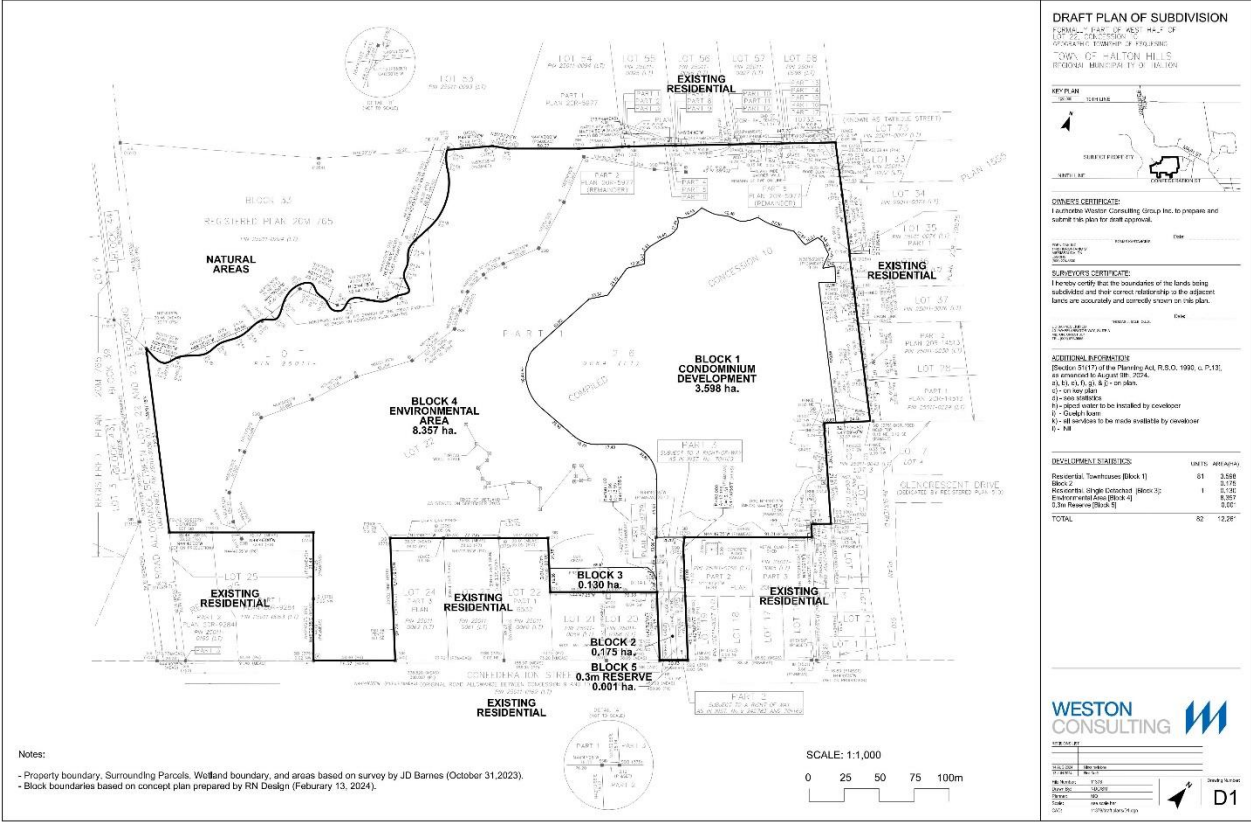
## Conceptual Ecological Restoration and Enhancement Plan



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# Development Proposal

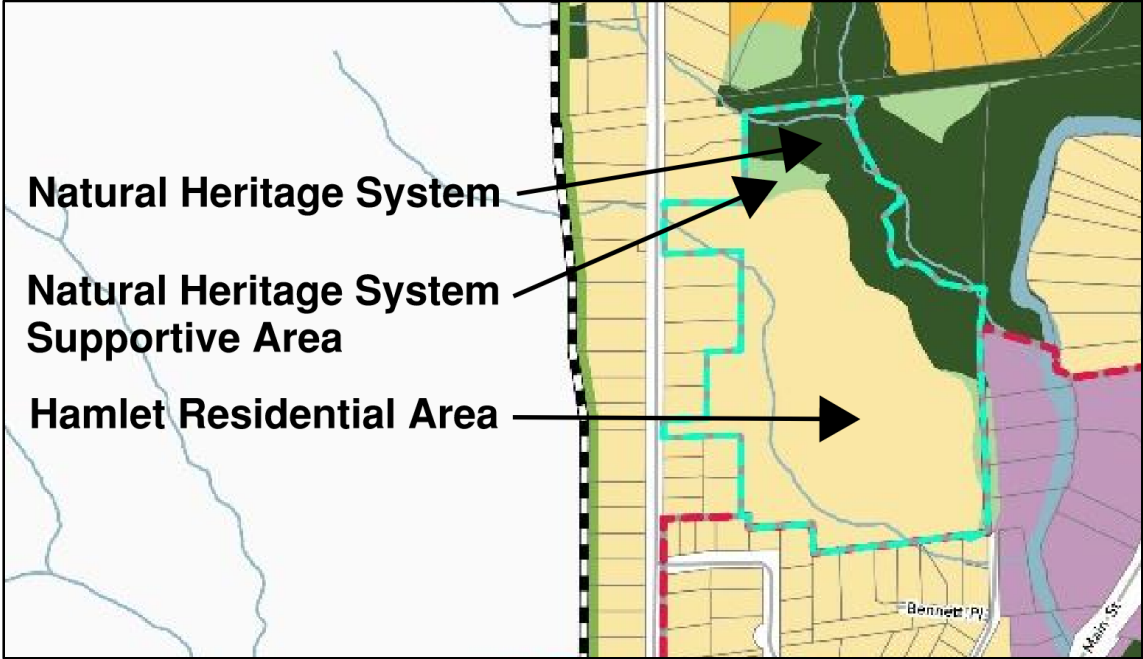
## Draft Plan of Subdivision



# Planning Policy Context

## Hamlet of Glen Williams Secondary Plan (2021)

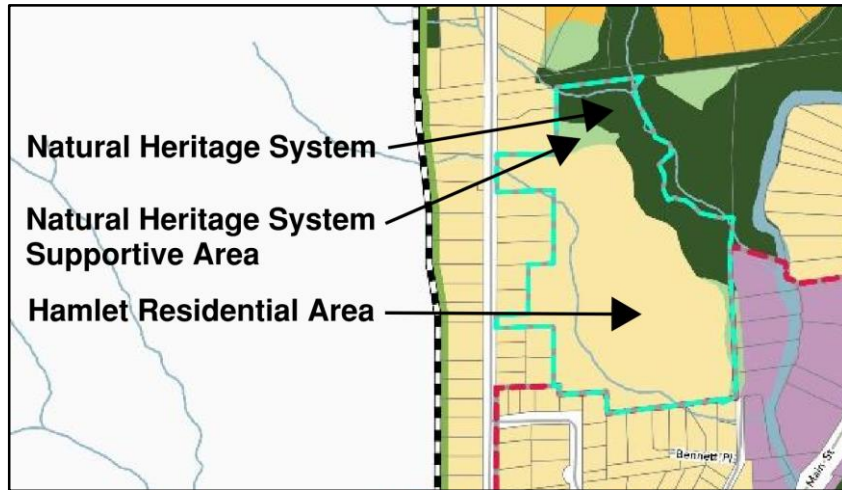
### Existing Designations



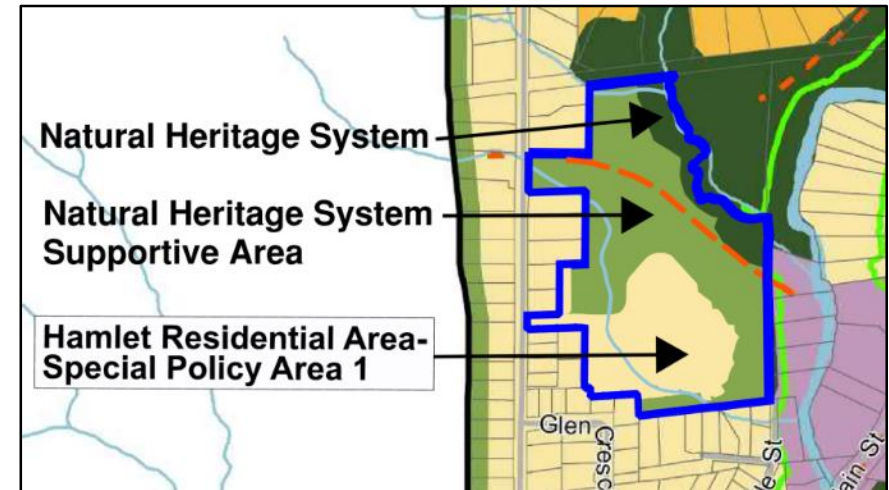
# Planning Policy Context

## Hamlet of Glen Williams Secondary Plan (2021)

### Existing Designations



### Proposed Designations



# Planning Policy Context

## Hamlet of Glen Williams Secondary Plan (2021)

### Development Site:

	<u>Permitted</u>	<u>Proposed</u>
Designation	<ul style="list-style-type: none"> <li>Hamlet Residential Area</li> </ul>	<ul style="list-style-type: none"> <li>Site-specific Hamlet Residential Area</li> </ul>
Uses	<ul style="list-style-type: none"> <li>Single detached dwellings</li> </ul>	<ul style="list-style-type: none"> <li>Townhouses</li> <li>Single detached dwelling</li> </ul>
Maximum 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 0.40 hectares (1 acre)	~0.02 hectares (0.05 acres) to ~0.13 hectares (0.32 acres)

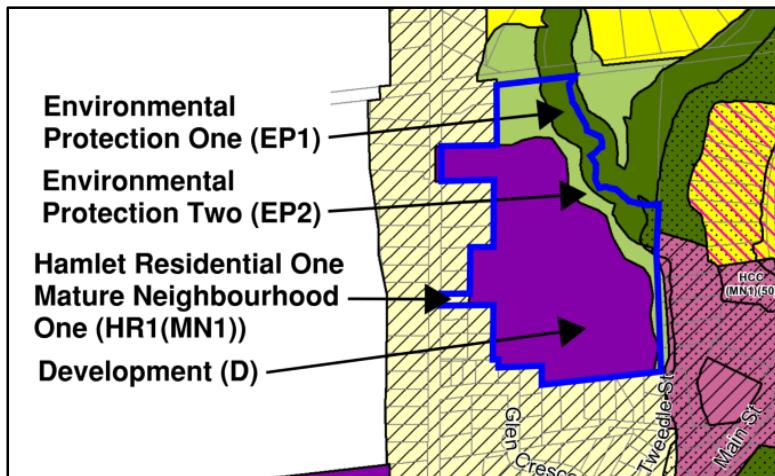




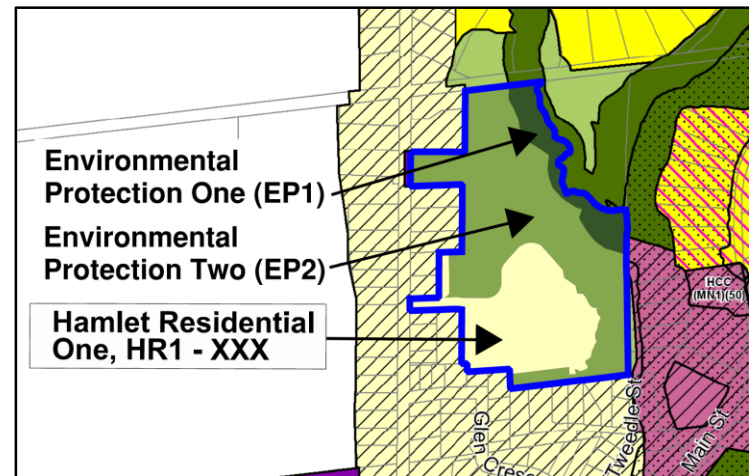
# Planning Policy Context

## Halton Hills Zoning By-law 2010-0050

### Existing Zoning



### Proposed Zoning



### Development Site:

	<u>Permitted</u>	<u>Proposed</u>
Zone	<ul style="list-style-type: none"> <li>Development (D)</li> <li>Hamlet Residential One Mature Neighbourhood One (HR1(MN1))</li> </ul>	<ul style="list-style-type: none"> <li>Site-specific Hamlet Residential One (HR1)</li> </ul>
Uses	<ul style="list-style-type: none"> <li>Uses existing prior to July 2010 – D zone</li> <li>Single detached dwellings – HR1(MN1) zone</li> </ul>	<ul style="list-style-type: none"> <li>Townhouses</li> <li>Single detached dwelling</li> </ul>



# **Planning Policy Context**

## **Halton Hills Zoning By-law 2010-0050**

### **Special provisions proposed within site-specific HR1 zone:**

- (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.**



# Comments

## Agency/Department Comments

### Planning

- Proposal represents a departure from the policies of the Hamlet of Glen Williams Secondary Plan
- Staff have concerns 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

### Transportation

- Transportation, 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 is a potential solution
- Transportation staff have concerns regarding the minimum distance requirements between some of the proposed driveways and the internal intersections not being met
- Staff are also concerned that the curb radius dimensions are not sufficient to enable proper traffic circulation throughout the site

# Comments

## Agency/Department Comments

### Development Engineering

- Staff have concerns with the submitted stormwater management proposal as it discharges water onto adjacent private lands
- Easement documentation confirming the current access rights of 145A and 147 Confederation Street and that these rights will be maintained in perpetuity is required

### Natural Heritage

- Several revisions to the submitted Environmental Impact Summary Report are required to demonstrate that the proposed development will result in no negative impacts to the natural heritage system (e.g., assessing impacts to fish habitat)

### Credit Valley Conservation (CVC)

- There are concerns that the proposed 750mm by-pass pipe may cause risk flooding/erosion within the southern headwater drainage feature (watercourse)
- Given the southern headwater drainage feature (HDF) is a non-regulated feature, review of the southern outlet related to the HDF is the responsibility of the Town

# Comments

## Public Comments

121 written objections have been received from members of the public relating to:

- Non-conformity with the Hamlet of Glen Williams Secondary Plan
- Scale and density of the development
- Deviation from the development standards of the proposed Hamlet Residential One (HR1) zone:

<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



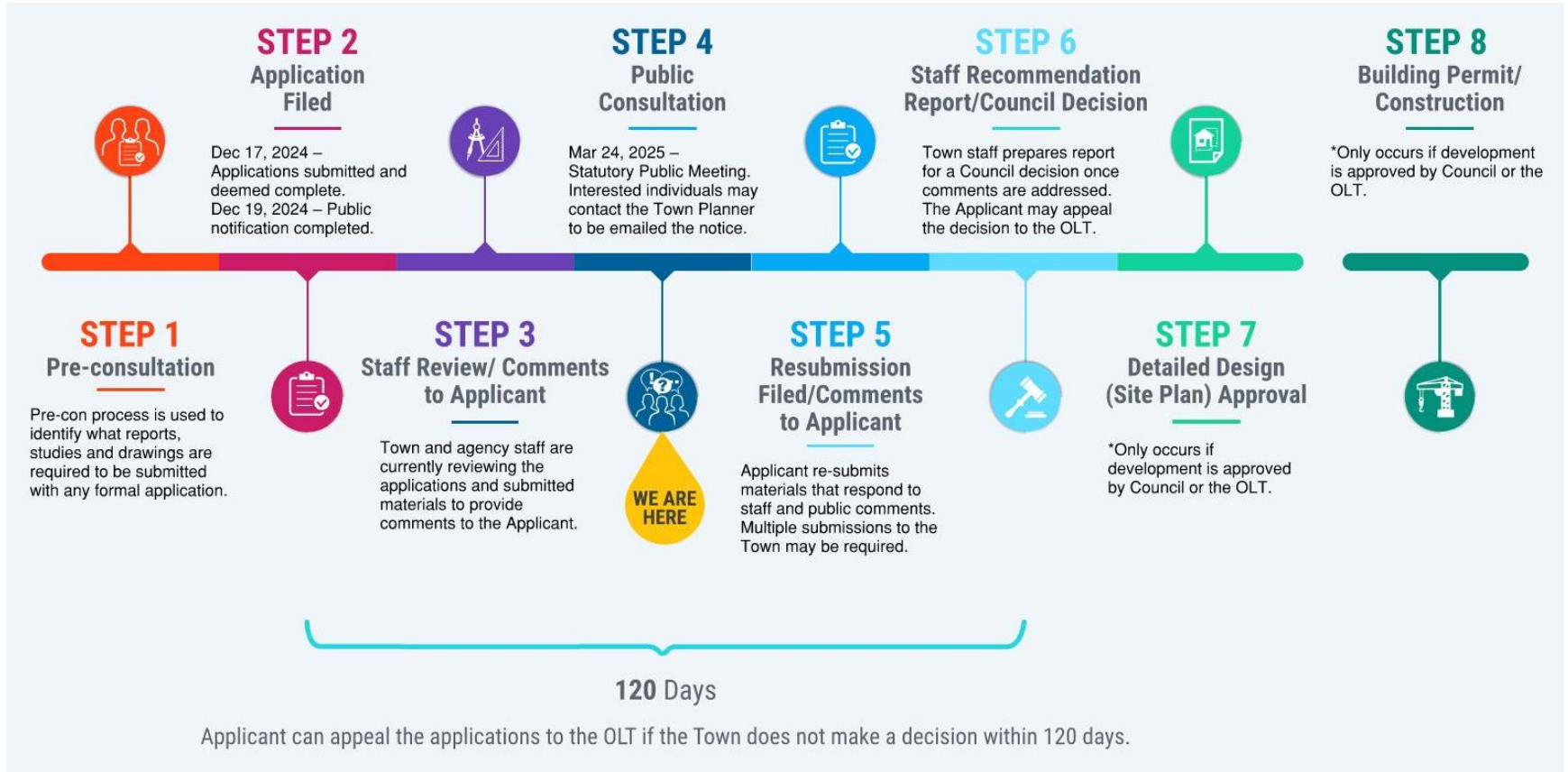
# Comments

## Public Comments

- Increased traffic, traffic congestion and noise
- Environmental impact
- Damage to neighbouring properties (e.g., stormwater runoff, flooding and erosion)
- Water quality/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 natural heritage system lands for recreational use and whether any barriers will be installed to prevent public access
- Adequacy of existing infrastructure and lack of safe and appropriate pedestrian connections to other areas of the Hamlet
- 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
- Construction impacts and ensuring that vehicular access to the properties that have deeded access over the existing driveway will be maintained during construction



# Next Steps



# Next Steps

## Project Webpage / Email Notification List

- Project webpage has been created on the Town's website to provide periodic project updates
- The 1<sup>st</sup> submission materials and the New Application Received and Public Meeting notices have also been posted for public viewing
- URL: <https://www.haltonhills.ca/en/business/159-confederation-street-development-proposal.aspx>
- To request to be added to the email notification list, please email John McMulkin at [jmcmulkin@haltonhills.ca](mailto:jmcmulkin@haltonhills.ca)





**THANK YOU**



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