

SCHEDULE 4 – SECTION H4.9.2.3 AND H4.9.2.4 OF THE GLEN WILLIAMS SECONDARY PLAN

H4.9.2.3 General Land Use Policies:

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 Core Greenlands or lands identified as within the limit of the Regulatory Flood. Buildings or structures associated with the uses in subsection H4.9.2.2 will 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; and,
 - vi. the required setbacks established in accordance with the policies of subsection H4.9.4 of this Plan can be met.

H4.9.2.4 Land Use Policies – 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 Core Greenlands 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 will 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 flood 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, daycare 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.