



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Melissa Ricci, Senior Policy Planner

DATE: April 01, 2021

REPORT NO.: PD-2021-0021

RE: Draft Hamlet of Glen Williams Secondary Plan and Future Consultation

RECOMMENDATION:

THAT Report PD-2021-0021 dated April 01, 2021 regarding Draft Hamlet of Glen Williams Secondary Plan and Future Consultation be received;

AND FURTHER THAT staff be authorized to commence public consultation with Virtual Open Houses on April 22 and April 26, 2021 and a formal Statutory Public Meeting on May 25th, prior to preparing a recommendation report for Council's consideration in early July;

AND FURTHER THAT a copy of this report be forwarded to the Region of Halton and Credit Valley Conservation for information.

BACKGROUND:

The purpose of this report is to present the updated draft Hamlet of Glen Williams Secondary Plan, Hamlet Design Guidelines and Schedules. This report is provided for Council's consideration in advance of the Virtual Open Houses scheduled for April 22nd, from 2:00-3:00 p.m., and April 26th, from 6:30-7:30 p.m., and required Statutory Public Meeting on May 25th.

At its meeting on January 30, 2020, through Report No. PD-2020-0014, Council approved the award of the Request for Proposal for the Scoped Glen Williams Secondary Plan Review Project to MacNaughton Hermsen Britton Clarkson Planning (MHBC) in association with WSP. The Scoped Glen Williams Secondary Plan Review Project commenced in March 2020. As per Report PD-0011-2021, a robust public engagement process has been delivered for the project including a Project Launch Presentation, a live Virtual Open House, and engagement tools including survey

questions and a mapping tool on Let's Talk Halton Hills to help the project team collect public feedback through the process.

Through all phases of the Project, meetings have been held with the Technical Advisory Committee (TAC) and the Steering Committee, and staff have reached out to the business community, the Glen Williams Public School, and the Hamlet of Glen Williams Community Association to gather additional feedback. In addition, through the public engagement work, it has been emphasized that community members who cannot access the material via the internet but would like to participate in the process, can call staff who will ensure that paper copies of the material are mailed out to them.

In the summer of 2020, work began on the preparation of the [Background Report](#). The Report identifies areas of the Secondary Plan that need to be reviewed to comply with the existing policy and regulatory framework at the Provincial, Regional, and local level and summarizes feedback received from the community during the Project Launch event. The report was circulated to the TAC and Steering Committee for their review and was made available to the public via Let's Talk Halton Hills. In addition, the key results were presented at a Virtual Open House on October 28th, 2020 and a [Consultation Summary Report](#) was prepared outlining public input from the Open House and additional consultation through Let's Talk Halton Hills.

COMMENTS:

The draft Secondary Plan Policies, Hamlet Design Guidelines and Land Use Schedules have been informed by the key findings and recommendations of the Background Report and consultation with Town Departments, agencies, residents, stakeholder groups and landowners. The Draft Secondary Plan can be found as Appendix B to this report.

An Executive Summary has been provided outlining the key changes made to the policy areas of the Secondary Plan (see Appendix A). These policy directions are draft and will continue to evolve with public input and further review by Town staff and the appropriate agencies.

The draft Secondary Plan is organized into the following sections:

- Goals and Objectives
- Functional Policies (policies applicable to all areas of the Hamlet)
- Land Use Policies (policies specific to the different character areas and designations of the Hamlet)
- Implementation Policies (policies related to the implementation of the Secondary Plan)

Key Changes to the Secondary Plan:

The following general changes have been made to the Secondary Plan:

- Updates to goals and objectives to address comments received as part of the public consultation and to reflect the key themes of the Secondary Plan.
- Revisions to the general policy section (now Functional Policies) to address comments received from the public related to Growth Management, Natural Heritage, Parks and Open Space, Transportation, etc. and to ensure conformity and consistency with Provincial and Regional plans.
- Revisions to land use policies for consistency with policy framework and to address recommendations and public and technical comments.
- Additional policies related to character areas to provide further policy direction for specific areas related to the historical phases of development in the Hamlet i.e., Historic Core, Mature Neighbourhood, New Planned Areas (areas subject to new plans of subdivision).
- Inclusion of cultural heritage attributes of the Hamlet in the Functional Policies section on Cultural Heritage Resources.
- Update of language for consistency with Provincial, Regional and Local policies
- Minor revisions to the Natural Heritage System (NHS) layer in Schedule 1 to reflect the current Credit Valley flood plain mapping, the Regional NHS, and to follow property limits and comply with current zoning.
- New Transportation Schedule added to highlight the road network and the results of the Town's Active Transportation Master Plan including proposed off-road trails (see Appendix D).
- Updates to the Hamlet Design and Heritage Guidelines to reflect best practices which are sensitive to and supportive of the Hamlet's community context (see Appendix C).

Based on the Background Study and feedback received through community consultation, nine themes have been identified to guide the updated Hamlet of Glen Williams Secondary Plan. Proposed key changes related to the specific themes are as follows:

Growth Management

- Revised population of 2,300 to reflect infill from new development.
- Additional policies added to ensure appropriate and compatible intensification through secondary suites and infill development within Residential Areas.
- Revisions to Hamlet Buffer section to revise language to address existing conditions and to allow for flexibility in implementation.

Cultural Heritage, Hamlet Design and Land Use

- New Hamlet design functional policies added to address intensification and infill, gateways, sustainability, accessibility and universal design, the public realm, landscape design, complete streets, built form and massing, open space, lighting, signage and considerations for Design Briefs and Guidelines.
- Revisions to land use policies to include modified lists of permitted uses, permissions for secondary suites and policies related to intensification as noted above.

Servicing and Stormwater Management

- Policy framework maintains that new development shall be provided on full municipal services unless otherwise identified by the Secondary Plan and the Town's Official Plan.
- New policies regarding secondary suites being permitted on private services if well and septic facilities are adequate and available to accommodate an additional dwelling unit.
- New functional policies added on servicing and infrastructure to address water servicing, wastewater servicing, stormwater servicing, expansion of existing services and utilities.

Parks, Open Space and Trails

- New functional policies added to address parkland provision to allow for consideration for opportunities for linear parks, trails, open spaces, and public realm enhancements.
- Functional policies on trail systems revised to address Active Transportation Master Plan.

Transportation

- New functional policies added to address transportation network in the Hamlet.
- Reference to Active Transportation Master Plan added to Secondary Plan.
- New Schedule prepared to identify transportation network and active transportation linkages.
- Additional transportation analysis completed to review intersection capacity analysis and the active transportation network approved for the Hamlet.
 - The transportation consultant (WSP) has performed an updated traffic conditions assessment at the following intersections: Confederation Street and Wildwood Road/Main Street, Main Street and Prince Street, and Main Street and Mountain Street.

Natural Heritage

- Revisions to existing policies and new functional policies added on the Core and Supportive Greenlands, the Credit River, Significant Valleylands, Natural Hazards and the Regulatory Floodplain, Stable Top of Bank Setbacks, Erosion and Sediment Control, Endangered Species and Species at Risk, Fish Habitat, Tree Preservation and Planting and considerations for new development applications.
- Policies related to setbacks updated to state that all setbacks shall be in accordance with Credit Valley Conservation Authority Regulations, as updated periodically, and in accordance with Part C of the Official Plan.

Sustainability

- New functional policies added to address the Town of Halton Hills' commitment to sustainable growth and development and to be a Net Zero municipality by 2030.
- Reference added to Section C19 of the Official Plan, stating that to facilitate sustainable development practices, all development applications shall promote energy conservation, water conservation and quality, the natural environment, air quality, waste management, communication, transportation, and community design.
- Policy added to reference the Halton Hills Green Building Development Standards that should be adhered to in all new development.

RELATIONSHIP TO STRATEGIC PLAN:

This report directly aligns to the following values in the Strategic Plan 2019-2022 including:

Foster a Healthy Community

To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.

Preserve, Protect and Enhance our Environment

To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.

Preserve, Protect & Promote our Distinctive History

To preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

Achieve Sustainable Growth

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meets the needs of its residents and businesses.

The report is also closely linked with a number of Focus Areas/Priorities including Shaping Growth.

FINANCIAL IMPACT:

There are no financial impacts associated with this report.

CONSULTATION:

Planning staff will continue to consult with staff from the different departments including Transportation, Development Engineering, and Recreation and Parks as well as staff from the Region of Halton and Credit Valley Conservation as part of the Technical Advisory Committee, and the Halton District School Board.

PUBLIC ENGAGEMENT:

A [Public Engagement and Consultation Plan](#) has been prepared for the project which identifies objectives, key stakeholders and a consultation strategy for all phases of the Project. The Draft Secondary Plan will be uploaded to Let's Talk Halton Hills for the public to review and provide their input in advance of the Open Houses. In addition, a formal consultation process with input from the public will be sought out as part of the two virtual Open Houses on April 22nd and April 26th and the Statutory Public Meeting on May 25th.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The recommendation outlined in this report advances the Strategy's implementation. This report supports the Environmental Health pillar of Environmental Health and Social Well-Being. Consistency with Regional and Provincial policy will ensure that the updated Secondary Plan policies incorporate best practices with regards to the environment, climate change and resiliency.

The Secondary Plan Review will also update design guidelines and ensure that best practices in conservation are incorporated. In addition, by working with the residents of Glen Williams to address relevant issues and concerns in the community, the Town will ensure that residents feel welcomed, safe, connected, respected, and actively engaged in Halton Hills.

Overall, the alignment of this report with the Community Sustainability Strategy is good.

COMMUNICATIONS:

A copy of this report will be forwarded to the Region of Halton, Credit Valley Conservation, and the Halton District School Board. These agencies have been involved throughout all phases of the project and will now be consulted on the draft Secondary Plan, Hamlet Design Guidelines, and pertinent Schedules.

CONCLUSION:

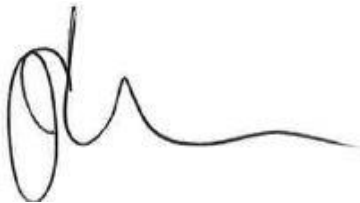
This report is to inform Council that the draft Hamlet of Glen Williams Secondary Plan, Hamlet Design Guidelines and Schedules have been prepared and to ask for Council's approval to begin the public engagement process which will involve two Virtual Open Houses via Zoom on April 22nd and April 26th as well as a Statutory Public Meeting on May 25th.

The proposed policy updates are intended to be consistent with the Provincial Policy Statement, the Growth Plan, the Regional Official Plan, the Town's Official Plan, and other Provincial, Regional and local initiatives. Staff considers the updated policies to be appropriate to be released for public review and consideration.

Reviewed and Approved by,



Bronwyn Parker, Director of Planning Policy



John Linhardt, Commissioner of Planning and Development



Chris Mills, Acting Chief Administrative Officer