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**ONTARIO MUNICIPAL BOARD
CASE NO. PL150128**

EDEN OAK (CREDITVIEW HEIGHTS) INC.

Part of Lot 20, Concession 9
Town of Halton Hills

WITNESS STATEMENT OF
David Matthews

Prepared by:

David Matthews, M.C.I.P., R.P.P.
Matthews Planning & Management Ltd.
1470 Hurontario Street
Mississauga, Ontario
L5G 3H4

January 30, 2017

**WITNESS STATEMENT OF
DAVID L. MATTHEWS, M.C.I.P., R.P.P.
LAND USE PLANNER**

1.0 WITNESS

1.1 David L. Matthews, M.C.I.P., R.P.P.
Land Use Planner

1.2 President
Matthews Planning & Management Ltd.
1470 Hurontario Street
Mississauga, Ontario
L5G 3H4

1.3 T - 905-274-1047
F - 905-274-1337
Email - mattplan@pathcom.com

2.0 QUALIFICATIONS AND EXPERIENCE

2.1 I am a professional land use planner and President of Matthews Planning & Management Ltd.

2.2 I graduated from the University of Western Ontario in 1974 with an Honours degree in Arts majoring in geography. I subsequently obtained a Master of Arts degree in Urban and Regional Planning from the University of Waterloo in 1976.

2.3 From 1976 to 1986 I practiced as a land use planner with the UMA Group and Proctor and Redfern. In 1986, I formed a partnership with Patrick Sweet & Associates Ltd. providing consulting services in planning and land economics. Following the retirement of Mr. Sweet in 2002, I took over sole ownership of the firm, renaming it Matthews Planning & Management Ltd.

2.4 My experience has primarily been in the field of land development planning and processing of approvals for a range of commercial, industrial and residential land development projects throughout Southern and Central Ontario.

2.5 I have been engaged as a land use planner by a number of private clients in connection with a number of different development projects in Halton Region and many others elsewhere in southern Ontario over my 40 years of professional practice. I have participated in Ontario Municipal Board hearings relative to a number of these projects as well as others.

- 2.6 I have previously been qualified to provide expert testimony at the OMB as a land use planner on numerous occasions.
- 2.7 My Curriculum Vitae is attached to this Witness Statement as Attachment 1. The C.V. more fully outlines my academic background and practical experience related to land use planning. An Acknowledgement of Expert's Duty is included as Attachment 2.
- 2.8 I am very familiar with the policy planning regime and regulatory framework affecting the subject lands.

3.0 TERMS OF RETAINER

- 3.1 Eden Oak (Creditview Heights) Inc. retained Matthews Planning & Management Ltd. in late 2006 to assist them in preparing, submitting and processing plans for the development of residential uses on the subject property in accordance with the relevant planning policies affecting the lands.
- 3.2 On our client's instructions, we proceeded to prepare a preliminary development plan for the site and initiated the municipal pre-consultation process.
- 3.3 On behalf of Eden Oak (Creditview Heights) Inc., I submitted draft plan of subdivision and zoning by-law amendment applications for the subject lands February 26, 2008.
- 3.4 I have participated in many meetings with Town and agency staff, as well as public and private meetings, to obtain input from community residents. In responding to the foregoing input, I have revised and resubmitted the draft plan of subdivision on three occasions - Plans dated August 12, 2015, September 25, 2015 and November 18, 2016.

4.0 AREAS OF EVIDENCE

- 4.1 My evidence will involve matters of opinion as well as fact. The opinion evidence will deal with land use planning matters related to the applications particularly as it relates to provincial, regional and local planning policy documents. I will also be providing opinions relative to the appropriateness of the development proposed with specific reference to the Issues List attached to this Witness Statement as Attachment 3.
- 4.2 In giving evidence before the Ontario Municipal Board, I will be referring to The Planning Act and the following policy documents:

- The Provincial Policy Statement (2014)
- Growth Plan for the Golden Horseshoe (2006)
- Halton Regional Plan (2006)
- Halton Hills Official Plan (2008)
- Glen Williams Secondary Plan (2005)

4.3 Eden Oak (Creditview Heights) Inc. retained the assistance of various specialized consultants to prepare technical reports in various areas in support of the application. The reports and consultants are listed below. As the plan of subdivision design evolved and was modified, modifications of a number of the supporting reports were required. My evidence will refer to several of these reports as necessary to support my opinions. For that purpose, I will rely on the latest version of the report but may refer to previous versions of the reports. Each of these reports are appended to the Witness Statements of the specialized consultants or have been filed under separate cover.

I will also reference the Town of Halton Hills staff report in respect of the applications (PI-2017-0012) and the Council Resolution of January 24, 2017 regarding the recommendations of the report.

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|---|--------------------------------|
| • Functional Servicing Report | Condeland Engineering Ltd. |
| • Environmental Implementation Reports | LGL Limited |
| • Urban and Architectural Design Guidelines | W Architect Inc. |
| • Tree Inventory and Preservation Plan | Kuntz Forestry Consulting Inc. |
| • Geotechnical Report | V. A. Wood Associates Limited |
| • Hydrogeological Report | V. A. Wood Associates Limited |
| • Visual Impact Study | Novation Design Group |
| • Traffic Impact Study | Cole Engineering |
| • Archaeological Assessment | AMICK |
| • Phase 1 Environmental Site Assessment | V. A. Wood Associates Limited |
| • Town of Halton Hills Council Recommendation Report PI-2017-0012 | |
| • Halton Hills Council Resolution No. 2017-0012 | |

- 4.4 In support of the applications, I prepared a Planning Assessment Report (December 2016) at the request of Town of Halton Hills staff. The Planning Assessment Report is appended to this Witness Statement as Attachment 4. The Assessment Report reviews various aspects of the proposed development and forms the basis of the evidence to the Ontario Municipal Board.

5.0 **SITE LOCATION, CHARACTER AND SURROUNDING USES**

The site is located within the hamlet of Glen Williams in Part of Lot 20, Concession 9, Town of Halton Hills.

It is an irregularly shaped property located in the extreme southerly portion of the hamlet abutting the Georgetown urban area. A former rail line, now owned by the Town and used as a multi-purpose trail defines the southern limit of the site. The area proposed for residential and related development encompasses an area of 8.073 hectares. The site is currently vacant.

Topographically, the site is diverse and complex. While relatively level adjacent the rail trail and in the easterly and westerly portions of the property, a variety of slope conditions exist, particularly along the northern portions of the site. A draw exists in a north-south orientation through the middle portion of the site for a distance of approximately 180 metres. Average slopes along the sides of the draw average approximately 12%.

Significant slopes also exist generally along the northerly perimeter of the site with similar slopes present within the northeasterly portion of the property. These slopes and the vegetation on them physically and functionally separate the site from the existing built up area of Glen Williams.

An urban subdivision known as the Meadowglen/Cache development abuts the easterly limit of the property. This subdivision includes a mix of single detached and townhouse units with the detached units on lots typically in the 13-15 metre frontage range. Similar development is located south of the site within the Georgetown urban area, together with undeveloped residentially designated lands and larger lot residential development along Ann Street, which terminates in a cul-de-sac near the east end of the subject lands south of the rail trail.

The northerly boundary of the property is adjacent existing detached residential development within Glen Williams. These units are of various ages and sizes on varying sizes and shapes of lots. The core area of the hamlet is a straight line distance of approximately .75 kilometres northerly from the subject lands.

6.0 **SUMMARY OF EVIDENCE AND OPINION**

- 6.1 I will provide the opinion that the draft plan of subdivision is consistent with or conforms to, the PPS, the Growth Plan, the Halton Regional Plan, Halton Hills Official Plan and the Glen Williams Secondary Plan.
- 6.2 I will review the history of the applications and the evolution of the design of the plan of subdivision.
- 6.3 I will describe the current draft plan of subdivision and zoning by-law amendment and provide opinion that both are consistent with or conform to the existing planning policy regime and represent good planning.
- 6.4 I will provide evidence and opinion that the proposed conditions of draft plan approval are appropriate to implement the development.
- 6.5 I will provide evidence and opinion that the proposed draft plan of subdivision conforms to Section 51 (24) of The Planning Act.
- 6.6 My evidence and opinion will address the relevant planning issues set out in the Issues List appended to this Witness Statement as Attachment 3.
- 6.7 Upon review of Witness Statements of other parties, I may provide additional planning evidence and opinion in reply.

7.0 ISSUES

7.1 Town and Region Issues

7.1.1

1. Is the development proposal (rezoning and draft plan of subdivision) consistent with the PPS 2014, and in conformity with the Growth Plan, the Region's Official Plan and the Town's Official Plan including the Glen Williams Secondary Plan?

PPS 2014

The development proposal is consistent with the applicable sections of the PPS 2014. Details of the applicable policies and the manner in which the proposal is consistent with them is contained in my Planning Assessment Report attached hereto as Attachment 4.

Growth Plan

The proposal is within the boundary of lands designated for development and makes efficient use of land, infrastructure and public service facilities. In my opinion, the proposal is in conformity with the overall policy goals of the Growth Plan as well as specific policies detailed in my Planning Assessment Report attached as Attachment 4.

Halton Region Official Plan

The subject lands are designated as being within a 'Hamlet' area as further defined by the local Hamlet Secondary Plan (Glen Williams Secondary Plan). The proposal conforms to additional specific Regional Official Plan policies 167(6), 147(17) and 173(22) as elaborated in my Planning Assessment Report attached as Attachment 4.

Halton Hills Official Plan

The single detached dwellings proposed are a permitted use within the Hamlet Residential Area designation of the Halton Hills Official Plan which applies to the subject lands.

Glen Williams Secondary Plan (GWSP)

The goal of the GWSP is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the compact character of the Hamlet, in an environmentally protective and cost effective manner. In my opinion, the development proposal addresses the objectives of the GWSP in an appropriate and balanced manner. In addition, the proposal conforms to and appropriately addresses the specific policies of the GWSP described in more detail in my Planning Assessment Report attached hereto as Attachment 4.

2. Does the draft plan of subdivision satisfactorily address the section 51 (24) Planning Act criteria?

In my opinion, the draft plan of subdivision satisfactorily addresses the Section 51 (24) Planning Act criteria as follows:

51 (24) (a) "The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2 of The Planning Act"

Matters of provincial interest include the provision of appropriate housing opportunities in a compact form, development of safe and healthy communities, protection of natural areas, conservation of heritage features and sustainable development. The proposed development protects the natural environment as detailed in the Environmental Impact Report, Functional Servicing Report and Tree Preservation Plan. The Proposed development is safe, sustainable and compact within the density limitations of the Secondary Plan and heritage features are either not impacted or are appropriately recognized and managed by the proposed plan.

51 (24) (b) "whether the proposed subdivision is premature or in the public interest"

The proposal provides for residential intensification in an efficient manner on lands which are designated for this purpose within an established community. The proposal protects the natural heritage system where necessary and enhances it where possible. It provides public open space, public trails, completes an established road pattern and appropriately manages and improves surface runoff in a manner which is in the public interest

51 (24) (c) "whether the plan conforms to the official plan and adjacent plans of subdivision, if any;"

The proposal conforms to the intent of the Official Plan, as well as the Glen Williams Secondary Plan. The plan of subdivision is properly integrated into the existing plan of subdivision to the east.

51 (24) (d) "suitability of the land for the purposes for which it is to be subdivided;"

The subject lands are suitable for the uses proposed. The land is designated for urban uses in relevant approved planning documents and is readily serviceable. Some constraints to development exist on the land; however, they can be appropriately managed in the manner recommended in the various technical analyses.

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51 (24) (e) “the number, width, locations and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;”

The width, location and proposed grading of streets within the plan of subdivision are appropriate and meet the Town’s engineering standards. The road system in the vicinity of the proposed plan is adequate to support development of the lands.

51 (24) (f) “the dimensions and shapes of the proposed lots”

The layout of the proposed subdivision represents an efficient use of the land within the density limitations of applicable planning policies. Lot dimensions, areas and shapes are irregular and variable to meet requirements of applicable planning policies.

51 (24) (g) “the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjacent lands;”

There are no easements on the subject lands. Conditions of draft approval (Attachment 6) detail appropriate matters to be addressed prior to registration of the plan. The zoning by-law amendment (Attachment 5) sets out restrictions and other provisions to implement certain policies of the Secondary Plan in regard to urban design matters and protection of the natural environment.

51 (24) (h) “conservation of natural resources and flood control;”

Natural heritage features on the subject lands will be protected with buffers and enhancement areas. The lands are not located within an area subject to flooding.

51 (24) (i) “the adequacy of utilities and municipal services;”

The Functional Servicing Report (Condeland 2016) has examined the provision of services to the subject lands through connection to existing municipal/Regional infrastructure and has determined that the lands can be adequately serviced.

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51 (24) (j) "the adequacy of school sites"

No school sites are proposed on the subject lands. The Halton Catholic District School Board has advised (April 25, 2008) that elementary students and secondary students will be accommodated at St. Francis of Assisi School and Christ the King Secondary School respectively in existing portable classrooms. The HCDSB has no objections to the proposed development. The Halton District School Board has advised (July 26, 2010) that it has no objection to approval of the proposed development subject to conditions.

51 (24) (k) "the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed for public purposes;"

Two open space blocks (Blocks 33 and 34) are proposed to be dedicated as parkland. Two walkway blocks (Blocks 35 and 36) are proposed. Block 35 is provided to widen an existing open space maintenance access in the adjacent Meadowglen/Cache subdivision. Block 36 provides for access from the proposed development to the rail trail. The oversized block also serves as a visual break and urban design element along Street 'A'.

51 (24) (l) "the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and"

The shape, size and physical constraints of the site limit design freedom to provide multiple access points or transit opportunities. Proposed pedestrian trail connections to the hamlet core will serve to conserve energy by providing an opportunity to reduce dependence on the use of personal vehicles.

51 (24) (m) "the inter-relationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area."

The subject lands are not subject to site plan control under Town of Halton Hills Site Plan Control By-law 2003-0094 unless deemed to be significant by the Director of Planning. The Director of Planning has not deemed the proposed development 'significant' as of the date of this Witness Statement. However, the development is subject to detailed Urban and Architectural Design Guidelines prepared by W Architect Inc. (2016).

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4. Does the development proposal have allocated water and sewage capacity, and if not, are there appropriate planning mechanisms in place to permit the approval of the development proposal?

The development proposal was allocated servicing capacity by the Council of the Town of Halton January 24, 2017.

5. Is the lot layout and grading appropriate so that the lot fabric may be approved?

The lot layout and grading has undergone extensive review and revision over a number of years. In my opinion, the layout, grading and other aspects of the development proposal are appropriate within the planning policy framework and should be approved.

6. Is the road layout appropriate and does the emergency access from Ann St. Address emergency provider concerns appropriately?

The road layout is appropriate, having regard for the physical parameters and limitations of the site and its contextual relationship to surrounding development and the hamlet of Glen Williams generally.

The location and design of the Ann Street emergency access addresses emergency access provider requirements and is an appropriate design solution from a traffic engineering perspective.

8. Is the character and urban design of the development proposal appropriate and in conformity with the Town's Official Plan, including the Glen Williams Secondary Plan?

I have reviewed Urban Design Guidelines and Architectural Design Guidelines prepared by W Architect Inc. When implemented through conditions of approval, I believe that the character and urban design of the proposed plan will be appropriate and consistent with the goals, objectives and policies of the Glen Williams Secondary Plan.

9. Is the interface of the development proposal with the Town trail appropriate including addressing any grading issues, and if so, what conditions are necessary for the approval of the development proposal?

Lots proposed adjacent to the Town trail have depths in the range of 45m (148') to 50m (165'). It is proposed that a portion of these deeper than typical lots be planted with enhanced landscaping to buffer the proposed dwellings from the trail. In addition, additional planting is proposed within the trail lands at appropriate and strategic locations to assist in achieving the same end. These matters are addressed in the conditions of approval as well as the Urban Design Guidelines.

Greater than normal rear yard setbacks are provided for in the site specific zoning by-law to facilitate the enhanced landscaping on lots abutting the trail.

11. Are the Natural Heritage/Hazard constraints satisfactorily addressed including all requirements of the Official Plans and including the Credit Valley Conservation (“CVC”) regulation?

The Natural Heritage/Hazard constraints have been fully addressed in the Environmental Implementation Report (and updates and addendums) prepared by LGL Limited and the Geotechnical Report (and updates and addendums) prepared by V. A. Wood Associates Limited. I have reviewed these reports and am of the opinion that they have informed the design of the proposed plan such that it appropriately addresses the relevant policies of the Secondary Plan and addresses all requirements of the Credit Valley Conservation (CVC).

In my opinion, the proposed conditions of approval address all Natural Heritage/Hazard matters in an appropriate manner.

14. Are comments from all public authorities and agencies, including Credit Valley Conservation (“CVC”) current and have their issues been addressed?

The draft plan was circulated to a number of public authorities/agencies as follows:

Canada Post (May 2, 2008)

Canada Post responded to the circulation indicating it had no concerns or objections to development of the proposed plan subject to various approval conditions. These conditions are incorporated into the proposed draft approval conditions found at Attachment 6 to this Witness Statement (Conditions 92 to 98).

Halton District School Board (July 26, 2010)

The Halton District School Board responded to the circulation indicating it had no objection to the development applications subject to conditions. These conditions are incorporated into the proposed draft approval conditions found at Attachment 6 to this Witness Statement (Conditions 82 to 87).

Halton Catholic District School Board (April 25, 2008)

The Halton Catholic District School Board responded to the circulation indicating it had no objection to the development applications subject to conditions. These conditions are incorporated into the proposed draft approval conditions found at Attachment 6 to this Witness Statement (Conditions 77 to 81).

Credit Valley Conservation

Credit Valley Conservation responded to the circulation on a number of occasions. CVC has indicated their approval of the proposed development through the draft approval conditions found at Attachment 6 to this Witness Statement (Conditions 71 to 76).

Region of Halton

The Region of Halton has responded to the circulation on a number of occasions but has not yet provided approval conditions as of the date of this Witness Statement.

15. Can the development proposal be supported at the OMB, or are the filings of the appellant insufficient to support such approval?

In my opinion, the applicant has prepared full and sufficient studies of all aspects of the proposed development such that the OMB, subject to appropriate approval conditions, should approve the proposal.

16. Is the Zoning By-law, including the form of the Zoning By-law, including the Holding Provisions appropriate and satisfactory so that it may be recommended to the OMB for approval?

In my opinion, the proposed Zoning By-law in the form attached as Attachment 5, is in an appropriate form and includes appropriate general and specific provisions, including Holding Provisions, to implement the proposed development. I would recommend its approval to the Ontario Municipal Board.

17. Are conditions of draft plan approval appropriate to be issued to ensure that the development proposal proceeds in accordance with the evidence before the OMB, should the Board approve the development proposal?

Proposed draft approval conditions are attached to my Witness Statement as Attachment 6. I am of the opinion that the proposed conditions of approval are appropriate and consistent with the evidence I am providing to the OMB. I will elaborate on individual conditions in my evidence to the Board at the hearing as required.

7.2 Glen Williams Residents Association Issues

7.2.2

1. Is the proposed draft plan in keeping with and compatible with the rural hamlet character of Glen Williams, as outlined in the Glen Williams Secondary Plan?

The location and physical circumstances of the area covered by the proposed draft plan are such that it is physically and functionally disconnected from existing development in the hamlet. Notwithstanding that fact, it is my opinion that, while not the same as existing historic development in the hamlet, it is compatible with that development and character as expressed in the goals, objectives and policies of the GWSP. The manner in which the development addresses the policies of the GWSP is described in more detail in my Planning Assessment Report attached to this Witness Statement as Attachment 4.

3. Do lots 20 to 31 and Street A with a block length of 335 metres meet the intent of the Glen Williams Secondary Plan urban design guidelines which recommends limiting block lengths to 175 metres?

The GWSP Appendix A includes a guideline suggesting block lengths be limited to 175 m. The purpose of the guideline is to visually break up street or block lengths. While this can be achieved by limiting block length to 175m, it can also be achieved by other means. In the plan for the subject lands, the objective is achieved through the curvature of Street 'A', the intersecting of Street 'B' with Street 'A', the widened, enhanced walkway (Block 36), the intersection of the open space/trail associated with the stormwater management block (Block 32) with Street 'A' and the pronounced bend in Street 'A' in the vicinity of Lots 5-7 and 30/31. These elements serve to create a series of visually broken street lengths of approximately 100m or less.

This approach is similar to that approved for the Meadows in the Glen subdivision in the hamlet in 2006 and currently largely constructed.

4. Do lots 20 to 31 have the varying depths and frontages to meet the intent of the Glen Williams Secondary Plan policies and urban design guidelines?

The draft plan was amended November 18, 2016 to widen the walkway block (Block 36) and to adjust the frontages of Lots 20 to 31 to increase the variation of lot frontages. In my opinion, the revision appropriately addresses the intent of the relevant guideline in Appendix 'A' of the GWSP.

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Lot depths for Lots 20-31 exhibit some variation ranging from approximately 41m to 49.5m. However, the majority of these lots have a smaller variation in the range of 1m to 3m. The limited depth range is largely driven by design constraints related to the fixed connection point to existing Gamble Street and the need for Street 'A' to cross the draw at the south end of the stormwater management block at an appropriate location. A secondary consideration was the design consideration of maintaining a substantial setback of dwellings from the Town trail and provide extra lot depth to accommodate enhanced landscaping on lots adjacent to the trail.

5. Do the house setbacks proposed for the lot pattern have the degree of variation expected to meet the intent of the Glen Williams Secondary Plan policies and urban design guidelines?

The layout of the lots on the plan promotes and provides opportunity for variation in house setbacks. Setback variation is also addressed in provisions included in the draft zoning by-law attached as Attachment 5. In my opinion, the intent of the GWSP has been met. The urban design witness will provide further detailed evidence in this regard.

6. Should Lots 1 to 5 be reduced in depth to allow Street A to be pulled away from the Rail Trail in order to maintain a naturalized landscape buffer between the edge of the street and the edge of the trail?

While it would be possible to reduce the depths of Lots 1-5 and relocate Street 'A' in a northerly direction to provide additional land for trail buffering purposes, in my opinion, it is neither necessary nor preferable. All municipal services are located in the north boulevard of Street 'A' which leaves the full width of the south side boulevard available for naturalized buffer landscaping. In addition, supplementary buffer plantings are proposed on the Town owned trail lands in this area. Finally, adjusting Street 'A' northerly would have the impact of moving houses on Lots 1-5 closer to the slope in this area as well as physically and visually closer to existing development on Chelton Street.

7. Do the zoning regulations in the proposed By-law prohibit 3 storey homes and specify the required lot widths and setbacks?

The proposed zoning by-law amendment as well as the Urban and Architectural Design Guidelines specifically restrict the new development to 2 storeys and 11 metres. Setbacks (front, rear and side) are all fixed by provisions in the proposed zoning by-law. Lot widths are not fixed by the proposed zoning by-law other than a minimum requirement of 21m of frontage on the public road for all lots except for 'key lots' (8 and 9) which have a minimum frontage requirement of 10m. The draft plan of subdivision establishes the lot depths and frontages for the various lots.

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9. After considering the issues of slope stability, lot patterning and maintaining natural heritage, should the lot yield for the development be reduced?

I have reviewed the Geotechnical report prepared by V.A.Wood Associates Limited and based on its conclusions, am satisfied that adequate provision is made in the proposed draft plan to maintain slope stability. I have also reviewed the Environmental Implementation Report of LGL Limited. I am similarly satisfied that when the recommendations of the report are implemented through proposed approval conditions, the proposed plan appropriately addresses natural heritage matters. The layout of roads, lots and other elements of the plan are appropriate and consistent with relevant planning policies, and in particular, the GWSP.

Reduction of the number of lots on the plan would not result in public benefit and would be contrary to several policies of the PPS that encourage efficient use of land, resources, infrastructure and public service facilities.

13. Is the location of the emergency access necessary and appropriate or are there other more suitable solutions?

The location of the emergency access point as shown on the proposed plan is necessary and appropriate. There are no other adjacent existing or proposed streets to which the emergency access could connect other than Ann Street. In my opinion, there are no other more suitable locations for the emergency access.

14. Does the emergency access as proposed, appropriately address nearby natural heritage features?

The design of the emergency access is detailed on the grading plan prepared by Condeland Engineering. No significant natural heritage features were identified in the area of the emergency access by the Environmental Implementation Report. However, recommendations are made within the report to maintain a tree protection zone along the westerly edge of the emergency access (EIR, Figure 6) and establish additional plantings on both sides of the emergency access (EIR, Figure 7). When implemented through conditions of approval, relevant natural heritage features will be enhanced.

15. Should the proposed draft plan of subdivision incorporate its own natural hamlet buffer behind lots 20 through 31, along the property line and abutting the Town's Rail Trail? Does the lack of a setback from the Rail Trail to the rear lot lines for the creation of a hamlet buffer meet the expectations of the Glen Williams Secondary Plan for the incorporation of a buffer in any new development along the hamlet boundary?

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Schedule 'A' to the GWSP illustrates the hamlet buffer behind the rear of Lots 20 to 31. In my opinion, the Schedule identifies the buffer as being located wholly on the Town owned trail lands and not within the subject lands. Therefore, I am of the further opinion that no further buffer is required to be provided on the subject lands and that the requirements of the GWSP in this regard are met by the draft plan as proposed.

17. Is the proposed single pathway connection from the Rail Trail through the Stormwater Management Pond area to Credit St. Sufficient as the subdivision's trail system or should additional trail connections to the rest of the hamlet be provided in this development? Is there legal provision in place for the proposed pathway to access Credit St.?

The proposed pathway connection between Street 'A' and Credit Street through the stormwater management block is centrally located within the development area and provides good access to Credit Street from all areas of the proposed development. In my opinion, the trail connection to Credit Street is sufficient for residents to readily access Credit Street and the hamlet core and no additional connections are necessary or warranted.

The Town has easement rights over certain lands at the end of Credit Street to facilitate the proposed pathway accessing Credit Street.

18. Is the provision of parkland and green space in this subdivision appropriate for the use and enjoyment of the residents of this and adjacent neighbourhoods of Glen Williams?

The development proposal provides 0.696 hectares of open space (Block 34) in the northeasterly portion of the plan. The open space is adjacent to and expands on existing park in the adjacent Meadowglen subdivision. The proposed parkland is passive in nature as the Town has not indicated a need or desire for active parkland within the development. A small block of land (Block 35) at the east limit of the plan is also to be dedicated as parkland for the purpose of expanding the existing maintenance access in the Meadowglen plan from Gamble Street to the parkland. A further open space block (Block 33) is provided at the end of Street 'A' adjacent the emergency access. Finally, a 10m walkway block (Block 36) is provided between Lots 27 and 28 to link the development to the Town owned trail and to the extensive trail system through the hamlet beyond.

In my opinion, the proposed parkland is appropriate and consistent with Town parkland objectives in this area.

19. Are additional natural heritage/landscape buffers required along other boundaries of the development?

No additional natural heritage/landscape buffers are required along the boundaries of the development. However, the geotechnical report/tree inventory and environmental implementation reports in combination, identified areas along the northerly boundary of the plan that were worthy of an enhanced level of protection. These lands were originally proposed to be included within private lots but protected by means of split zoning (HR1 and EP1) zoning. Through the planning process, the Town has requested, and the applicant has agreed, for these lands to not only be zoned in a protective EP1 zone but also transferred gratuitously to the Town. Although not required by the GWSP, the location of these lands as shown on the grading plans prepared by Condeland Engineering, will function as a natural heritage landscape buffer between the proposed development and adjacent existing development in the hamlet.

20. Has sufficient consideration and protection been provided for the natural heritage attributes on and near the site and within the hamlet?

The natural heritage features of the site as identified in the Environmental Implementation Report prepared by LGL Limited have been adequately considered and protected through the design of the proposed plan, conditions of draft plan approval and provisions in the proposed zoning by-law.

Issues listed in the Procedural Order for Joan Griffen, Wayne Scott and Yvonne Devins are not addressed separately in this Witness Statement as they are similar to the Town and Region Issues and Glen Williams Residents Association Issues addressed in the foregoing.

Respectfully submitted,



David L. Matthews, M.C.I.P., R.P.P.

January 30, 2017

Attachment 1

Curriculum Vitae of
David Matthews

Curriculum Vitae

David Matthews, M.A., M.C.I.P., R.P.P., P.L.E.
President

Background

David Matthews is a fully qualified planner and Ontario Land Economist with over forty years experience in a wide variety of planning studies and development projects.

From 1986 to 2002, Mr. Matthews was a partner and vice-president of Patrick Sweet & Associates Limited. He previously held senior planning positions with two large national consulting firms - the UMA Group and the Proctor and Redfern Group. This was augmented by earlier municipal planning experience with the former Township of Chinguacousy (Bramalea). Following his partner's retirement in 2002, the firm was renamed. Mr. Matthews is President of Matthews Planning & Management Ltd.

Mr. Matthews' experience spans a broad variety of project assignments from Ontario to British Columbia and from Baffin Island to Texas and Florida. The bulk of his more recent work has been concentrated in Southern Ontario. Representative project experience includes the following:

Development Planning

- Design, coordination and processing of urban plans of subdivision/ development proposals for well over 10,000 acres of residential, commercial and industrial land in Kitchener, Barrie, Mississauga, Brampton, Vaughan, Stoney Creek, Niagara, Burlington, Durham and elsewhere, primarily in the Southern Ontario area.
- Due diligence and design studies for major residential development companies including Mattamy Homes, Greenpark, Great Gulf Homes, Castlepoint Developments, Lanterna Group and others.
- Planning, processing, design assistance and project management for approximately 12 new automobile dealerships in Toronto and surrounding municipalities.

David Matthews - Experience (Continued)

- Advisory and other planning/management services to individual residential and commercial property owners within the City of Toronto and surrounding area in respect of processing of zoning by-law amendments, variances, land divisions and other types of applications associated with renovation, redevelopment and new construction.
- Residential, commercial and industrial site plans and processing throughout Ontario
- Estate residential/recreational development schemes throughout south-central Ontario
- Commercial-Industrial development plans throughout Southern Ontario
- Project management of numerous subdivision and development proposals including design team coordination, formulation of development strategy, expediting of approvals, coordinating post approval activities through to registration, detailed engineering design and construction.

Land Economics

- Property Investment/development potential reports for numerous properties throughout Southern Ontario
- Market and development feasibility studies for office developments in Metro Toronto (e.g. Shell Canada, Ministry of Government Services) and industrial development (City of Toronto/Toronto Harbour Commission) in the Toronto Outer Harbour
- Property portfolio inventory and management reports for a number of private clients and the Ministry of Government Services
- Property/asset disposal/rationalization studies for private and public sector clients

David Matthews - Experience (Continued)

Municipal Planning

- Official Plan and Zoning By-law for the Town of Nipigon, Ontario
- Expansion Options Study for the Brantford/Brant Local Government Pilot project, the City of Brantford, Township of Brantford and the Province of Ontario
- Official Community Plan, Logan Lake, British Columbia
- General Development Plan, Brooks, Alberta
- General Development Plan, Nanisivik, Northwest Territories
- General Development Plan, Coppermine, Northwest Territories
- Official Plan Amendments in the City of Vaughan, Town of Markham , City of Brampton, County of Dufferin, County of Simcoe and elsewhere in Southern Ontario

Specialized Experience

- Property certification investigations and analysis for over 10,000 acres of development property in the southern United States for the Ministry of Consumer and Commercial Relations
- Local Accommodation Review (Thunder Bay - 28 properties) for the Ministry of Government Services
- Office disposal options study for the Ministry of Government Services (O.H.I.P. Building, 2195 Yonge Street, Toronto)
- Representation of private clients at Ontario Municipal Board, Land Division, Committee of Adjustment, Parkway Belt and similar types of hearings/
administrative tribunals in Mississauga, Brampton, York Region, Dufferin County, Vaughan and elsewhere
- Provision of expert evidence on behalf of municipalities before the Ontario Municipal Board

David Matthews - Experience (Continued)

- Assistance to the legal profession in the assessment of land use planning cases proceeding to Ontario Municipal Board hearings.

Education

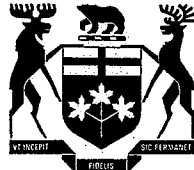
- Master of Arts, Regional Planning and Resource Developments, University of Waterloo, 1976
- Bachelor of Arts (Honours), Geography and Political Science, University of Western Ontario, 1974
- Ontario Ministry of the Environment Certificate in Acoustics Technology in Land Use Planning, 1979
- Certificate, Environmental Assessment and Land Use Planning, University of Waterloo, 1978

Professional Affiliations

- Member - Canadian Institute of Planners
Registered Professional Planner (OPPI)
- Corporate Member - Association of Ontario Land Economists
(Member of Council, 1985 to 1987)

Attachment 2

Acknowledgment of Expert's Duty



Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

ACKNOWLEDGMENT OF EXPERT'S DUTY

Case Number	Municipality
PL 150128	Town of Halton Hills

1. My name is David Matthews
I live at the City of Oakville
in the Region of Halton
in the Province of Ontario
2. I have been engaged by or on behalf of Eden Oak (Creditview Heights) Inc. to provide evidence in relation to the above-noted Board proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
 - a. to provide opinion evidence that is fair, objective and non-partisan;
 - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
 - c. to provide such additional assistance as the Board may reasonably require, to determine a matter in issue.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date January 30, 2017

Signature

Attachment 3

Procedural Order and Issues List

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Eden Oak (Creditview Heights) Inc.
Subject:	Application to amend Zoning By-law 74-51 – Refusal or neglect of the Town of Halton Hills to make a decision
Existing Zoning:	RU
Proposed Zoning:	RE
Purpose:	To permit a development consisting of 33 single detached lots
Property Address/Description:	Part Lot 20, Concession 9
Municipality:	Town of Halton Hills
Municipality File No.:	D14ZBA08.004
OMB Case No.:	PL150128
OMB File No.:	PL150128
OMB Case Name:	Eden Oak (Creditview Heights) Inc. v. Halton Hills (Town)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Eden Oak (Creditview Heights) Inc.
Subject:	Proposed Plan of Subdivision – Failure of the Town of Halton Hills to make a decision
Purpose:	To permit a development consisting of 33 single detached lots
Property Address/Description:	Part Lot 20, Concession 9
Municipality:	Town of Halton Hills
Municipality File No.:	D12SUB08.001
OMB Case No.:	PL150128
OMB File No.:	PL150129

PROCEDURAL ORDER

The Board orders that:

1. The Board may vary or add to this Order at any time, either on request or as it sees fit. It may amend this Order by an oral ruling or by another written Order.

Organization of the Hearing

2. The hearing will begin on **February 27, 2017** at **10:00** a.m. in the **Council Chambers, Town of Halton Hills Civic Centre** located at **1 Halton Hills Drive, Halton Hills, (Georgetown), Ontario, L7G 5G2**. It is noted that a prehearing conference is being held at 10:00 a.m. on **September 7, 2016** in the same location.
3. The length of the hearing will be **Ten (10)** days. The length of the hearing may be shortened as issues are resolved or settlement is achieved.
4. The parties and participants identified at the prehearing conferences are listed in **Attachment 1** to this Order.
5. The Issues are set out in the Issues Lists for the parties attached as **Attachment 2** to this Order. There will be no changes to this list unless the Board permits it. A party who asks for changes may have costs awarded against it.
6. The order of evidence shall be in the same order as set out in **Attachment 1** to this Order. The Board may limit the amount of time allocated for opening statements, evidence in chief (including the qualification of witnesses), cross –examination, evidence in reply and final argument. The length of written argument, if any, may be limited either on consent or by Order of the Board.

Requirements Before the Hearing

7. All parties and participants (or their representatives) shall provide a mailing address, email address, and telephone number to the Board. Any such person who retains a representative (legal counsel or agent) subsequent to the prehearing conference must advise the other parties and the Board of the representative's name, mailing address, email address and phone number.
8. A party who intends to call witnesses, whether by summons or not, shall provide to the Board, the other parties a list of the witnesses and the order in which they will be called. A preliminary list of expert witnesses, not including the order in which the expert witnesses will be called, must be delivered on or before **Monday, October 31, 2016**. A final updated witness list, including both expert witnesses and lay witnesses, which shall include the order in which the witnesses will be called must be delivered on or before **Friday, February 17, 2017**. For expert witnesses, a party is to include a copy of the curriculum vitae and the area of expertise in which the witness is proposed to be qualified.
9. Expert witnesses in the same field shall have a meeting before the hearing to try to resolve or reduce the issues for the hearing. The experts must prepare a list of agreed facts and the remaining issues to be addressed at the hearing, and provide this list to all of the parties. These meetings for each discipline shall be held on or before **Friday,**

January 20, 2017, with the statement of agreed facts and remaining issues to be provided from each discipline on or before **Wednesday, January 25, 2017**.

10. An expert witness shall prepare an expert witness statement that shall include: an acknowledgement of expert's duty form, the area(s) of expertise, any reports prepared by the expert, and any other reports or documents to be relied on at the hearing. Copies of this must be provided as in section [13]. Instead of a witness statement, the expert may file his or her entire report if it contains the required information. If this is not done, the Board may refuse to hear the expert's testimony.

11. A lay witness or lay participant must provide to the Board and the parties a witness or participant statement on or before **Monday, January 30, 2017**, or the witness or participant may not give oral evidence at the hearing.

12. Expert witnesses who are under summons but not paid to produce a report do not have to file an expert witness statement; but the party calling them must file a brief outline of the expert's evidence and his or her area of expertise, as in section [13].

13. On or before **Monday, January 30, 2017**, the parties shall provide copies of their expert witness statements and/or expert reports to the other parties. [Note: Lay witnesses are subject to section [11]]. A paper copy of any document proposed to be entered into evidence or relieved upon shall be provided at the hearing unless ordered otherwise by the Member.

14. On or before **Monday January 30, 2017**, the parties shall provide copies of their visual evidence to all of the other parties. If a model is proposed to be used the Board must be notified before the hearing. All parties must have a reasonable opportunity to view it before the hearing.

15. Parties may provide to all other parties a written response to any written expert evidence that is received under section [13] on or before **Friday, February 10, 2017**. Parties may provide to all other parties a written response to any lay witness evidence received under section [11] on or before **Friday, February 10, 2017**.

16. A person wishing to change written evidence, including witness statements, must make a written motion to the Board in accordance with the Board's Rules [34 to 38].

17. A party who provides the written evidence of a witness to the other parties must have that witness attend the hearing to give oral evidence, unless the Board and the parties are notified at least 6 days before the hearing (that is on or before **Monday, February 21, 2017**) that the written evidence is not part of their record.

18. Documents may be delivered in person, by courier, by facsimile, by registered or certified mail, by email or otherwise as the Board may direct. The delivery of documents by fax and email shall be governed by the Board's Rules [26 – 31] on this subject.

Material delivered by mail shall be deemed to have been received five business days after the date of registration or certification.

19. No adjournments or delays will be granted before or during the hearing except for serious hardship or illness. The Board's Rules 61 to 65 apply to such requests.

This Member is [not] seized.

So orders the Board.

ATTACHMENT 1
List of Parties and Participants

Parties

1. **Eden Oak (Creditview Heights) Inc.**
John Alati
Davies Howe Partners LLP
5th Floor, 99 Spadina Avenue
Toronto, Ontario
M5V 3P8
Email: johna@davieshowe.com
Tel.: 416.263.4509
Fax: 416.977.8931

2. **Regional Municipality of Halton**
Jeff Wilker
Thomson, Rogers
Suite 3100, 390 Bay St.
Toronto, Ontario
M5H 1W2
Email: jwilker@thomsonrogers.com
Tel.: 416.868.3118
Fax: 416.868.3134

3. **Town of Halton Hills**
Jeff Wilker
For contact details – see #2 above.

4. **Credit Valley Conservation**
Josh Campbell
Manager, Planning and Development Services
Credit Valley Conservation
1255 Old Derry Road
Mississauga, Ontario
L5N 6R4

Email: jcampbell@creditvalleyca.ca
Tel.: 905.670.1615 x. 289
Fax.: 905.670.2210

5. **Joan Griffin, Robert and Donna Irvine**
Hal Watson
O'Connor MacLeod Hanna LLP
Suite 300, 700 Kerr St.
Oakville, Ontario

L6K 3W5
Email: watson@omh.ca
Tel.: 905.849-5016
Fax.: 905.842.2460

6. **Glen Williams Community Association**

c/o Wayne Van Hinte
10 Prince St.
Glen Williams, Ontario
L7G 2X2
Email: glenwilliamsca@gmail.com
Tel.: 905.873.1764

7. **Wayne Scott**

15 Credit Street
Glen Williams, Ontario
L7G 2W5
Email: wayne_scott@sympatico.ca
Tel.: 905.702.8379

8. **Yvonne Devins**

c/o Royal LePage RCR Realty Brokerage
12612 Highway 50
Bolton, Ontario
L7E 1T6
Email: adevins@rogers.com
Tel: 416.702.8397

Participants

1. **Jonathan Kolenda**

12 Credit Street
Glen Williams, Ontario
L7G 2W4
Email: jonathan@kolenda.ca
Tel.: 416.562.9915

2. **James Waldbusser**

5 Ostrander Blvd.
Georgetown, Ontario
L7G 1Z2
Email:
Tel.: 905.702.1681

ATTACHMENT 2 – ISSUES LIST

Town and Region Issues List (subject to confirmation)

1. Is the development proposal (rezoning and draft plan of subdivision) consistent with the PPS 2014, and in conformity with the Growth Plan, the Region's Official Plan and, the Town's Official Plan including the Glen Williams Secondary Plan?
2. Does the draft plan of subdivision satisfactorily address the section 51 (24) *Planning Act* criteria?
3. Can the development proposal be serviced to the required standards, and have the Functional Servicing Report and supporting technical work (i.e. hydraulic analysis) been completed to the Region's satisfaction to support the provision of water and sanitary municipal services and the approval of the development proposal? Does the servicing proposal include other Glen Williams lands owned by the appellant, and if so, are there additional considerations that need to be addressed?
4. Does the development proposal have allocated water and sewage capacity, and if not, are there appropriate planning mechanisms in place to permit the approval of the development proposal?
5. Is the lot layout and grading appropriate so that the lot fabric may be approved?
6. Is the road layout appropriate, and does the emergency access from Ann St. address emergency provider concerns appropriately?
7. Are potential offsite impacts for surface water and for hydrogeology, including addressing off site wells and septic systems, appropriately mitigated, and if so, what conditions are necessary to address such mitigation and more particularly:
 - a. Have potential impacts to groundwater been satisfactorily addressed?
 - b. Has a groundwater and well monitoring plan been developed by the appellant that adequately addresses Regional requirements and concerns expressed by residents?
 - c. Is the appellant willing to enter into an agreement with the Region of Halton to ensure well monitoring occurs and to ensure that any well complaints are addressed satisfactorily, including providing well restoration/redevelopment of water supplies for residents, if deemed necessary by a Region designated hydrogeologist?
8. Is the character and urban design of the development proposal appropriate and in conformity with the Town's Official Plan, including the Glen Williams Secondary Plan?

9. Is the interface of the development proposal with the Town trail appropriate including addressing any grading issues, and if so, what conditions are necessary for the approval of the development proposal?
10. Is any reforestation necessary?
11. Are the Natural Heritage/Hazard constraints satisfactorily addressed including all requirements of the Official Plans and including the Credit Valley Conservation (“CVC”) regulation?
12. Is the stormwater management system appropriate addressing issues of function, maintenance, flooding potential, design so that it may be supported, and if so, what stormwater conditions are necessary?
13. Is the Phase 1 ESA satisfactory and meeting all requirements of the Region, and is any additional work, including any further Phase 1 or Phase 2 work, required to address all standards and requirements of the Region?
14. Are comments from all public authorities and agencies, including Credit Valley Conservation (“CVC”) current and have their issues been addressed?
15. Can the development proposal be supported at the OMB, or are the filings of the appellant insufficient to support such approval?
16. Is the form of the Zoning By-law, including the Holding Provisions satisfactory so that it may be recommended to the OMB for approval?
17. Are conditions of draft plan approval appropriate to be issued to ensure that the development proposal proceeds in accordance with the evidence before the OMB, should the Board approve the development proposal?

GWCA Issues List – Revised*

* The identification of an issue does not mean that all parties agree that such issue, or the manner in which the issue is expressed, is appropriate or relevant to the determination of the Board at the hearing. The extent to which these issues are appropriate or relevant to the determination of the Board at the hearing will be a matter of evidence and argument at the hearing. It is acknowledged that some of the issues expressed on this list may overlap with issues which have been expressed by other stakeholders (Parties and Participants) in the hearing.

1. Does the proposed draft plan design contemplate future sanitary servicing to other lands owned by the developer outside of the plan and if so is this appropriate?
2. Do lots 20 to 31 on the proposed draft plan meet the intent of the GWSP urban design guideline which recommends limiting block lengths to 175 metres?
3. Do lots 20 to 31 reflect the GWSP policies and design guidelines respecting varied frontages?
4. Is the road profile proposed in the draft plan of subdivision appropriate for Glen Williams?
5. Are the proposed setbacks from the Rail Trail appropriate and do they provide a sufficient and adequate buffer between the homes on the street and the Trail? Is the treatment of any buffer appropriate for the hamlet in the context of the hamlet's existing buffer?
6. Is the location of the emergency access appropriate and acceptable or are there other more suitable locations?
7. Is the updated traffic study adequate?
8. Is the proposed draft plan in keeping with and compatible with the GWSP hamlet character?
9. Are additional buffers required?
10. Has sufficient consideration and protection been provided for the natural heritage attributes on and near the site and within the GWSP hamlet?
11. Is any proposed development adequately set back from any slopes?
12. Is the proposed connection to the Rail Trail sufficient and appropriate?
13. Is the provision of park and green space in this subdivision appropriate for the use and enjoyment of the residents of this and adjacent neighbourhoods of Glen Williams? [Note: Added by GWCA prior to and spoken to at the May 2, 2016 Prehearing]

Issues List for Joan Griffin – revised*

* The identification of an issue does not mean that all parties agree that such issue, or the manner in which the issue is expressed, is appropriate or relevant to the determination of the Board at the hearing. The extent to which these issues are appropriate or relevant to the determination of the Board at the hearing will be a matter of evidence and argument at the hearing. It is acknowledged that some of the issues expressed on this list may overlap with issues which have been expressed by other stakeholders (Parties and Participants) in the hearing.

1. Should Lots 20 to 31 be reconfigured to have varying depths and frontages to meet the intent of the GWSP policies and urban design guidelines? Should Lots 1 to 5 be reduced in depth?
2. Should Street A have a block length of 335 metres and does this meet the intent of the GWSP design guideline which recommends limiting block lengths to 175 metres?
3. Should the setbacks proposed for the lots have greater variation to meet the intent of the GWSP policies and urban design guidelines?
4. Should the draft plan incorporate buffers along all of its boundaries?
5. Is the proposed connection to the Rail Trail from the draft plan of subdivision appropriate or should additional connections be provided? Are any proposed changes to the Rail Trail, such as regrading or loss of trees, being appropriately addressed?
6. Is the proposed design, grading and location of the proposed storm water management facility appropriate?
7. Are monitoring measures required to determine the impacts on neighbouring wells and septic systems, and if so are those measures appropriate? If impacts are determined, are sufficient remediation measures in place to address the impacts? Are any proposed measures of sufficient duration?
8. Are the proposed rear lot soak away pits appropriate?
9. Is the proposed Storm Water Management system designed to provide sufficient and appropriate protection for downstream properties including the intersection of Credit and Erin Streets?

10. Should the proposed draft plan of subdivision incorporate a natural buffer behind lots 20 through 31 along the south property line and abutting the Town's Rail Trail?
11. Is the proposed emergency access location appropriate and does the proposed emergency access appropriately deal with addressing nearby natural heritage features?
12. Is the proposed reforestation and tree preservation and replacement plan being proposed adequate and appropriate?
13. Does the proposed draft plan of subdivision appropriately address impacts on flora and fauna and adequately protect rare and regionally significant plant and animal species?
14. Are there conditions proposed to control and deal with construction traffic, and if so, are they appropriate?
15. Are the traffic studies appropriate, and is the recent update satisfactory?
16. Do the zoning regulations in the proposed By-law prohibit 3 storey homes and specify the required lot widths and setbacks?
17. After considering the above issues, should the lot yield for the Plan be reduced?
18. Has acceptable slope stability been demonstrated and have all geotechnical issues been properly addressed?*

**Issue No. 18 added prior to the May 2, 2016 and spoken to at the May 2, 2016 prehearing by Hal Watson on behalf of his clients and therefore also applies to the Irvines.

Issues List for Wayne Scott

Note: Mr. Scott has identified stormwater management as his area of concern and those issues are listed in the issues list of other parties.

Issues List for Yvonne Devins – revised*

* The identification of an issue does not mean that all parties agree that such issue, or the manner in which the issue is expressed, is appropriate or relevant to the determination of the Board at the hearing. The extent to which these issues are appropriate or relevant to the determination of the Board at the hearing will be a matter of evidence and argument at the hearing. It is acknowledged that some of the issues expressed on this list may overlap with issues which have been expressed by other stakeholders (Parties and Participants) in the hearing.

1. Does the sanitary servicing of this development allow or permit for the future extension of sewers to existing residents in the area?
2. If the wastewater servicing proposal results in the alteration of the existing Gamble St. sewer, what are the impacts of such alteration?

Note: Ms. Devins also adopts and incorporates the Region/Town issue no. 3, as one of her issues.

Attachment 4

Planning Assessment Report

PLANNING ASSESSMENT REPORT

Draft Plan of Subdivision
(Files D12SUB08.001 – 24T-08001/H)
and
Amendment to Zoning By-law
(File D142BA08.004)

EDENOAK (CREDITVIEW HEIGHTS) INC.
Part of Lot 20, Concession 9
Town of Halton Hills (Glen Williams)

Matthews Planning & Management Ltd.

December 2016

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- 6 Retained (Undisturbed) and Proposed Planting Areas
- 7 Plan of Subdivision – February 2008
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- 10 Plan of Subdivision – November 2016
- 11 Map 1 – Halton Region Official Plan
- 12 Schedule A1 – Halton Hills Official Plan
- 13 Schedule A – Glen Williams Secondary Plan
- 14 Schedule B – Glen Williams Secondary Plan

Introduction

Matthews Planning & Management Ltd. was retained by Eden Oak (Creditview Heights) Inc. in early 2007 to prepare, submit and process draft plan of subdivision and zoning by-law amendment applications as well as providing ongoing land use planning advice relative to the subject lands. The lands are located in the hamlet of Glen Williams and are proposed to be developed for single detached residential and related purposes.

Eden Oak (Creditview Heights) Inc. has retained the assistance of various specialized consultants who have prepared the following reports which have been submitted under separate cover:

- | | |
|---|--------------------------------|
| • Functional Servicing Report | Condeland Engineering Ltd. |
| • Environmental Implementation Reports | LGL Limited |
| • Urban/Architectural Design Guidelines | W Architect Inc. |
| • Tree Inventory and Preservation Plan | Kuntz Forestry Consulting Inc. |
| • Geotechnical Report | V. A. Wood Associates Limited |
| • Hydrogeological Report | V. A. Wood Associates Limited |
| • Visual Impact Study | Novation Design Group |
| • Traffic Impact Study | Cole Engineering |
| • Archaeological Assessment | AMICK |
| • Environmental Site Assessment | V. A. Wood Associates Limited |

Purpose of Report

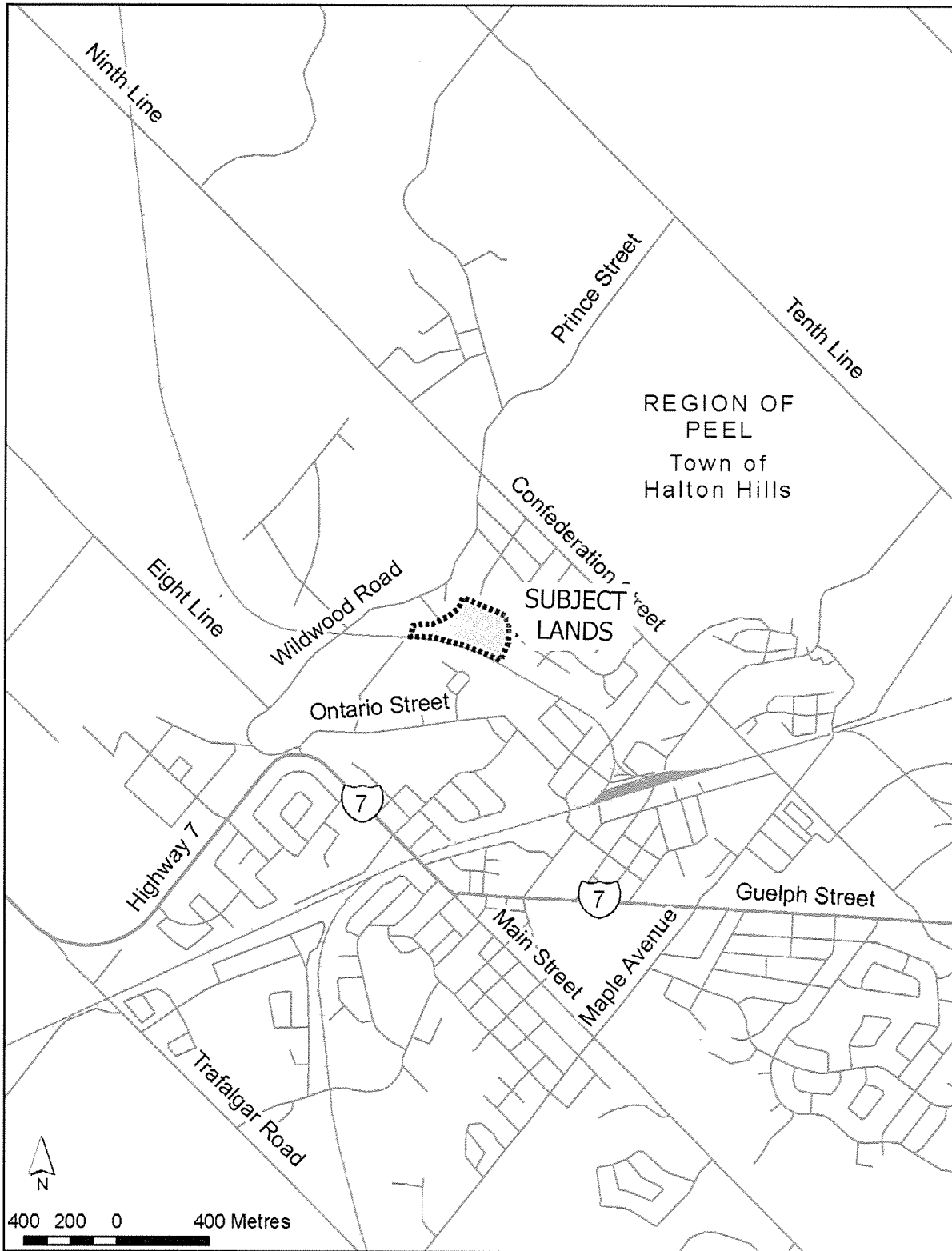
The purpose of this planning assessment report is to describe the development proposal and its context. The report also evaluates the proposal relative to relevant provincial, regional and local planning policy documents.

Site Description and Character

The site is an irregularly shaped property located in the extreme southerly portion of the hamlet of Glen Williams abutting the Georgetown urban area. A former rail line, now owned by the Town and used as a multi-purpose trail defines the southern limit of the site. The area proposed for residential and related development encompasses an area of 8.073 hectares. The site is currently vacant. (See Figures 1 & 2).

Topographically, the site is diverse and complex. While relatively level adjacent the rail trail and in the easterly and westerly portions of the property, a variety of slope conditions exist particularly along the northern portions of the site. A draw exists in a north-south orientation through the middle portion of the site for a distance of approximately 180 metres. Average slopes along the sides of the draw average approximately 12%.

Significant slopes exist generally along the northwesterly perimeter of the site (lots 1 -9) with similar slopes present within the northeasterly portion of the property within the rear portions of lots 14 and 15 and beyond the rear lot lines of lots 16 to 19. These slopes and the vegetation on them physically and functionally separate the site from the existing built up area of Glen Williams. Figure 3 illustrates the stable top of slope and long term stable top of slope setback within lots 1 - 9 as determined by V. A. Wood Associates Limited (2016). The slopes at the rear of lots 14 to 19 have been assessed to be stable with no additional stability setback required (V.A. Wood 2016).

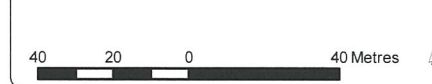




LEGEND

 Development Limit

Figure 2



CREDITVIEW HEIGHTS
DEVELOPMENT LIMIT



Project: TA4783	Figure:
Date: June, 2016	Prepared By: MWF
Scale: 1 : 2000	Checked By: NMF

- 3 -

A total of nine different vegetation communities were mapped for the site (See Figure 4). Of these, five were identified as young to mid age stands of deciduous trees comprised variously of ash, beech, aspen and sugar maple species native to the surrounding area (LGL Table 2, Kuntz pg. 5). The majority of the forest communities present are representative of early successional communities dominated by pioneer species and/or shade intolerant species.

There is no fish habitat on the site nor were any amphibians or reptiles observed on the site (LGL). A total of 25 bird species were observed on the site. No mammals have been observed on the site although it is expected that mammals that are typical of urban habitat, such as raccoons, squirrels, rabbits and mice are using the site. No wildlife Species at Risk have been observed on the property.



LEGEND

- Development Limit
- Proposed Development
- Core Greenlands
- Supportive Greenlands
- Area of Potentially Higher Recharge
- Long Term Stable Top of Slope
- Long Term Stable Top of Slope Setback
- Tree Protection Zone

Figure 3

40 20 0 40 Metres

N

**CREDITVIEW HEIGHTS
PROPOSED DEVELOPMENT
AND CONSTRAINTS**



Project: TA4783	Figure: 5
Date: June, 2016	Prepared By: MWF
Scale: 1 : 2000	Checked By: NMF



LEGEND




-  Development Limit
-  3 White Spruce (*Picea glauca*) (<2cm DBH)
2 American Mountain Ash (*Sorbus americana*) (<2cm DBH)
- Vegetation Communities**
-  Vegetation Community Boundary
- CUM1-1** Mineral Cultural Meadow Ecosite
- CUT1-1** Sumac Cultural Thicket Type
- CUW1** Mineral Cultural Woodland Ecosite
- FOD3-1** Dry-Fresh Poplar Deciduous Forest Type
- FOD4** Dry-Fresh Deciduous Forest Ecosite
- FOD5-1** Dry-Fresh Sugar Maple Deciduous Forest Type
- FOD5-7** Dry-Fresh Sugar Maple-Black Cherry Deciduous Forest Type
- FOD5-3** Dry-Fresh Sugar Maple-White Ash Deciduous Forest Type
- MAM2-10** Forb Mineral Meadow Marsh Type
- H** Hedgerow

Figure 4



CREDITVIEW HEIGHTS
NATURAL HERITAGE



Project: TA4783	Figure:
Date: June, 2016	Prepared By: MWF
Scale: 1 : 2000	Checked By: NMF

Surrounding Uses

As previously noted, the site is situated adjacent the Georgetown urban area on the south and east. An urban subdivision known as the Meadowglen/Cache development abuts the easterly limit of the property. This subdivision includes a mix of single detached and townhouse units with the detached units on lots typically in the 13-15 metre frontage range. The single access point to the subject lands connects to the Meadowglen/Cache subdivision via Gamble Street. Similar development is located south of the site within the Georgetown urban area, together with undeveloped residentially designated lands and larger lot residential development along Ann Street, which terminates in a cul-de-sac near the east end of the subject lands south of the rail trail.

The northerly boundary of the property is adjacent existing detached residential development within Glen Williams. These units are of various ages and sizes on varying sizes and shapes of lots. The core area of the hamlet is north of the site, a straight line distance of approximately .75 kilometres north of the subject lands.

Development Proposal

Eden Oak (Creditview Heights) Inc. is proposing to develop the subject lands for single detached residential purposes, together with open space, open space connections and walkways and a stormwater management facility. A total of 31 lots are proposed arranged along two cul-de-sac streets. The longer of the two streets (Street A) includes provision for an emergency access at its westerly terminus at the rail trail to existing Ann Street. The single access to the development is at the existing terminus of Gamble Street within the Georgetown urban area. There is no direct road connection to the hamlet of Glen Williams, although pedestrian access will be available via a proposed trail connection through the stormwater management block (Block 32).

The plan provides for a wide range of lot sizes and shapes, ranging from approximately 1,000 sq. metres to approximately 5,600 sq. metres. The plan also has a range of lot frontages from 10 metres on two 'key' lots (Lots 8 and 9) to 69 metres (Lot 31). Lot depths are similarly variable.

- 5 -

The areas of the site exhibiting steeper slopes are illustrated on Figures 5 (a) and 5 (b). These areas are proposed to be retained in an undisturbed state in order to maintain the existing vegetation and tree cover that currently exists. The vegetation will be augmented by additional planting in the areas shown on Figure 6. The slopes and related vegetation are proposed to be included in individual lots but retained and/or protected through zoning provisions, conservation easements or such other means that the Town deems appropriate.

The net density of the proposed plan is 4.99 units per hectare.

Land use statistics are as follows:

<u>LAND USE</u>	<u>LOTS/BLOCKS</u>	<u>AREA(Ha.)</u>
Single Detached Residential	Lots 1-31	4.981
Open Space	Block 33 & 34	.696
Stormwater Management	Block 32	1.111
Walkways	Block 35 & 36	.0525
Roads		<u>1.232</u>
	Total Area =	8.073

Pedestrian connections to the rail trail are provided from Street 'A' by means of a 10 metre block (Block 36) between lots 27 and 28 and through Block 33. A pedestrian trail from Block 36/Street 'A' is also proposed through the stormwater management block connecting both the proposed development and the rail trail to existing development in Glen Williams at Credit Street.

The proposed Open Space block (Block 34) is designed to be an extension of an existing passive park in the adjacent Meadowglen subdivision, including a narrow strip of land to increase the width of the existing walkway from Gamble Street.

UNDISTURBED AREAS

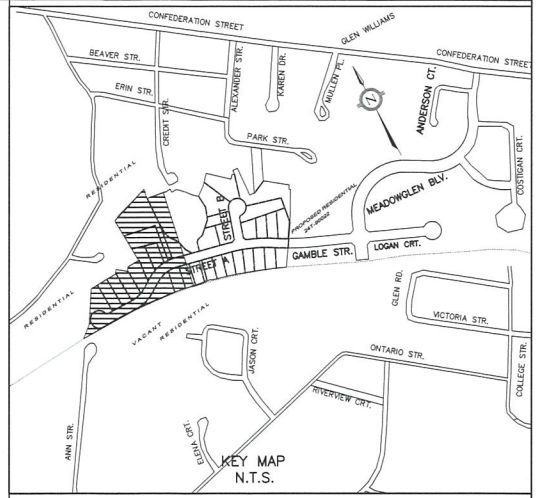


WILDWOOD ROAD

CHIELTEN STREET
RESIDENTIAL

PARK ST

CREDITVIEW



LEGEND

- 40 DENOTES SEMI-DETACHED LOT
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES HYDRANT
- DENOTES VALVE & BOX
- DENOTES VALVE & CHAMBER
- DENOTES ENGINEERING FILL
- DENOTES HANDHOLE PER CITY STD 434
- DENOTES 100mm Ø UTILITY CONDUIT
- DENOTES ROOF DRAIN COLLECTOR SEWER
- DENOTES DOUBLE SERVICE CONNECTION
- DENOTES SINGLE SERVICE CONNECTION
- DENOTES LOT WITH 25mm Ø TYPE 'K' WATER SERVICE
- DENOTES 15mm Ø WATER SERVICE CONNECTION
- DENOTES ANTI SEEPAGE COLLAR
- DENOTES CATCH-BASIN
- DENOTES DOUBLE CATCH-BASIN
- DENOTES CATCH-BASIN WITH ICD PER TYPE 'K' 20 INCH
- DENOTES DOUBLE CATCH-BASIN WITH ICD PER TYPE 'A' 20 INCH
- DENOTES 1.8m HIGH WOOD PRIVACY FENCE REFER LANDSCAPE DRAWING
- DENOTES ACOUSTIC FENCE
- DENOTES CHAIN LINK FENCE
- DENOTES STREET NAME SIGN
- DENOTES STOP SIGN
- DENOTES PAINTED STOP BAR
- DENOTES DEAD END SIGN AND BARRICADE
- DENOTES DRIVER LOCATION
- DENOTES TRANSFORMER
- DENOTES LIGHT STANDARD
- DENOTES TRAFFIC SIGNAL POLE
- DENOTES STREETLIGHT PREDESTAL
- DENOTES STOP BUS STOP (NO STANDING AREA PAD)
- DENOTES SWALE
- DENOTES BUS STOP PAD
- DENOTES SOAKAWAY PIT
- POTENTIAL LOCATION FOR INFILTRATION TRENCH
- DENOTES TREE PRESERVATION FENCING

SEE DWG. 08-010-04

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES
UNLESS OTHERWISE NOTED
PIPE SIZES ARE IN MILLIMETRES

REVISION	BLOCK	DATE	APPR. BY

EDEN OAK (CREDITVIEW HEIGHTS) INC.

24T-08001/HH

CE CONDELAND ENGINEERING LTD.
Consulting Engineers and Project Managers
350 CREDITVIEW ROAD, UNIT 200
CONCORD, ON, L4K 3Z2
PHONE: (905) 895-2096
FAX: (905) 895-2099

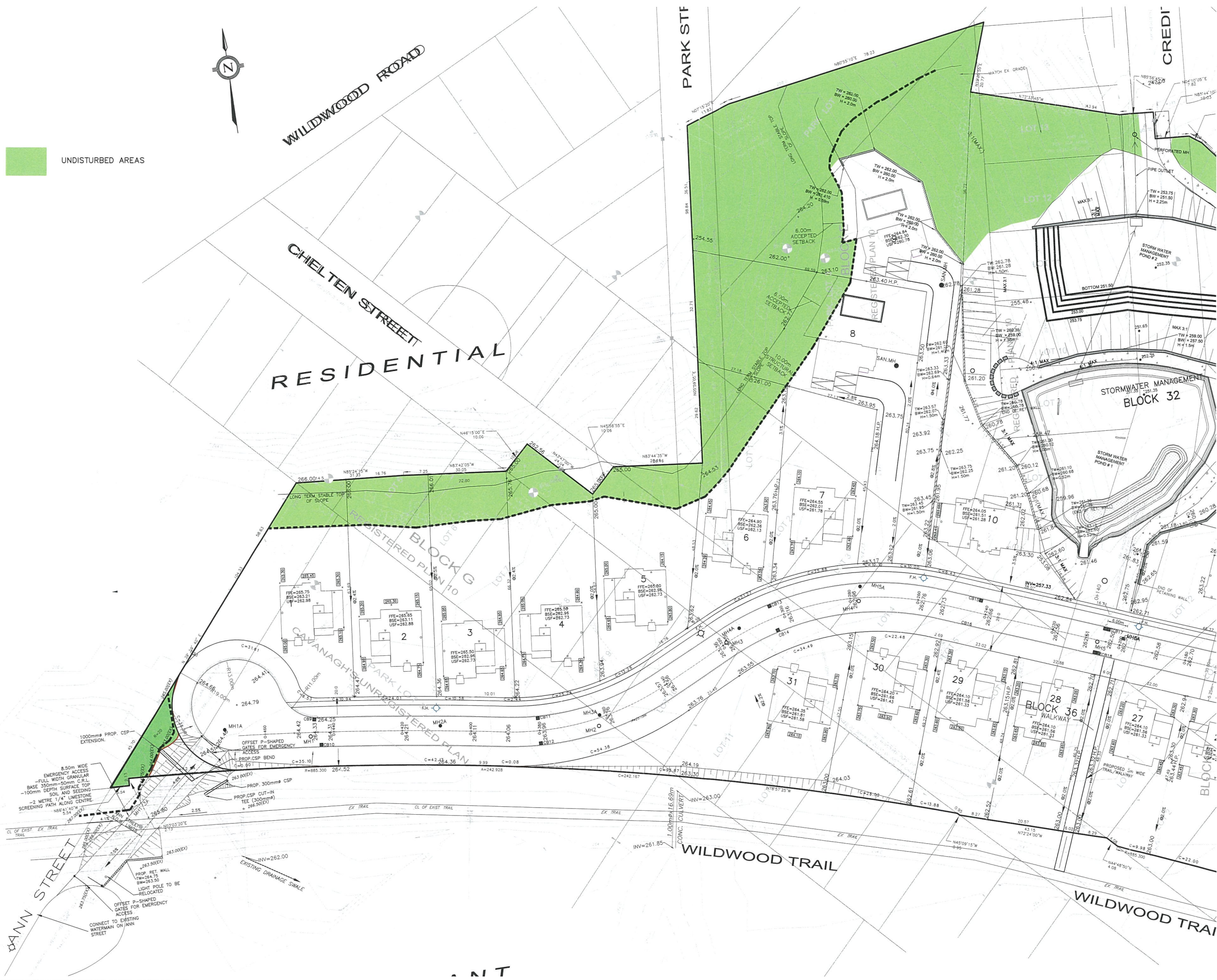
TOWN OF HALTON HILLS
ENGINEERING DEPARTMENT

GRADING PLAN
FIGURE 3-A

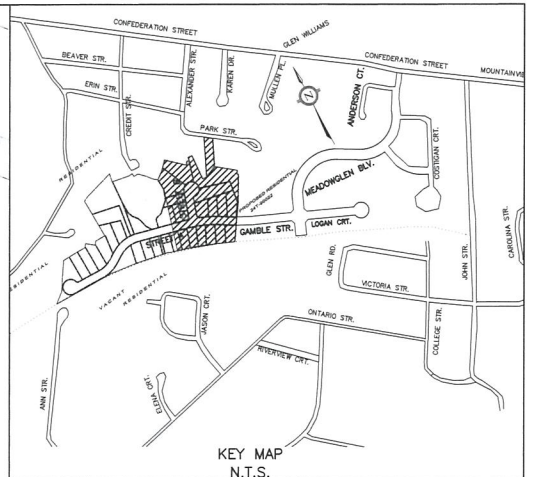
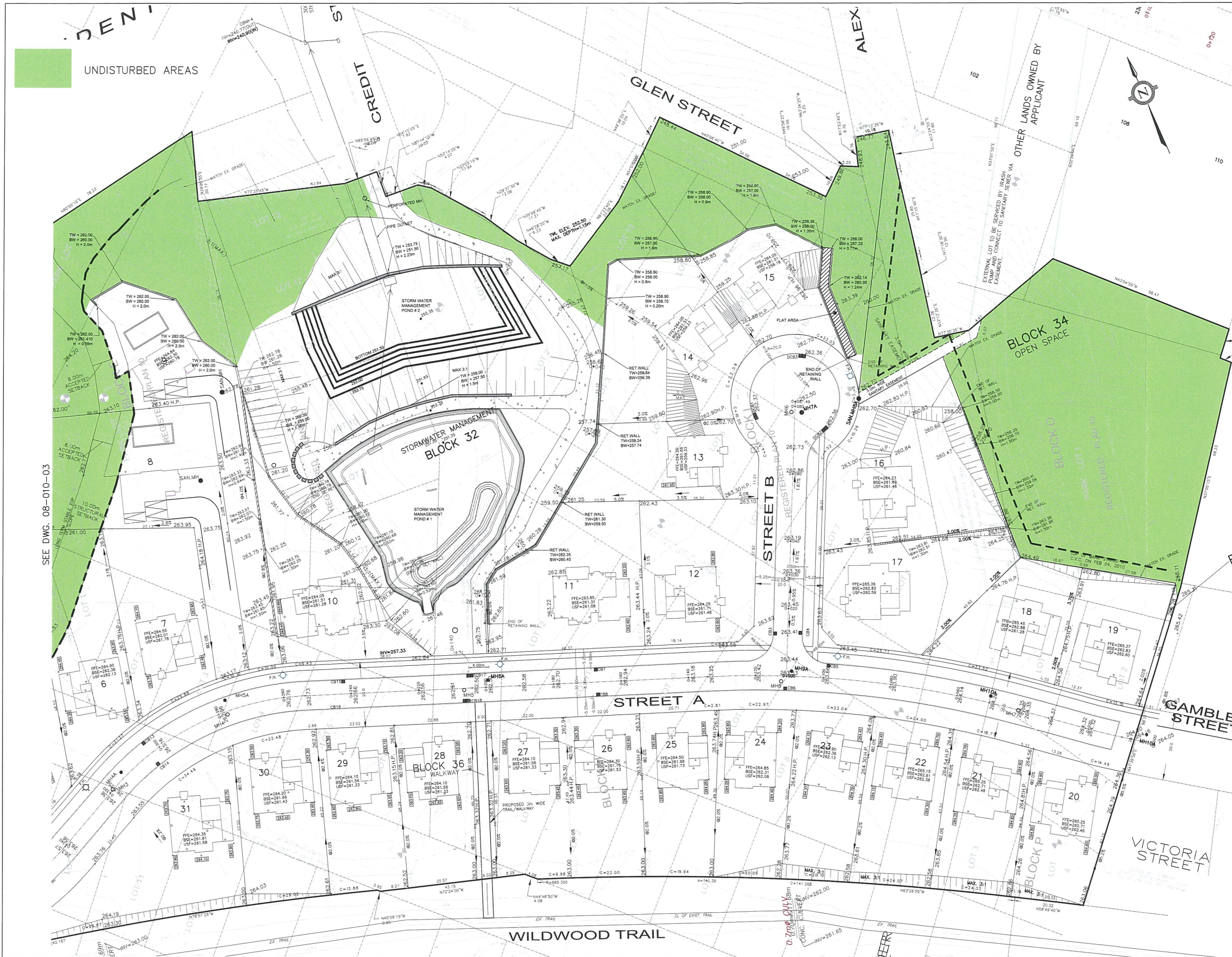
DESIGNED BY: D.O./R.P.D. DATE: NOVEMBER 2016 CHECKED BY: M.E.H.

DRAWN BY: A.G. DRAWING NO. 08-010-04 CITY FILE

SCALES HOR 1:500 Sheet: 4 of 14



T:\0810\08001\Grading 2.DWG



LEGEND

- 40 DENOTES SEMI-DETACHED LOT
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES HYDRANT
- DENOTES VALVE & BOX
- DENOTES VALVE & CHAMBER
- DENOTES ENGINEERING FILL
- DENOTES HANDWELL PER CITY STD 434
- DENOTES 100mm Ø UTILITY CONDUIT
- DENOTES ROOF DRAIN COLLECTOR SEWER
- DENOTES DOUBLE SERVICE CONNECTION
- DENOTES SINGLE SERVICE CONNECTION
- DENOTES LOT WITH 25mm Ø TYPE 'K' WATER SERVICE
- DENOTES 15mm Ø WATER SERVICE CONNECTION
- DENOTES ANTI SEEPAGE COLLAR
- DENOTES CATCH-BASIN
- DENOTES DOUBLE CATCH-BASIN
- DENOTES DOUBLE CATCH-BASIN WITH IC0 IPEX TYPE 'A' 20 1986
- DENOTES DOUBLE CATCH-BASIN WITH IC0 IPEX TYPE 'A' 20 1986
- DENOTES 1.8m HIGH WOOD PRIVACY FENCE REFR/LANDSCAPE DRAWING
- DENOTES ALUMINUM FENCE
- DENOTES CHAIN LINK FENCE
- DENOTES STREET NAME SIGN
- DENOTES STOP SIGN
- DENOTES RA-1
- DENOTES PAINTED STOP BAR
- DENOTES DEAD END SIGN AND BARRICADE
- DENOTES DRIVEWAY LOCATION
- DENOTES TRANSFORMER
- DENOTES LIGHT STANDARD
- DENOTES TRAFFIC SIGNAL POLE
- DENOTES STREETLIGHT PEDESTAL
- DENOTES TEMP BUS STOP (NO STANDING AREA PAD)
- DENOTES SWALE
- DENOTES BUS STOP PAD
- DENOTES SOAKAWAY PIT
- POTENTIAL LOCATION FOR INFILTRATION TRENCH
- DENOTES TREE PRESERVATION FENCING

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED PIPE SIZES ARE IN MILLIMETRES

REVISION	BLOCK	DATE	APPR. BY

EDEN OAK (CREDITVIEW HEIGHTS) INC.

24T-08001/HH



350 CREDITSTONE ROAD, UNIT 200 CONCORD, ON, L4K 3Z2 PHONE: (905) 695-2096 FAX: (905) 695-2099

TOWN OF HALTON HILLS ENGINEERING DEPARTMENT

GRADING PLAN FIGURE 3-B







DESIGNED BY: D.O./R.P.D.	DATE: NOVEMBER 2016	CHECKED BY: M.E.H.
DRAWN BY: A.G.	DRAWING NO. 08-010-05	CITY FILE
SCALES HOR 1:500	Sheet: 5 of 14	

SEE DWG. 08-010-03

0-70mm CONC. CURBLET





LEGEND

-  Development Limit
-  Proposed Development
-  Core Greenlands
-  Supportive Greenlands
-  Retained Vegetation (Undisturbed Areas)
-  Proposed Planting Area

53

Figure 6

**CREDITVIEW HEIGHTS
RETAINED VEGETATION AND
PROPOSED PLANTING AREAS**



Project: TA4783	Figure: 53
Date: June, 2016	Prepared By: MWF
Scale: 1 : 2000	Checked By: NMF

- 6 -

Evolution of the Proposed Plan

Through various inputs and comments from Town and agency staff, as well as residents of Glen Williams, the draft plan has evolved since its initial submission in February 2008.

Original Draft Plan (2008) (See Figure 7)

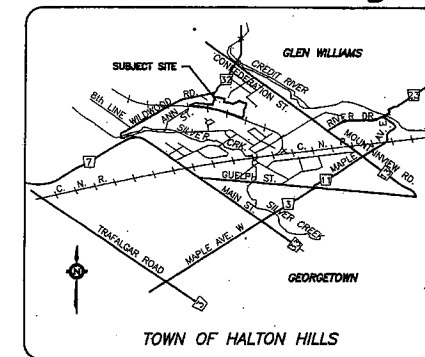
The original draft plan proposed 33 residential lots with 2 of the lots (which were then Lots 9 and 16) being accessed from adjacent existing streets (Park Street and Park Street East respectively). Two streets were proposed in a configuration similar to the current plan; however, Street 'A' was proposed to connect at its westerly limit with the existing Ann Street cul-de-sac through a crossing of the rail trail.

The open space block (Block 37) was slightly smaller than currently proposed (0.462 ha vs 0.665 ha). The size and shape of the stormwater management block (Block 34) was fundamentally the same size and configuration as it is on the current plan.

Revision 1 (August 12, 2015) (See Figure 8)

The August 2015 revision to the plan was submitted August 25, 2015 and incorporates a number of modifications to address comments of Town, Region and agency staff as well as resident comments. The following adjustments were made:

- Street 'A' was redesigned to flatten the two bends and to terminate it as a cul-de-sac to disconnect the plan from Ann Street
- Adjustments were made to the lotting in various areas
- The area of the plan encompassing lots 6-9 was redesigned to create 'key' lots. The lot 9 access to Park Street was eliminated and redirected back into the internal subdivision road (Street 'A')
- Lotting in the vicinity of lots 17-20 was adjusted to reflect a new top of bank/development limit in that area as required by CVC



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION

OF
PART OF PARK LOT 3 AND ANN STREET
CAVANAUGH'S UNREGISTERED PLAN
AND
PART OF THE EAST HALF LOT 20, CONCESSION 9
LOTS 1 TO 12, INCLUSIVE, PART OF LOTS 13, 14 AND 15,
PART OF PARK LOTS 1, 2 AND 3 (BLOCK E), PART OF LOT
14 (BLOCK F), LOTS 7 TO 10, INCLUSIVE, PART OF LOTS
4, 5, 6, 11, 12, 13 AND 14 (BLOCK G), LOTS 1, 7 TO 12,
INCLUSIVE, PART OF LOTS 2 TO 6, INCLUSIVE (BLOCK H),
LOTS 2 TO 12, INCLUSIVE, PART OF LOTS 1, 13, 14 AND
15 (BLOCK I), PART OF LOT 13 (BLOCK K), PART OF PARK
LOTS 1 AND 2 (BLOCK D) PART OF LOTS 1, 3, 4 AND 5
(BLOCK O), LOT 2, PART OF LOTS 2, 3 AND 4 (BLOCK P),
PART OF CHELTEN STREET, PART OF PARK STREET WEST,
PART OF GLEN STREET, PART OF CREDIT STREET, PART
OF VICTORIA STREET, PART OF ALEXANDER STREET,
REGISTERED PLAN 10

TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON

SCALE: 1:1000



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GENERAL NOTES

LAND USE	LOTS/BLOCKS	AREA(Ha.)
SINGLE-DETACHED RESIDENTIAL (5 UNITS/NET Ha.)	LOTS 1-33	5.405
STORMWATER MANAGEMENT	BLOCK 34	1.110
WALKWAY	BLOCK 35	0.028
WALKWAY	BLOCK 36	0.005
OPEN SPACE	BLOCK 37	0.462
ROADS (20m W x 586m L)		1.241
TOTAL AREA =		8.251

ADDITIONAL NOTES

(UNDER SECTION 51 (2) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 4.0.1.1, 4.0.1.2 & 4.0.1.3 SHOWN ON DRAFT PLAN AND KEY PLAN.
(G) RESIDENTIAL, OPEN SPACE, WALKWAYS
(H) MUNICIPAL SUPPLY TO BE MADE AVAILABLE
(I) CLAY LOAM
(J) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE

OWNERS CERTIFICATE

EDEN OAK (CREDITVIEW HEIGHTS) INC. BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE MATTHEWS PLANNING & MANAGEMENT LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

Feb 24th 2008

[Signature]
EDEN OAK (CREDITVIEW HEIGHTS) INC.

SURVEYORS CERTIFICATE

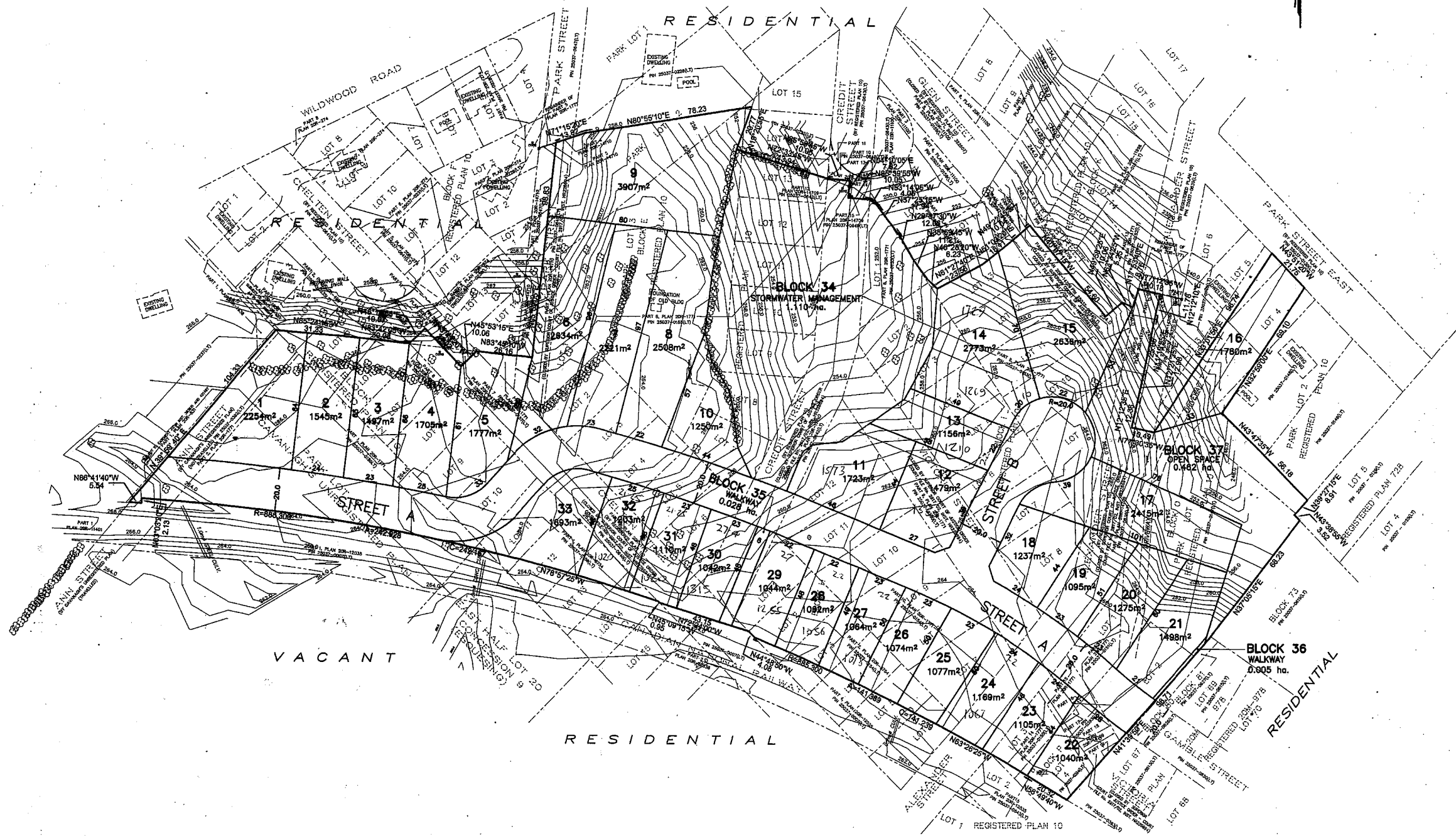
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

FEB. 25, 2008

[Signature]
MAIJA KRUMAR
ONTARIO LAND SURVEYOR



MATTHEWS PLANNING & MANAGEMENT LTD.
Consultants in Planning and Land Economics
1470 Hurontario Street, Mississauga, Ontario
L5G 3H4 (905) 274-1047

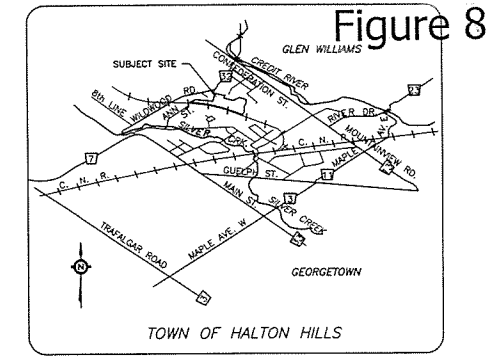


VACANT

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF
PART OF PARK LOT 3 AND ANNE STREET
CAVANAGH'S UNREGISTERED PLAN
AND
PART OF THE EAST HALF LOT 20, CONCESSION 9
LOTS 1 TO 12, INCLUSIVE, PART OF LOTS 13, 14 AND 15,
PART OF PARK LOTS 2 AND 3 (BLOCK E), PART OF LOT
14 (BLOCK F), LOTS 7 TO 10, INCLUSIVE, PART OF LOTS
4, 5, 6, 11, 12, 13 AND 14 (BLOCK G), LOTS 1, 7 TO 12,
INCLUSIVE, PART OF LOTS 2 TO 6, INCLUSIVE (BLOCK H),
LOTS 2 TO 12, INCLUSIVE, PART OF LOTS 1, 13, 14 AND
15 (BLOCK I), PART OF LOT 13 (BLOCK K), PART OF PARK
LOTS 1 AND 2, PART OF LOTS 3, 4 AND 5 (BLOCK O),
LOTS 1 AND 2, PART OF LOTS 3 AND 4 (BLOCK P),
PART OF CHELTEN STREET, PART OF PARK STREET,
PART OF GLEN STREET, PART OF CREDIT STREET, PART
OF VICTORIA STREET, PART OF ALEXANDER STREET,
REGISTERED PLAN 10
TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON
SCALE: 1:1000



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GENERAL NOTES

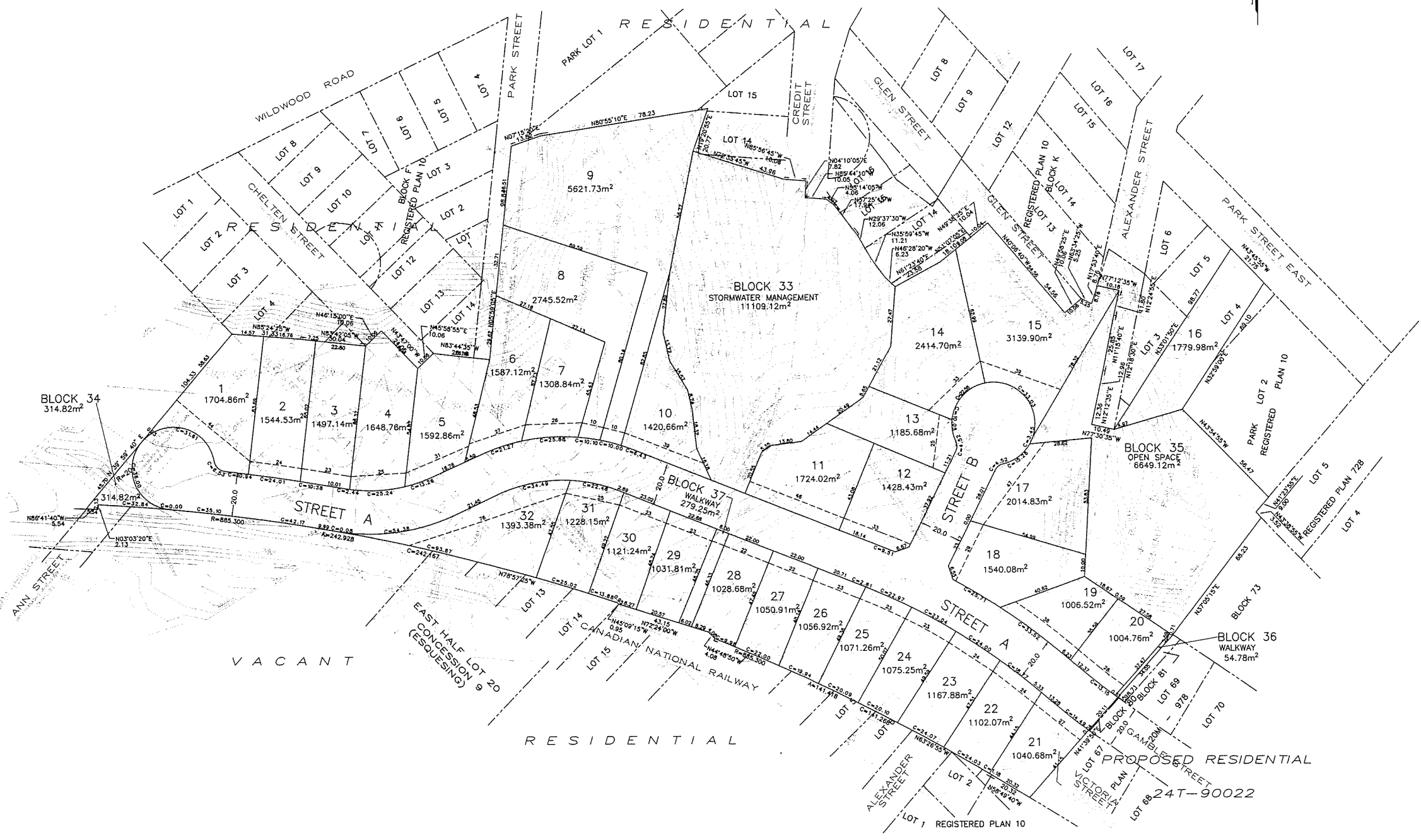
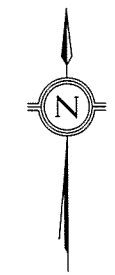
LAND USE	LOTS/BLOCKS	AREA (Ha.)
SINGLE-DETACHED RESIDENTIAL (5 UNITS/NET Ha.)	LOTS 1-32	5.178
OPEN SPACE	BLOCK 34 & 35	.696
STORMWATER MANAGEMENT	BLOCK 33	1.111
WALKWAYS	BLOCK 36 & 37	0.033
ROADS (20m W x 586m L)		1.233
TOTAL AREA =		8.251

ADDITIONAL NOTES
(UNDER SECTION 51 (2) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 0.5, 0.6, 0.7, 0.9 & 1 SHOWN ON DRAFT PLAN AND KEY PLAN.
(a) RESIDENTIAL OPEN SPACE, WALKWAYS
(b) MUNICIPAL SUPPLY TO BE MADE AVAILABLE
(c) CLAY LOAM
(d) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE

OWNERS CERTIFICATE
EDEN OAK (CREDITVIEW HEIGHTS) INC. BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE MATTHEWS PLANNING & MANAGEMENT LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
Feb 24th 2008

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
FEB. 25, 2008

MATTHEWS PLANNING & MANAGEMENT LTD.
Consultants in Planning and Land Economics
1470 Hurontario Street, Mississauga, Ontario
L5G 3H4 (905) 274-1047
PLOTTED: JANUARY 28, 2008 FILE: 8700W-R4.DWG



24T-08001HH
(REVISED)
ORIGINAL SUBMISSION FEB 26-2008
REVISION 1: AUGUST 12, 2015

NOTE: LOT FRONTAGES SHOWN AT 6.0m SETBACK

- 7 -

- Open space Block 35 was increased in size from 0.462 ha to 0.665 ha as a consequence of the CVC top of bank adjustment
- The number of lots was reduced to 32

Revision 2 (September 25, 2015) (See Figure 9)

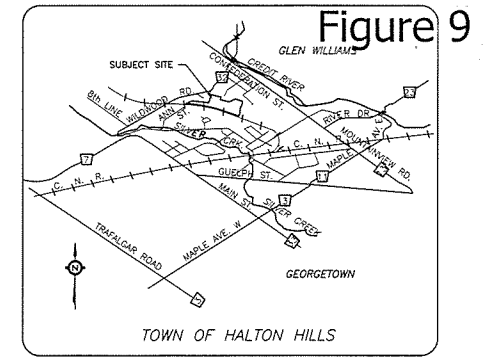
A second plan revision was completed in September 2015 (dated September 25, 2015) however, it was not submitted until June 2016 when revisions to various technical reports were made to address the Town's consolidated comments of January 19, 2016.

The September 25, 2015 plan is identical in layout to the August 12, 2015 revision except that former proposed lot 16 fronting on Park Street East was removed from the plan at the Town's request. This further reduced the number of lots to 31 and consequential adjustments to the land use schedule of the draft plan were completed to reflect the reduced plan area.

Revision 3 (November 18, 2016) (See Figure 10)

The November 18, 2016 plan revision adjusts the lot widths along the south side of Street 'A' to enhance the variety of lot frontages through this area of the plan. The walkway block (Block 36) from Street 'A' to the rail trail was also widened from 6 metres to 10 metres. These modifications had been requested in both Town and resident comments. Town staff concurred with the adjustment and advised (October 27, 2016) that subject to the development of zoning by-law provisions and the satisfactory completion of updated urban design and architectural control guidelines, the November 18, 2016 plan revisions brought the plan into greater conformity with the Glen Williams Secondary Plan.

The November 18, 2016 plan revision also incorporates minor updating/revision of the legal description.



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF
PART OF PARK LOT 3 AND ANNE STREET
CAVANAGH'S UNREGISTERED PLAN
AND
PART OF THE EAST HALF LOT 20, CONCESSION 9
LOTS 1 TO 12, INCLUSIVE, PART OF LOTS 13, 14 AND 15,
PART OF PARK LOTS 2 AND 3(BLOCK E), PART OF LOT
14(BLOCK F), LOTS 7 TO 10, INCLUSIVE, PART OF LOTS
4, 5, 6, 11, 12, 13 AND 14(BLOCK G), LOTS 1, 7 TO 12,
INCLUSIVE, PART OF LOTS 2 TO 6, INCLUSIVE(BLOCK H),
LOTS 2 TO 12, INCLUSIVE, PART OF LOTS 1, 13, 14 AND
15(BLOCK I), PART OF LOT 13(BLOCK K), PART OF PARK
LOTS 1 AND 2, PART OF LOTS 3, 4 AND 5(BLOCK O),
LOTS 1 AND 2, PART OF LOTS 3 AND 4(BLOCK P),
PART OF CHELTEN STREET, PART OF PARK STREET,
PART OF GLEN STREET, PART OF CREDIT STREET, PART
OF VICTORIA STREET, PART OF ALEXANDER STREET,
REGISTERED PLAN 10
TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON

SCALE: 1:1000
25m 0 25 50m

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GENERAL NOTES

LAND USE	LOTS/BLOCKS	AREA(Ha.)
SINGLE-DETACHED RESIDENTIAL (9.5 UNITS/NET Ha.)	LOTS 1-31	5.000
OPEN SPACE	BLOCK 33 & 34	.696
STORMWATER MANAGEMENT	BLOCK 32	1.111
WALKWAYS	BLOCK 35 & 36	0.033
ROADS (20m W x 586m L)		1.233
	TOTAL AREA	8.073

ADDITIONAL NOTES
(UNDER SECTION 51 (2) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 6.5, 6.6, 6.7, 6.8 & 1 SHOWN ON DRAFT PLAN AND KEY PLAN.
(a) RESIDENTIAL, OPEN SPACE, WALKWAYS
(b) MUNICIPAL SUPPLY TO BE MADE AVAILABLE
(c) CLAY LOAM
(d) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE

OWNERS CERTIFICATE
EDEN OAK (CREDITVIEW HEIGHTS) INC. BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE MATTHEWS PLANNING & MANAGEMENT LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

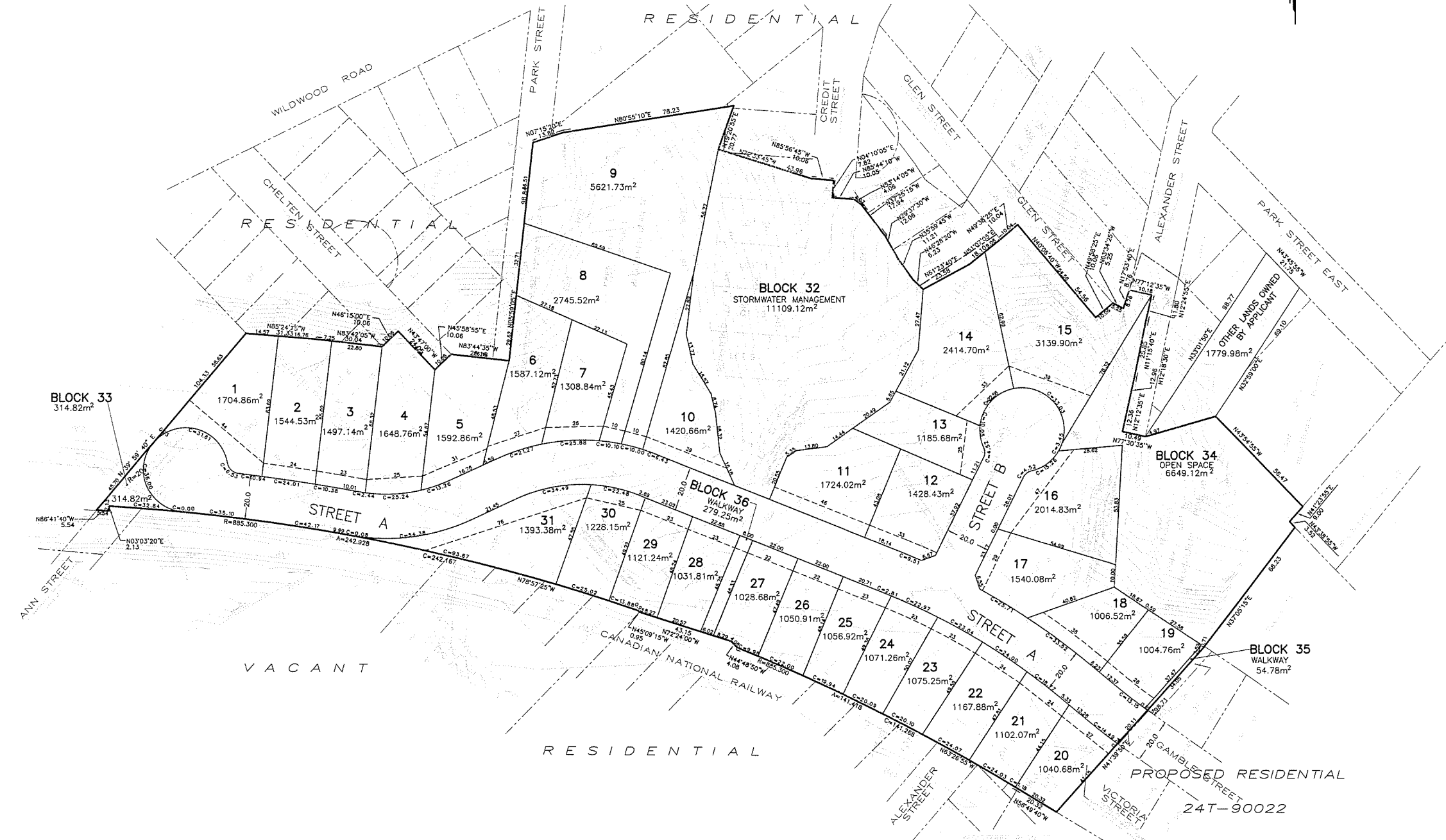
_____ EDEN OAK (CREDITVIEW HEIGHTS) INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

_____ TOM KIRCHNER
ONTARIO LAND SURVEYOR

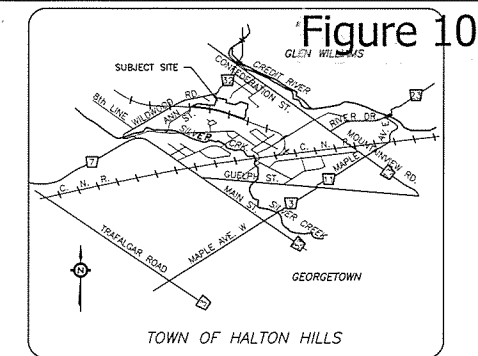
MATTHEWS PLANNING & MANAGEMENT LTD.
Consultants in Planning and Land Economics
1470 Hurontario Street, Mississauga, Ontario
L5G 3H4 (905) 274-1047

PLOTTED: JANUARY 28, 2008 FILE: 870GW-R4.DWG



24T-08001HH
(REVISED)
ORIGINAL SUBMISSION FEB 26-2008
REVISION 1: AUGUST 12, 2015
REVISION 2: SEPTEMBER 25, 2015

NOTE: LOT FRONTAGES SHOWN AT 6.0m SETBACK



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF

PART OF PARK LOT 3 AND ANN STREET, CAVANAUGH'S UNREGISTERED PLAN, PART OF THE EAST HALF LOT 20, CONCESSION 9 (ORIGINAL TOWNSHIP OF ESQUESING, COUNTY OF HALTON) AND LOTS 1 TO 12, INCLUSIVE, PART OF LOTS 13, 14 AND 15, PART OF PARK LOTS 1, 2 AND 3 (BLOCK E), PART OF LOT 14 (BLOCK F), LOTS 7 TO 10, INCLUSIVE, PART OF LOTS 4, 5, 6, 11, 12, 13 AND 14 (BLOCK G), LOTS 1, 7 TO 12, INCLUSIVE, PART OF LOTS 2 TO 6, INCLUSIVE (BLOCK H), LOTS 2 TO 12, INCLUSIVE, PART OF LOTS 1, 13 AND 14 (BLOCK I), PART OF LOT 13 (BLOCK K), PART OF PARK LOTS 1 AND 2 (BLOCK O), ALL OF LOTS 1, 2, PART OF LOT 3 (BLOCK O), PART OF LOTS 2, 3 AND 4 (BLOCK P), PARTS OF CHELTEN STREET, PARK STREET WEST, GLEN STREET, CREDIT STREET, VICTORIA STREET AND ALEXANDER STREET (CLOSED BY SUPERIOR COURT OF JUSTICE ORDER - COURT FILE No. 2917/02, INST. HR226694) REGISTERED PLAN 10 (FORMERLY THE VILLAGE OF GLEN WILLIAMS)

TOWN OF HALTON HILLS
REGIONAL MUNICIPALITY OF HALTON

SCALE: 1:1000
25m 0 25 50m

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GENERAL NOTES

LAND USE	LOTS/BLOCKS	AREA(Ha.)
SINGLE-DETACHED RESIDENTIAL	LOTS 1-31	4.981
OPEN SPACE	BLOCK 33 & 34	.696
STORMWATER MANAGEMENT	BLOCK 32	1.111
WALKWAYS	BLOCK 35 & 36	.025
ROADS		1.232
TOTAL AREA =		8.073

ADDITIONAL NOTES
(UNDER SECTION 51 (2) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,e,f,g,j & k SHOWN ON DRAFT PLAN AND KEY PLAN.
(a) RESIDENTIAL, OPEN SPACE, WALKWAYS
(b) MUNICIPAL SUPPLY TO BE MADE AVAILABLE
(c) CLAY LOAM
(d) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE

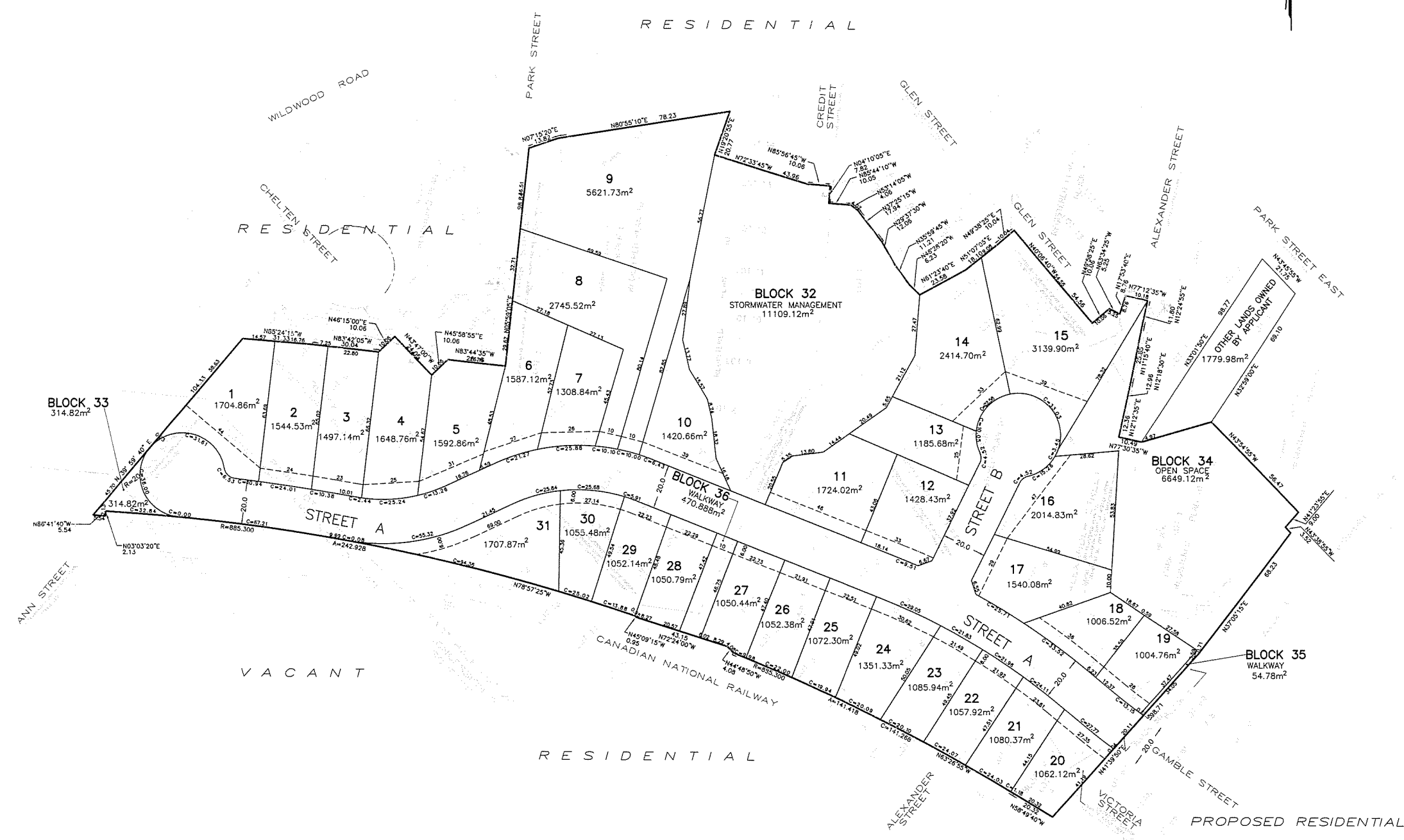
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EDEN OAK (CREDITVIEW HEIGHTS) INC. BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE MATTHEWS PLANNING & MANAGEMENT LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

FEB. 25, 2008 ORIGINAL SIGNATURE ON FILE
EDEN OAK (CREDITVIEW HEIGHTS) INC.

SURVEYORS CERTIFICATE
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FEB. 25, 2008 ORIGINAL SIGNATURE ON FILE
TOM KIRCHNER
ONTARIO LAND SURVEYOR

MATTHEWS PLANNING & MANAGEMENT LTD.
Consultants in Planning and Land Economics
1470 Hurontario Street, Mississauga, Ontario
L5G 3H4 (905) 274-1047

PLOTTED: SEPTEMBER 25, 2015



24T-08001HH
(REVISED)
ORIGINAL SUBMISSION FEB 26-2008
REVISION 1: AUGUST 12, 2015
REVISION 2: SEPTEMBER 25, 2015
REVISION 3: NOVEMBER 18, 2016

NOTE: LOT FRONTAGES SHOWN AT 6.0m SETBACK

- 8 -

PLANNING POLICY FRAMEWORK

The Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2013), the Region of Halton Official Plan (2006 as amended by ROPA 38, February 18, 2014 Partially in Effect), Halton Hills Official Plan (2008) and the Glen Williams Secondary Plan (OPA 113, August 2005) are the policy documents that are applicable to the subject site.

PROVINCIAL POLICY STATEMENT (PPS) 2014

The PPS is a suite of policies intended to wisely manage change and promote efficient land use and development patterns. Section 3 of The Planning Act requires planning decisions to be consistent with the PPS.

Policy 1.1.1 Sustaining healthy, liveable and safe communities

Healthy, liveable and safe communities are sustained by:

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns*

Consistency:

V. A. Wood Associates Limited has prepared Geotechnical (2016) and Hydrogeological (2016) reports. In addition, V. A. Wood has conducted on site work to establish a stable top of slope limit and the safety of the proposed stormwater management facility. These studies and analyses demonstrate consistency of the proposed development with Policy 1.1.1 c)

- e) Promoting cost effective development patterns and standards to minimize land consumption and servicing costs*

Consistency:

The subject lands are not currently serviced but services can readily be made available to the lands. The Functional Servicing Report by Condeland Engineering (June 2016) details the manner in which water mains, storm sewers and sanitary

- 9 -

sewers available in the area can be extended to service the subject lands and describes several available options.

Water supply is to be provided by a 200 mm diameter watermain connection to the existing watermain located on Gamble Street adjacent to the site. The system will be looped by a connection to the existing watermain on Ann Street.

Gravity sanitary sewers can be provided by means of a connection to the existing sanitary sewer on Gamble Street.

Storm drainage is to be managed and controlled on site within Block 32 in terms of both quantity and quality to neutralize the impact of urbanized run off.

The proposed road system connects to an existing street (Gamble Street). The internal road system terminates in a cul-de-sac in the vicinity of the intersection of the Town rail trail with Ann Street. The system does not connect to Ann Street except for provision of an emergency access, thereby eliminating any impacts on existing residents on Ann Street. The Traffic Impact Study prepared by Cole Engineering (2016) indicates that development of the site on a single access point with provision for emergency access is appropriate and further concludes that no off site road improvements are required to support the proposed development.

Based on the Functional Servicing Report and Traffic Report required municipal services can be readily made available via the extension of existing municipal infrastructure. Development of the lands in the manner proposed would minimize land consumption and servicing costs consistent with Policy 1.1.1 e).

h) Promoting development and land use patterns that conserve biodiversity and consider the impacts on climate change.

Consistency:

An Environmental Implementation Report has been prepared by LGL Limited (2016) for the purpose of recommending means to maintain and improve the natural features and related ecological functions that currently exist on the subject lands. These include recommendations relative to the retention of existing vegetation, the protection and restoration of Supportive Greenlands,

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plantings along sloped areas and additional off site compensation plantings. Implementation of the proposed development in accordance with the recommendations of LGL Limited would be consistent with Policy 1.1.1 h)

Policy 1.1.2

Policy 1.1.2 encourages intensification and redevelopment within settlement areas to accommodate an appropriate range and mix of land uses to meet projected needs.

Consistency:

The subject lands are within a settlement area (Glen Williams) and are designated for intensification through residential development within local planning documents; therefore, the intent of Policy 1.1.2 is met.

Policy 1.1.3 Settlement Areas

This PPS policy states that it is in the interest of all communities to use land and resources wisely, promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. Policy 1.1.3.2 a)

Policy 1.1.3 a) details a number of the characteristics of the foregoing type of development.

Policy 1.1.3.3 requires planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment.

Policy 1.1.3.4 promotes development standards which facilitate intensification while avoiding or minimizing risks to public health and safety.

Consistency:

The subject lands have been identified and designated in local planning documents (Glen Williams Secondary Plan 2005) for intensification, specifically for

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residential purposes. The density proposed on the subject lands represents an efficient use of land while protecting and/or enhancing the natural environment. Environmental enhancements and protection is detailed in the Environmental Implementation Report (LGL 2016) as are off site compensatory enhancements elsewhere in the community. Enhancement of edge areas along the north and south edges of development, as well as adjacent and within the stormwater management block area are included within the development proposal. The proposed plan encompasses appropriate development standards and does not present any risks to public health and safety.

Policy 1.4 Housing

Policies 1.4.3 c), 1.4.3 d) and 1.4.3 e) direct planning authorities to direct new housing towards locations where appropriate levels of infrastructure are or will be available (1.4.3 c), at densities which efficiently use land, resources, infrastructure and public service facilities (1.4.3 d) utilizing development standards which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety.

Consistency:

Appropriate levels of infrastructure can be made available to the subject property (Condeland 2016) and Cole Engineering (2016). The proposed density efficiently utilizes land within the constraints of the character of existing development in Glen Williams and the relevant Secondary Plan (GWSP 2005). The proposed development standards promote a compact form within the context of the local community which in turn will minimize the cost of the type of housing proposed. The proposed development plan is consistent with Policy 1.4.

Policy 1.6.6 Sewage, Water and Stormwater

Policy 1.6.6.7 directs that planning for stormwater management shall minimize or prevent increases in contaminant lands, minimize changes in water balance and erosion, not increase risks to human health and safety and property damage, maximize vegetative cover and pervious surfaces and promote stormwater management best practices.

Consistency:

The proposed stormwater management system as recommended by Condeland Engineering (2016) properly addresses all matters related to contaminants, water balance, stormwater quality and quantity control and erosion control. The proposed system is in accordance with local engineering criteria/standards and is consistent with Policy 1.6.6.7.

Policy 1.6.7 Transportation Systems

Policy 1.6.7.1 directs that transportation systems should be safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs.

Consistency:

The Traffic Report prepared by Cole Engineering (2016) concludes that the proposed road system is appropriate for the projected needs, is safe and has no adverse impact on surrounding roads in the community; therefore the proposed plan is consistent with Policy 1.6.7.

SECTION 2.0 WISE USE AND MANAGEMENT OF RESOURCES

Policy 2.1.2 Natural Heritage

2.1.2 The diversity and connectivity of natural features in an area and the long term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Consistency:

A thorough and complete Environmental Implementation Report (LGL 2016) has been prepared for this project. The contents of the report and discussion within it demonstrate consistency with this policy. The report concludes that any negative impacts that might be a consequence of development can be appropriately managed and/or mitigated.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Consistency:

There is no fish habitat present on the site (LGL 2016 pg. 14)

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Consistency:

There are no habitats of endangered or threatened species on the site (LGL 2016 pg. 16)

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Policy 2.6 Cultural Heritage and Archaeology

The policies of Section 2.6 address the conservation of cultural heritage and archaeological resources.

Consistency:

An archaeological assessment was prepared by AMICK Consultants in April of 2006 on behalf of a previous owner (Desol Developments). The assessment concluded that there were no significant archaeological deposits of any description on the subject property. The Ministry of Culture subsequently (September 30, 2008) accepted the report. Consequently, development of the subject lands is consistent with Policy 2.6.

Section 3.0 Protecting Public Health and Safety

The PPS directs that development be directed away from areas of natural or human made hazards, such as areas subject to flooding or erosion or sites that may be contaminated by human activities (policies 3.1 and 3.2)

Consistency:

The subject lands are an upland area not subject to any flooding or erosion hazards; therefore, the proposed development is consistent with policy 3.1. A Phase 1 Environmental Site Assessment was prepared by V. A. Wood Associates in August 2006. The assessment determined that there was no contamination on the subject lands; therefore, the proposed development of the site is consistent with policy 3.2.

GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2013)

(PLACES TO GROW)

The importance of the PPS policies was reinforced by the Province through the adoption of Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan) in 2006. The Growth Plan directs new development to locations where intensification and redevelopment can be transit supportive and will make efficient use of land, infrastructure and public service facilities. The emphasis of the Plan is intensification and optimizing the use of the existing land supply and making better use of existing infrastructure (pg. 13). It also directs that new growth in designated green field areas be compact in nature (pg. 14) and efficient to optimize the use of existing and new infrastructure.

Conformity:

The subject lands are within the boundary of the hamlet of Glen Williams and are designated for development in local planning documents. The lands are well located with respect to the existing road system and are in proximity to existing municipal water supply and wastewater services. Development of the subject lands would be in conformity with policies in Section 2.2.2 of the Growth Plan.

Policy 3.2.3(3) Moving People

This policy requires the integration of pedestrian and bicycle trails within new development to provide safe, comfortable travel for pedestrians and bicyclists.

Conformity:

The proposed development is bounded on the south by an existing trail along a former railway line. This trail connects various parts of the community. The proposed plan provides convenient connections to the Town owned trail at two locations (between Lot 27 and 28 and at the terminus of Street 'A'). The site is further connected to the existing community by means of a trail system from Street 'A' along the easterly boundary of the stormwater management block, ultimately connecting with the end of Credit Street.

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Policy 3.2.6 Community Infrastructure

The Growth Plan requires planning decisions to take into account the availability and location of existing and planned community infrastructure such that it can be provided efficiently and effectively (policy 3.2.5(2)).

Conformity:

Existing servicing (water and sanitary sewer) exists within the community and is readily extendable to the subject lands. The lands are also located in proximity to existing community services such as libraries, community facilities, recreation facilities, schools and emergency services both within the hamlet of Glen Williams and the adjacent community of Georgetown.

Policy 4.2.1 Natural Systems

Policy 4.2.1(4) of the Growth Plan encourages municipalities, conservation authorities and other interested parties to develop a system of publicly accessible parkland, open space and trails.

Conformity:

The proposed plan provides for expansion (Block 34) of the existing parkland in the adjacent subdivision (Cache Estates). In addition, a publicly accessible trail system is provided through the development linking it with both the existing Town trail along the south limit of the development and the built up area of Glen Williams.

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HALTON REGION OFFICIAL PLAN (ROP)

The Halton Region Official Plan (2006 Consolidation) as amended by ROPA 38, February 18, 2014 is partially in effect. A series of subsequent Ontario Municipal Board orders incorporated Amendments No. 37 and parts of Amendments No. 38 and 39. A number of referrals of ROPA 38 remain outstanding and most relate to the Natural Heritage System. As a consequence, policies related to the Greenlands System and Environmentally Sensitive Areas of the 2006 Office Consolidation continue to apply.

The Urban Area limit as shown on the Regional Structure plan (Map 1) is approved (See Figure 11). The subject lands are designated 'Hamlet' symbol within the Rural System on Map 1. The precise boundaries of Hamlets are not shown on Map 1 but they are defined in local Official Plans. Section 105 of the Regional Plan permits new lots to be created within Hamlets provided they conform to any relevant policies of the Regional Plan, policies of the local Official Plan and an approved Hamlet Secondary Plan.

ROP Policy 167(6) requires a Stage 1-2 Archaeological Assessment to be completed prior to development. An archaeological assessment was completed by AMICK Consultants in April 2006 and subsequently accepted and entered into the provincial record of archaeological reports by the Ministry of Culture September 30, 2008.

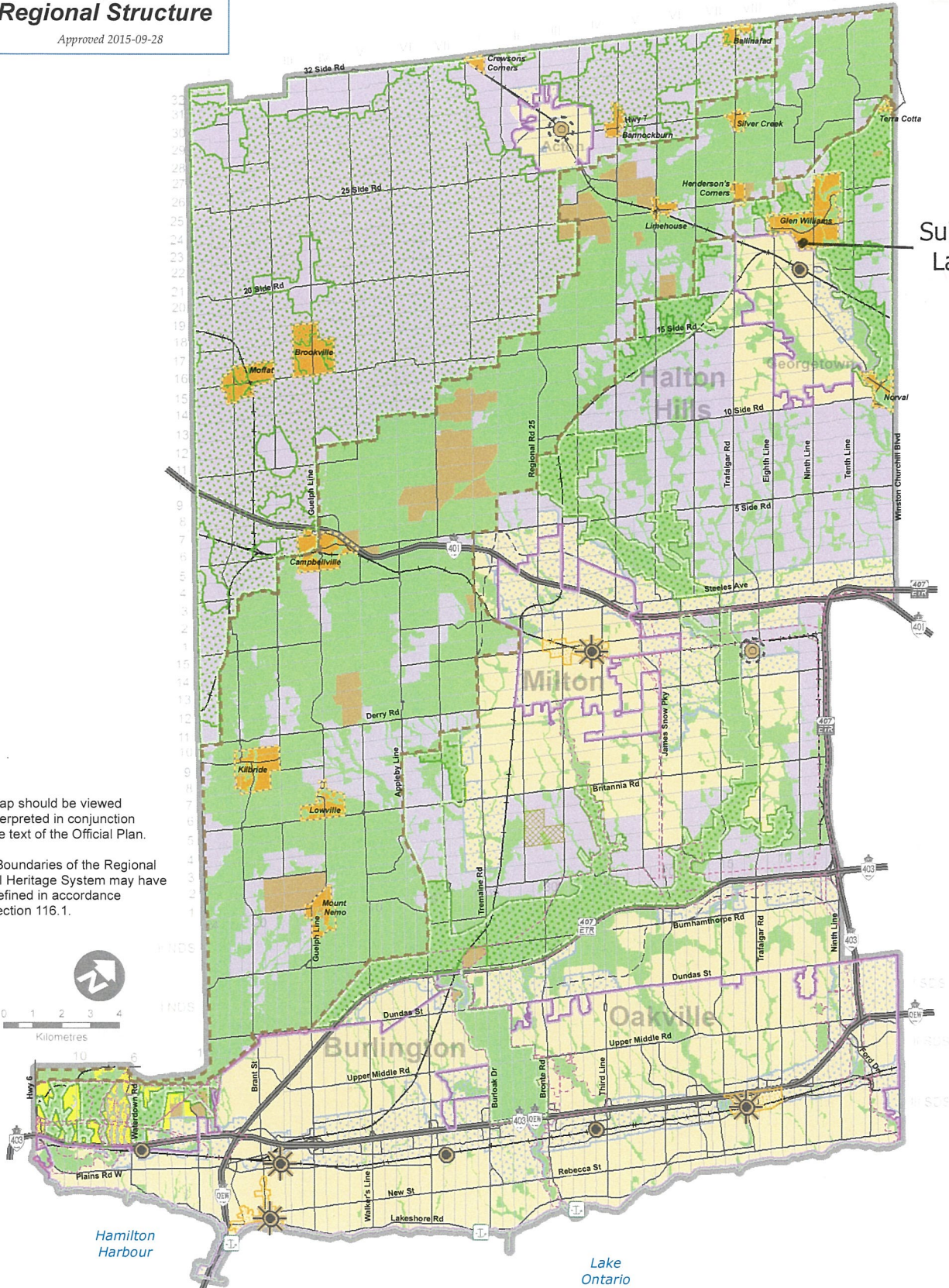
Policy 147(17) requires completion of an Environmental Site Screening Questionnaire as well as a Phase 1 Environmental Site Assessment. Both of these were submitted with the original draft plan of subdivision application in 2008. As part of its review comments of December 2, 2015, the Region has requested the Phase 1 Environmental Site Assessment be updated.

As noted in the Region of Halton comments on the proposal of December 2, 2015, the subject property does not fall within the Region of Halton Greenlands System; therefore, the development proposal is not subject to any policies in the Greenlands System section of the Regional Official Plan (Policies 113 to 132).

Map 1 Regional Structure

Approved 2015-09-28

Subject Lands



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.



- Waterfront Park (See Map 2)
- Major Transit Station
- Proposed Major Transit Station
- Mobility Hub
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area *Approved 2013-10-21*
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Built Boundary
- Employment Area *Approved 2013-10-21*
- Urban Growth Centre
- Area Eligible for Urban Servicing
- Halton Waste Management Site

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Policy 173 (22)

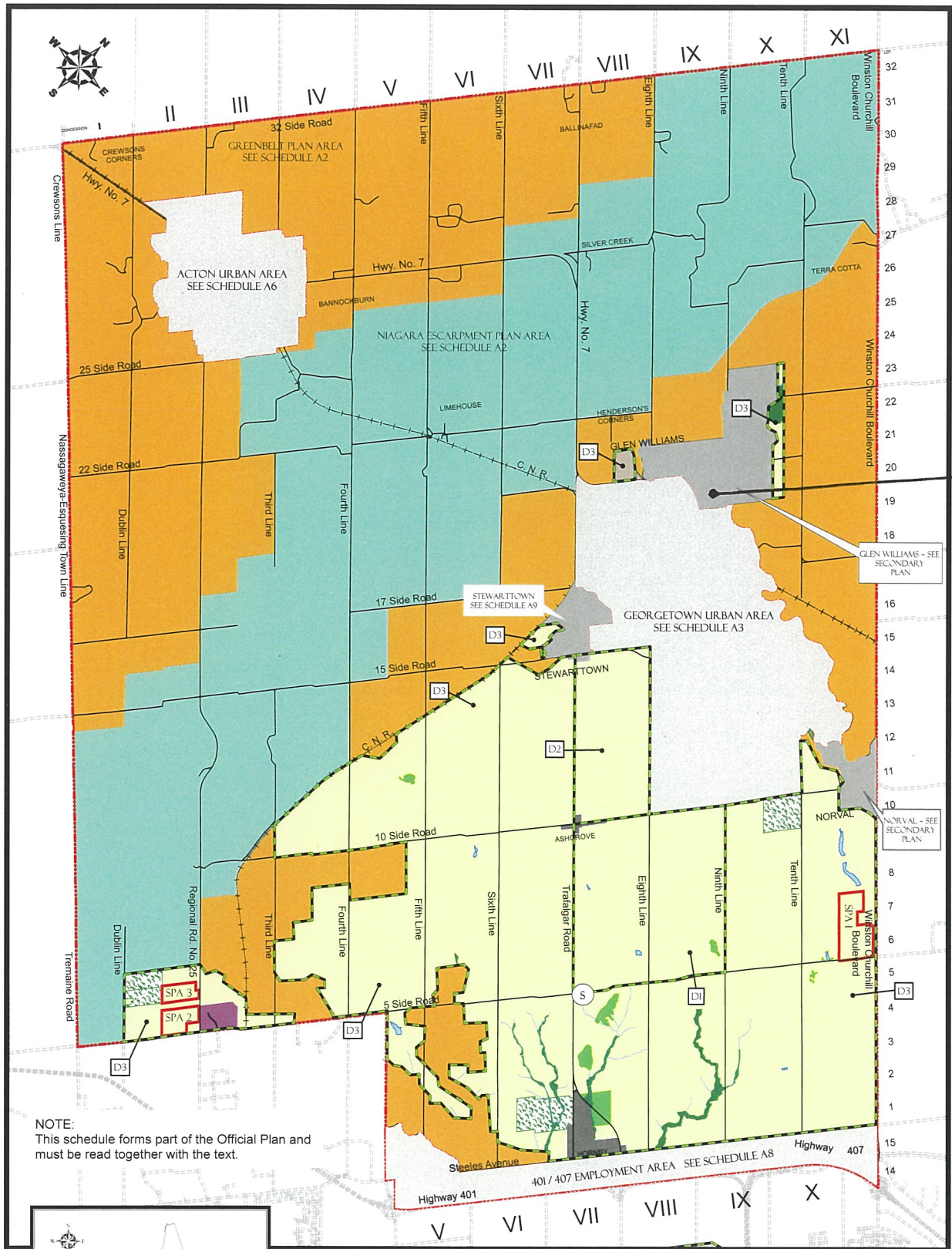
The Regional Plan requires proponents of development applications to submit a detailed transportation study to assess the impact of the proposal on the existing and planned transportation network.

Since the proposed development is not adjacent or near a Regional Road, the Region has indicated (December 2, 2015) that Regional Review of the Traffic Study (Cole Engineering 2015) is not required.

HALTON HILLS OFFICIAL PLAN (2008)

The Halton Hills Official Plan came into effect March 28, 2008. Schedule A1 (Land Use Plan) (Figure 12) of the Official Plan designates the subject lands as Hamlet Area with reference to the Glen Williams Secondary Plan (GWSP) and subject to the more detailed policies within the approved Glen Williams Secondary Plan (Amendment 113). The Hamlet Residential Area designation permits single detached dwellings as proposed for the subject lands (Policy E3.4.1a).

Policy E3.3.1 states that all development within Hamlet Areas be subjected to the policies included within approved Hamlet Secondary Plans. The Secondary Plan for Glen Williams was approved in August 2005. The Secondary Plan provides detailed policy guidance for development within Glen Williams and the subject property. The relevant planning policies of the GSWP are reviewed in the following section of this Planning Report.



Subject Lands

NOTE:
This schedule forms part of the Official Plan and must be read together with the text.



LEGEND		
ENVIRONMENT & OPEN SPACE	OTHER AREAS	GREENBELT PLAN AREA - SEE SCHEDULE A2
GREENLANDS A	MAJOR INSTITUTIONAL AREA	PROTECTED COUNTRYSIDE AREA
GREENLANDS B	RURAL INDUSTRIAL AREA	NIAGARA ESCARPMENT PLAN AREA
PRIVATE OPEN SPACE	URBAN AREA	
AGRICULTURAL AREA	HAMLET AREA	
	RURAL CLUSTER AREA	
	SCHOOL	
	BOUNDARIES	
	TOWN OF HALTON HILLS BOUNDARY	
	DEFERRALS	
	SPECIAL POLICY AREA	



GLEN WILLIAMS SECONDARY PLAN (2005) AMENDMENT 113

Overview

The Glen Williams Secondary Plan (GWSP) was prepared by the Town of Halton Hills to provide a long term planning vision for the hamlet, together with guidance and direction in the management of land and the environment within the hamlet. The Secondary Plan was developed through the Glen Williams Integrated Planning Project that included a number of technical studies and significant public input. The project was managed by a Steering Committee comprised of Town Councillors, members of the public, landowners and staff from the Town, Region of Halton and Credit Valley Conservation.

The Integrated Planning Project culminated in the preparation of the Glen Williams Secondary Plan, its adoption by Council as Amendment 113 July 7, 2003 and its approval with modifications by the Region of Halton July 29, 2005.

The GWSP sets out an overall goal, objectives and general policies to guide future land use and development decisions within the hamlet. It also provides more specific land use designations and policies to guide decision making in the following land use designations:

- Hamlet Community Core
- Hamlet Residential
- Hamlet Estate Residential
- Institutional
- Open Space
- Greenlands

The Secondary Plan consists of a Preamble and the plan text/policies, including four Schedules (Part A). The document also includes two appendices which do not constitute part of the Amendment but are included in support of the Amendment. Appendix A outlines Hamlet Design and Heritage Protection Guidelines. Appendix B sets out terms of reference for Environmental Implementation Reports required as a component of the development approval process.

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Secondary Plan Designation

The subject lands are primarily designated Hamlet Residential in Schedule 'A' of the Secondary Plan (See Figure 13). A small area in the eastern section of the property is designated Supportive Greenlands on Schedule 'B' (See Figure 14). The latter area is included within the Open Space block (Block 34) on the proposed draft plan of subdivision.

Secondary Plan Goal

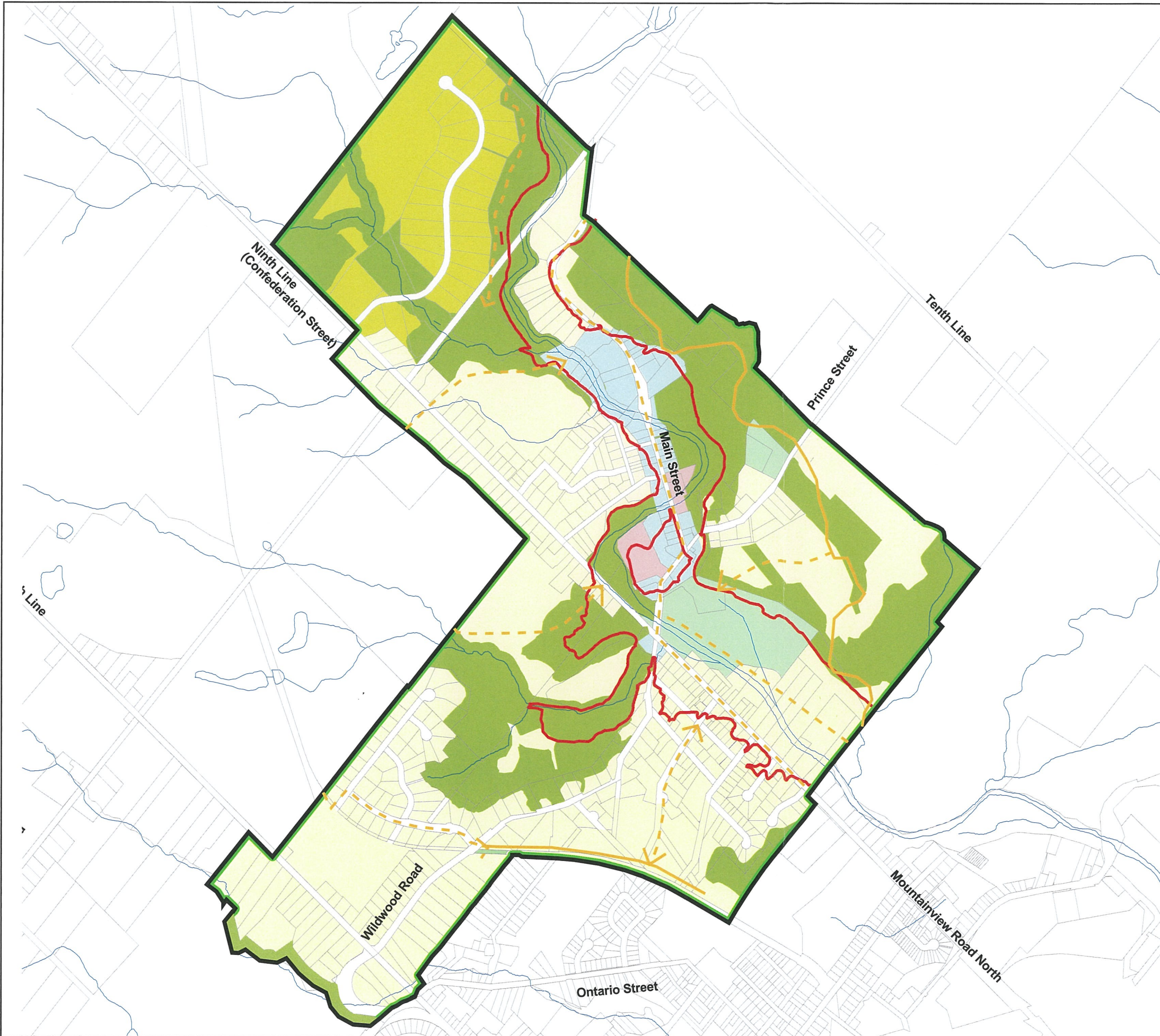
The overall goal of the Glen Williams Secondary Plan is to ensure the retention and enhancement of the natural, cultural and heritage resources of the Hamlet and to guide change so that it contributes to and does not detract from the compact character of the Hamlet, in an environmentally protective and cost effective manner.

Secondary Plan Objectives

The objectives of the Hamlet of Glen Williams Secondary Plan are as follows:

- a) To provide for a rational boundary definition that;
 - i Permits limited growth appropriate to the hamlet,
 - ii Preserves hamlet scale and character, and
 - iii Protects the natural features of the area;
- b) To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;
- c) To preserve and build upon the unique heritage character of Glen Williams as a distinct hamlet within the Town of Halton Hills;
- d) To reinforce the importance of visual and physical access to open space, including valley lands, trails and parks, as an integral part of Glen Williams' hamlet design pattern;

The Town of Halton Hills
Glen Williams Secondary Plan
Schedule A



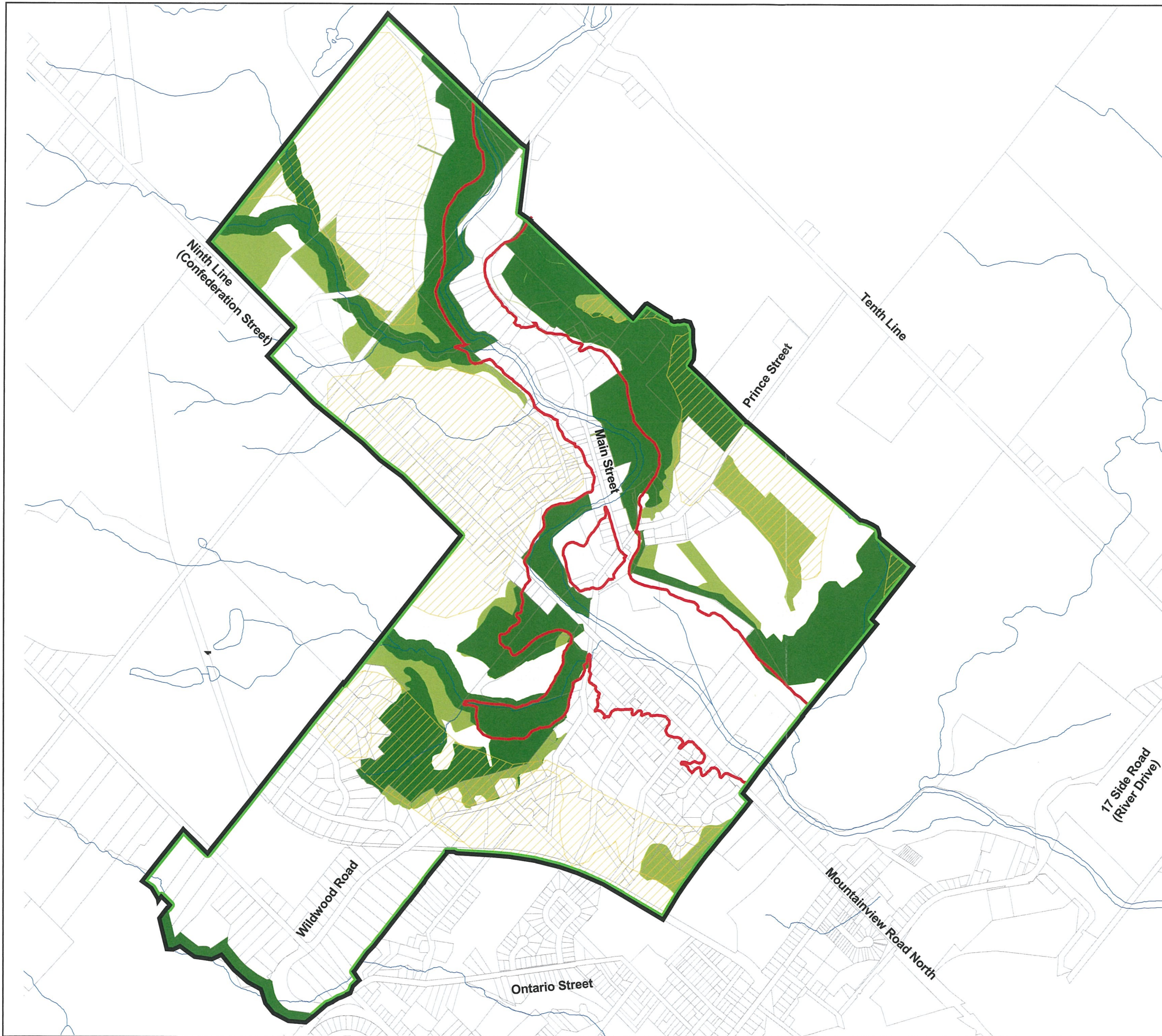
-  Hamlet Boundary
-  Watercourses
-  Limit of Regulatory Flood
-  Potential Trails and On-Road Linkages
-  Existing Trails
-  Hamlet Community Core
-  Hamlet Residential
-  Hamlet Estate Residential
-  Open Space
-  Institutional
-  Greenlands Categories (Refer to Schedule B)
-  Hamlet Buffer










June 10, 2003



The Town of Halton Hills
Glen Williams Secondary Plan
Schedule B: Environmental Areas



-  Hamlet Boundary
-  Watercourses
-  Limit of Regulatory Flood
-  Core Greenlands
-  Supportive Greenlands
-  Hamlet Buffer
-  Areas of Potentially Higher Recharge



June 10, 2003

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- e) To provide improved linkages to the commercial and community facilities of the hamlet core area;
- f) To enhance the vitality of the commercial core and maintain the core as a focal point for the community;
- g) To maintain, enhance and restore the health of the natural environment;
- h) To ensure subdivision design that incorporates a wide variety of lot sizes consistent with the hamlet character and the method of water and wastewater servicing;
- i) To encourage architectural styles that are consistent with the hamlet character and meet a broad range of housing needs;
- j) To provide for growth only where it can be shown not to create any negative fiscal impacts to the Town of Halton Hills; and,
- k) To provide an environmental framework which serves both the existing and future community, which is formed by linking existing open spaces, natural features and parks and the developed areas of the Hamlet.

The above objectives are intended to be addressed through the various policies of the Secondary Plan.

Notwithstanding the inclusion of the subject lands within the boundaries of the Glen Williams Secondary Plan, their location and physical context differentiate them somewhat from other development within the hamlet. The lands are physically separated from existing development within the hamlet by a significant, variously vegetated, slope along the north limit. This results in the lands being at a higher elevation than existing development and visually detached from the hamlet. As a consequence, there is no vehicular road connection proposed between the proposed development and the existing community. While there is pedestrian access between the new development and the balance of Glen Williams, all vehicular access must be through the existing adjacent urban

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subdivision (Meadowglen/Cache) in the Georgetown urban area. This physical and functional disconnect between the proposed development and the existing hamlet and its character as described in the Secondary Plan and its policies is important and should be considered when interpreting and applying the policies of the Secondary Plan.

Policy Assessment

The following section assesses the manner in which the proposed draft plan of subdivision addresses the relevant general policies and applicable specific policies.

3.1 Hamlet Population

A limited amount of growth to approximately 2,000 persons while maintaining the hamlet scale and character is planned in the GWSP (Section 3.1).

Conformity:

The development of 31 additional dwellings as proposed in the plan for the subject lands does not result in this population target being exceeded.

3.3 Trail Systems

The ability to circulate through the community on foot or bicycle is an important element of the hamlet character. The GWSP provides for the possibility of an extensive network of public pathways intended to link new and existing residential areas with the commercial core. Conceptual alignments for potential new trails are shown on Schedule 'A'. One of those linkages is shown running north-south through the subject lands connecting the end of existing Credit Street to the existing rail trails.

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Conformity:

The proposed development plan includes a proposed trail linkage from Credit Street through the stormwater management area to Street 'A' and to the rail trail by an open space block (Block 36) between proposed Lots 27 and 28. In addition, pedestrian access to the rail trail is to be provided at the terminus of Street 'A'.

3.5 Water and Wastewater Services

All new development is required to be connected to the Regional piped water and wastewater systems currently existing in Glen Williams.

Conformity:

Water servicing of the subject lands will be provided by means of a 200mm connection to the existing watermain on Gamble Street. The system will be looped by means of a connection to the existing watermain on Ann Street across the rail trail at the end of Street 'A'.

Similarly wastewater servicing will be via a connection to the existing sanitary sewer on Gamble Street. In order to comply with Regional engineering standards in respect of minimum permitted sewer grades, a portion of the existing sewer (approximately 110m) will be removed and reconstructed to lower the invert elevation.

When the Region releases additional water supply capacity, the Town of Halton Hills will allocate the required capacity upon draft approval of the plan of subdivision.

3.6 Groundwater Protection

One of the objectives of the Secondary Plan is to balance hamlet development with the protection of environmental features and functions including groundwater recharge. The subject lands are identified on Schedule 'B' of the GWSP as an area of 'Potentially Higher Recharge'.

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Conformity:

The existing groundwater regime is documented in the Hydrogeological Study (V. A. Wood 2016) with protection discussed in the Functional Servicing Report (Condeland 2016). The latter report advances several recommendations to achieve water balance criteria and improve groundwater recharge under post development conditions. Soak away pits to collect drainage from the house roof tops and rear yard subsurface infiltration trenching for capture of and/or roof drainage are advanced as viable methods for groundwater recharge.

3.7 Stormwater Management

The GWSP requires submission of an Environmental Implementation Report including a stormwater management study addressing how the quality and quantity of runoff will be managed.

Conformity:

The EIR for this application was prepared by LGL Limited. The stormwater management study was prepared as a component of the Functional Servicing Report (Condeland 2016). The latter report reviews in detail the manner in which stormwater is to be managed and controlled within the centrally located stormwater management block (Block 32).

3.8 Hamlet Boundaries and Buffers

The hamlet boundaries and boundary buffers are shown on Schedule 'A' of the Secondary Plan. Generally, lot lines are to be set back 20m from the boundary.

Conformity:

A hamlet boundary, together with a buffer, is shown to the south of the subject lands. Neither the boundary nor the related 20 metre buffer extends north of the north limit of the Town owned rail trail. Therefore, the trail lands themselves constitute the required buffer adjacent the subject lands and no further buffer is required from the subject lands by the Secondary Plan.

3.10 Archaeological Resources

The GWSP requires the completion of an archaeological assessment prior to any development.

Conformity:

An archaeological assessment was completed for the subject lands by AMICK Consultants in April 2006 on behalf of a previous owner. The assessment concluded that there were no archaeological resources on site which would represent a planning concern and recommended no further archaeological studies were required prior to development. The Ministry of Culture subsequently (September 30, 2008) concurred with this recommendation.

3.11 Hamlet Design and Heritage Protection

The policy is intended to protect and enhance community features and guide new development through the implementation of Hamlet Design and Heritage Protection Guidelines which are included as Appendix 'A' to Amendment 113. The Guidelines are to be applied as appropriate to all planning applications in the Hamlet during the planning approval process.

Conformity:

Detailed Architectural Design Guidelines were prepared for this application by W. Architect Inc. (2016). The Guidelines fully address and provide greater detail with respect to the matters to be considered during development review and specifics related to those matters.

3.12 Traffic

The Secondary Plan identified that the level of growth projected by the Plan was not expected to create demands for new road improvements; however, it does require a traffic study to confirm the adequacy of the existing road system to support new development.

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Conformity:

The Traffic Impact study prepared by Cole Engineering (2016) concluded that no external road improvements were required to support the proposed development. The report also confirmed the adequacy of the internal road system including the emergency access provision proposed at the west end of Street 'A'.

5.0 Hamlet Residential

5.1 Purpose

The Hamlet Residential designation recognizes existing residential areas and lands which are suitable for residential development. The objective of the designation is to allow for limited growth consistent with the character of the hamlet using innovative design and architectural techniques. A variety of lot sizes, setbacks and architectural styles is to be achieved through implementation of the Architectural Design Guidelines and the implementing zoning by-law.

Conformity:

The subject lands have been identified as suitable for Hamlet Residential development and have been designated for that use (Schedule 'A'). The proposed development plan incorporates a variety of lot sizes. The Urban and Architectural Design Guidelines (WAI 2016) provide guidance on setbacks, architectural styles and other matters to appropriately reflect the character of the hamlet. In conjunction with the implementing zoning by-law, the intent of the policy is met.

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5.2 Permitted Uses

The uses within the Hamlet Residential designation are limited to single detached residential uses and bed and breakfast establishments.

Conformity:

The proposed plan of subdivision is to create only single detached residential uses; therefore it conforms to the policy.

5.3 Land Use Policies

Development within the Hamlet Residential designation is required to be consistent with various policies as follows:

- a) New development shall be serviced with Regional water and wastewater services.*

Conformity:

The Functional Servicing Report (Condeland 2016) details the manner in which the proposed development is to be serviced with the extension of existing Regional services subject to allocation of available capacities by the Town of Halton Hills.

- b) Lot creation of more than four lots shall be by way of plan of subdivision.*

Conformity:

The proposed development is by means of a plan of subdivision.

- c) Prior to draft approval, plans of subdivision must be supported by the following studies:*
- (i) Transportation Study
 - (ii) Urban Design Study
 - (iii) Functional Servicing Plan/Report
 - (iv) Environment Implementation Report

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Conformity:

All of the foregoing reports have been prepared and submitted in conjunction with the subdivision application.

- d) The minimum lot size for residential development on Regional water and wastewater services will be 0.10 hectares (0.25 acres)*

Conformity:

The minimum lot size proposed on the plan of subdivision is greater than 0.10 hectares; therefore the plan is consistent with the policy.

- e) (i) Plans of subdivision shall be required to provide a range of lot sizes, consistent with the existing hamlet character, generally ranging in size from 0.10 hectares to 0.4 hectares (1.0 acre)*

Conformity:

The proposed plan of subdivision incorporates a wide range of lot sizes generally from 0.10 hectares to 0.31 hectares. One proposed lot exceeds the range of the policy (Lot 9 – 0.56 hectares). This is a consequence of Town requests in 2015 to eliminate direct access of Lot 9 to Credit Street and the need to add additional land to the lot to facilitate alternative access to the internal subdivision street (Street 'A').

- (ii) The maximum permitted density of any plan of subdivision shall be 5 units per net residential hectare (2 units/net acre).*

Conformity:

The Town of Halton Hills calculates net density to include only the area of residential lots and roads. All other related uses such as parks, open space, servicing facilities, etc. are excluded from the net density calculation. The draft plan of subdivision has a net density of 4.99 units per net hectare.

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- f) Council shall only adopt zoning by-laws that implement plans of subdivision where the plan of subdivision is consistent with the Hamlet Design and Heritage Protection Guidelines (Appendix A) of the GWSP.*

Conformity:

(The implementing by-law has yet to be prepared as of December 2016)

9.3 Supportive Greenlands

The Supportive Greenlands designation contains functions and linkages that support the ecological function of the features in the Core Greenlands designation. These areas would benefit from rehabilitation or restoration efforts to enhance their ecological value.

Conformity:

As previously described (Page 25), there is a small area of the property (0.27 ha) (LGL 2016 pg. 39) designated 'Supportive Greenlands' on Schedule 'B'. These lands (which form a portion of Open Space Block 34) are not proposed for any form of development but are to be dedicated to the Town for open space purposes and to fulfill the intent of this policy.

Appendix A Hamlet Design and Heritage Protection Guidelines

Secondary Plan policy 3.11 informs that the Hamlet Design Guidelines (Appendix A) are intended to be applied to planning applications within the Hamlet to assist the Town and community guide new development. Policy 6.3(b)(iii) requires a design study to be prepared in conjunction with a draft plan of subdivision. The design study should address the following matters:

- i. Lot design, including conceptual building placements, typical streetscapes, open spaces and roads;
- ii. Pedestrian and cycling connections to the Hamlet core and open space areas, by roads, walkways, trails or other pathways, including implementation of potential trails as shown on Schedule A;
- iii. The sensitive use of topography and vegetation, and the extent of new landscaping;
- iv. Location of public amenities, such as parkettes, terraces and postal kiosks;
- v. Typical housing types illustrating architectural style, setbacks and heights.

Conformity:

The above-noted matters are primarily addressed in the Urban and Architectural Design Guidelines (WAI 2016) and the Conceptual Landscape Plan included therein.

1.0 Street Type and Pattern

- *Consider the use of rural road or rolled curb sections to promote the rural character of the hamlet.*

A rolled curb road cross section is proposed for the streets within the plan to promote a more rural, informal character to the development.

- *Consider modifying road engineering and lot grading standards, without comprising safety standards, where new streets encounter topographical features, woodlots, single trees, and other natural features, to preserve the natural character of streets.*

The Functional Servicing Report (Condeland 2016) proposes modified road engineering and lot grading standards, primarily to address slope features on the subject lands in a manner that preserves the existing natural features to the extent possible and promotes a natural character.

- *Utilize a range of street/block types including irregular blocks, short orthogonal blocks, winding streets and rural cul-de-sacs to preserve the varied character of the hamlet street system;*

Limitations of the shape, size, availability of road connection points and topography of the site constrains the range of street and block types that can be utilized in the design of the site. However, the plan is able to provide cul-de-sacs with a rural design character reflective of the types of street and lotting patterns found elsewhere in various areas of the Glen Williams hamlet.

- *Limit block lengths to 175m, in keeping with the smaller block lengths of the hamlet centre.*

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For reasons noted above, block lengths numerically exceed the 175m length indicated in this guideline. However, from a design perspective, the intent of the guideline is maintained. The oversized walkway block (Block 36) serves as a meaningful break in the block of lots 20 to 31. When combined with the curvature of the alignment of Street 'A', the intent of the guideline is maintained.

2.0 Lot Configuration

- *Vary lot frontages and depths within each streetscape to maintain the hamlet's random lot pattern. Allow adjacent lots to vary in lot configuration.*
- *Ensure that lot sizes allow for the safe and effective installation/connection of sanitary services (private, communal or municipal), per regulatory requirements.*
- *Avoid streetscapes with uniform lot frontages. Permit adjacent lot frontages to vary up to 50%. It is recommended that no more than four consecutive lots shall have the same frontage. Beyond a maximum of four lots, allow adjacent lot frontages to vary by 50%*

The proposed plan provides a variety of lot frontages ranging from as low as 10 metres for the two key lots (Lots 8 and 9) up to 69 metres (Lot 31). A variety of lot depths is also reflected on the plan. To assist in widening the lot size variety along the south side of Street 'A' the frontage of Lot 24 was increased in width in the November 18, 2016 version of the plan. Town staff advised (October 27, 2016) that this modification combined with the increased width of the mid-block walkway/trail block (Block 36) brought the plan into greater conformity with the GWSP.

The proposed lot sizes are readily serviced with municipal piped sanitary services consistent with Regional and Town engineering standards.

As previously noted, lot frontages are variable. No more than four consecutive lots have the same or similar frontages.

SUMMARY AND CONCLUSIONS

The proposed draft plan of subdivision is appropriate for development of the subject lands for the following reasons:

- The proposed plan is consistent with or conforms to the applicable provisions and policies of the Provincial Policy Statement (2014), the Growth Plan, the Regional Official Plan and the Halton Hills Official Plan.
- The proposal appropriately addresses the policies of the Glen Williams Secondary Plan as well as the Hamlet Design and Heritage Protection Guidelines appended thereto.
- The subject lands are designated for the type of residential proposed and make efficient use of existing hard as well as soft services.
- The natural heritage system is protected and enhanced
- The proposed density represents a compact form of development within the hamlet context in which it is situated.
- Safe pedestrian movement is provided for through a system of trails and walkways to connect the development to other areas of the community.
- Views and vistas from the existing community are protected in an appropriate manner.

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- Approval of the proposed draft plan of subdivision with appropriate draft approval conditions, suitable provisions in the zoning by-law amendment and implementation of the Urban and Architectural Design Guidelines represents good planning and achieves the goals and objective of the Glen Williams Secondary Plan.

Respectfully submitted,

MATTHEWS PLANNING & MANAGEMENT LTD.



David Matthews, M.C.I.P., R.P.P.

December 2016

Attachment 5

Proposed Zoning By-law Amendment

SCHEDULE 8 REVISED DRAFT ZONING BY-LAW AMENDMENT

BY-LAW NO. 2015- _____

Being A By-law to Amend Zoning By-law 2010-0050, as amended, of the Town of Halton Hills, Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596 (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O.1990, as amended;

AND WHEREAS on _____, 2017, Council for the Town of Halton Hills approved Report No. PI 2017-0012, dated January 16, 2017 in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation conforms to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Schedule "A19" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596, (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton as shown on Schedule "X" attached to and forming part of this By-law;

From an Development (D) Zone;

To a Hamlet Residential 1 (HR1) Exception Zone, Environmental Protection One (EP1) Zone, Open Space Three (OS3); and

From a Hamlet Residential 2 (HR2) Zone

To an Open Space 1 (OS1) Zone

2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "X" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ____ day of _____, 2015.

Mayor

Clerk

SCHEDULE A to By-law 2017 XXXX - DRAFT ZONING BY-LAW

Exceptions

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XX 2017-XXXX	HR1	Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596				<ul style="list-style-type: none"> i) Minimum lot frontage – 21 metres ii) Minimum lot area - 1000 sq metres iii) Maximum number of lots – 31 iv) Maximum lot coverage - 350 square metres v) Setbacks <ul style="list-style-type: none"> a. Minimum front yard setback – 4.5 metres b. Maximum front yard setback - 10 metres 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 m d. Minimum of 8 houses fronting onto Street A (Draft Plan 24T-08001H) shall be sited at the minimum front yard setback of 4.5 m vi) Minimum required rear yard measured from the rear property line or EP1 Zone per Schedule X - 10 metres vii) Maximum height – 2 Storeys and 11 metres viii) Decks less than 0.6 m above the grade adjacent to the deck <ul style="list-style-type: none"> a. No closer than 3 m from measured from the rear property line or EP1 Zone per Schedule X ix) Main wall means any exterior wall of a building or structure x) Decks 0.6 m or more above the grade adjacent to the deck <ul style="list-style-type: none"> a. Shall not be permitted

- b. above the first floor
Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard

x) *Balconies*

- a. Shall not be permitted above the first floor
- b. Shall not project more than 2 metres from the furthest rear or side main wall relative to the adjacent yard.

xii) *Garages*

- a. The wall of the private garage, the entrance of which faces the lot line the driveway crosses to access the private garage, is to be recessed a minimum of 1.0 m from the face of the house and shall be no closer than 5.5 metres from the front lot line.
- b. The interior dimensions of the garage fronting the street shall not exceed 50% of the exterior width of the house
- c. No more than eight 3 car garages fronting onto Street A (Draft Plan 24T-08001H) shall be front facing garages.

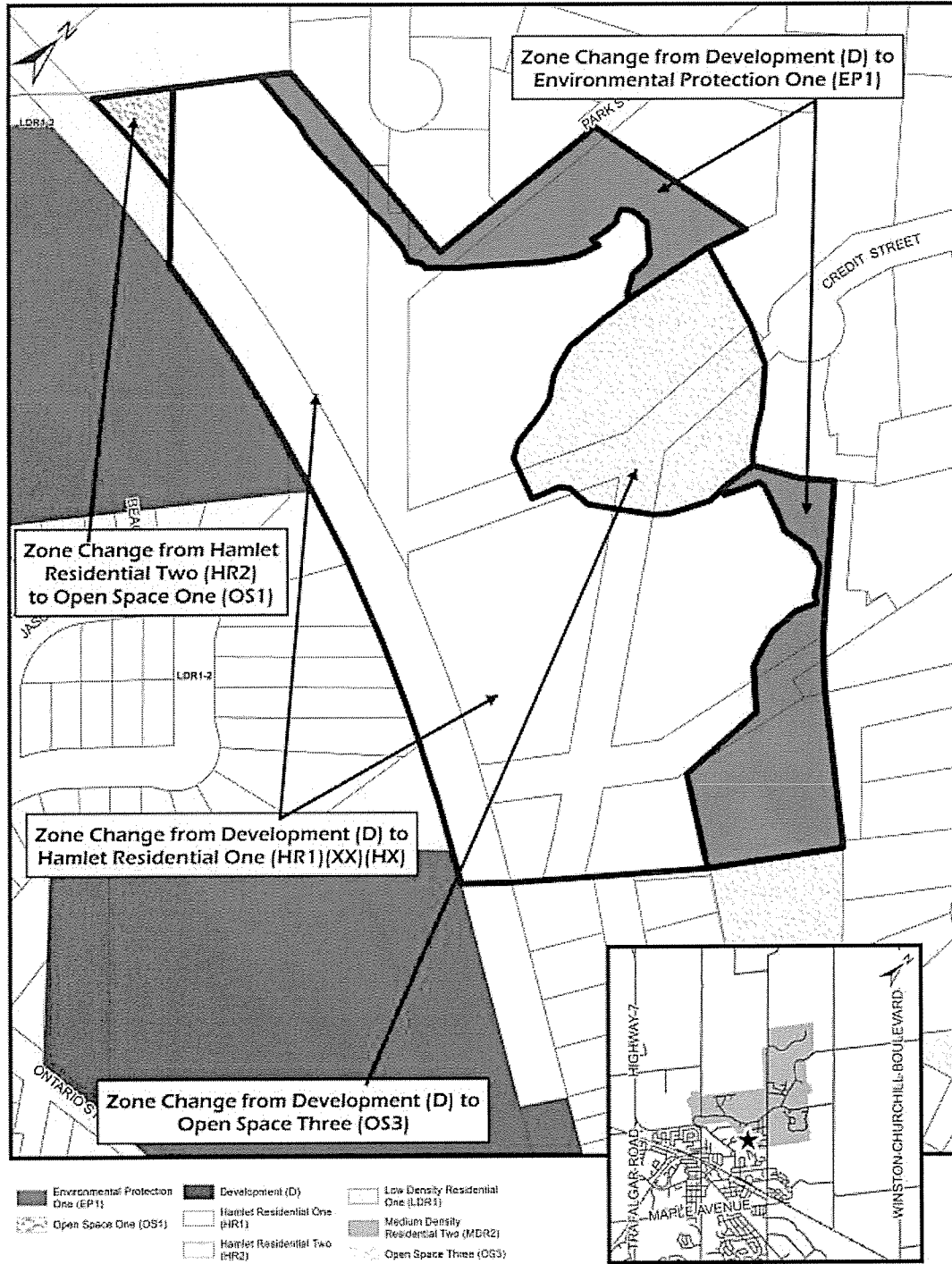
The following additional provisions apply to lands zoned HR1 (XX-A)(HX) described as Lot 8 on Appendix X of OMB Order No. XXXX, <DATE>

- i) Minimum lot frontage - 10 metres
- ii) Minimum front yard setback - 45 metres

The following additional provisions apply to lands zoned HR1 (XX-B)(HX) described as Lot 9 on Appendix X of OMB Order No. XXXX, <DATE>

					<p>i) Minimum lot frontage- 10 metres</p> <p>ii) Minimum front yard setback – 80 metres</p> <p>The following additional provisions apply to lands zoned HR1 (XX-C)(HX) described as Lot 14 on Appendix X of OMB Order No. XXXX, <DATE>*</p> <p>i) Minimum front yard setback – 4.5 metres</p> <p>ii) Maximum front yard setback – 6.5 metres</p> <p>The following additional provisions apply to lands zoned HR1 (XX-D) (HX) described as Lot 15 on Appendix X of OMB Order No. XXXX, <DATE>*</p> <p>iii) Minimum front yard setback – 4.5 metres</p> <p>iv) Maximum front yard setback – 6.5 metres</p> <p>The following additional provisions apply to lands zoned HR1 (XX-E) (HX) described as Lot 16 on Appendix X of OMB Order No. XXXX, <DATE>*</p> <p>i) Minimum front yard setback – 4.5 metres</p> <p>ii) Maximum front yard setback – 6.5 metres</p> <ul style="list-style-type: none"> • Denotes further possible requirement for additional specific lot provisions – note Lot 15 in particular - pending additional expert professional and Solicitor work and discussion.
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SCHEDULE B to By-law 2017- _____



Source: Toronto Transit Authority, Property Code Data, provided by Toronto, Ontario, 2013. Provided for use by the Province of Ontario.

Attachment 6

Proposed Draft Plan Approval
Conditions

SCHEDULE 7 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

CONDITIONS OF DRAFT APPROVAL FOR PLAN OF SUBDIVISION 24T-08001/H

Part of Park Lot 3 and Ann Street, Cavanaugh's Unregistered Plan, Part of the East Half Lot 20, Concession 9 (original Township of Esquesing, County of Halton); and Lots 1 to 12, Inclusive, Part of Lots 13, 14 and 15, Part of Park Lots 1, 2 and 3 (Block E), Part of Lot 14 (Block F), Lots 7 to 10, Inclusive, Part of Lots 4, 5, 6, 11, 12, 13 and 14 (Block G), Lots 1, 7 to 12, Inclusive, Part of Lots 2 to 6, Inclusive (Block H), Lots 2 to 12, Inclusive, Part of Lots 1, 13 and 14 (Block I), Part of Lot 13 (Block K), Part of Park Lots 1 and 2 (Block O), Lots 1 and 2, Part of Lots 3, 4 and 5 (Block O), Part of Lots 2, 3 and 4 (Block P), Parts of Chelten Street, Park Street West, Glen Street, Credit Street, Victoria Street and Alexander Street (closed by Superior Court of Justice Order – Court File No. 2917/02, Inst. HR226694) Registered Plan 10, (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton

1.	That approval applies to the proposed Plan of Subdivision 24T-08001H revised by Matthews Planning and Management dated November 18, 2016, to show 31 single detached lots, Storm Water Management Pond (Block 32), Open Space (Blocks 33 & 34), Walkway (Blocks 35 & 36) and internal subdivision street network consisting of Streets A and B.	GENERAL – ALL
2.	Enter into Subdivision Agreement That the Owner agrees, prior to final approval, to enter into a Subdivision Agreement, to be registered on title, to satisfy all requirements, financial, servicing and otherwise, of the Town of Halton Hills	GENERAL – ALL
3.	Lot Frontage Area and Site Specific Info That the Owner agrees to provide lot frontage, area, and site specific information as necessary to ensure that all lots and blocks conform to the Zoning By-law.	PLANNING – ZONING
4.	Street Naming That the Owner agrees that all Municipal road allowances included in the plan of subdivision shall be named to the satisfaction of the Town of Halton Hills (application made to Clerk's Office) and shall be constructed to the Town of Halton Hills standards at the time of registration.	PLANNING - CLERKS
5.	No Works Until Subdivision Agreement That the Owner agrees that no works shall occur on the site until the Owner has entered into a Subdivision Agreement with the Town of Halton Hills, unless otherwise specified.	GENERAL – ALL
6.	Zoning By-law Conformity and Holding Provision That the Owner agrees that prior to the final approval, the land uses proposed within the draft plan shall conform to a Zoning By-law approved pursuant to the provisions of the Planning Act, and that such a Zoning By-law shall employ the use of Holding (H) Provision. The Owner agrees not to request the removal of the Holding (H) Provision until such time that:	PLANNING – ZONING

	<p>a) The Town's Subdivision Agreement has been executed;</p> <p>b) The Regional Subdivision Agreement has been executed;</p> <p>c) Construction of adequate water and sanitary sewer systems and confirmation of adequate and available servicing capacity by the Regional Municipality of Halton.</p>	
7.	<p>Public Lands Conveyance 1</p> <p>The Owner agrees that the lands shown on the draft R- Plan dated XXXX shall be dedicated gratuitously to the Town prior to any conveyance of the lots by the Owner. The timing of such conveyance shall be at the Town's option, and the Town may require the Owner to make such dedication as part of the Town's inhibiting order arising from final registration. The dedication and the timing of same is to be to the satisfaction of the Town administration.</p>	GENERAL – ALL
8.	<p>Public Land Conveyance 2</p> <p>That the Owner agrees to grant all easements or blocks as required, free and clear of any encumbrances, to the Town or other appropriate authority.</p>	GENERAL - ALL
9.	<p>SWM Pond Conveyance and Maintenance</p> <p>That the Owner agrees to convey a block of land, by way of the registration of an M-Plan, that is sufficiently sized to accommodate a stormwater management facility and the associated outfall(s) as demonstrated through an approved Stormwater Implementation report all in accordance with the Town Stormwater Management Policy dated March 2009 and to the satisfaction of the Town Administration.</p> <p>The Owner further agrees to provide the Town with sufficient access, by way of land transfer or easement per section 3.1 of the Town's Subdivision Manual dated July 1999 for all offsite outlets and/or outfalls as approved through an approved Stormwater Implementation Report. Confirmation of the same is required in writing to the satisfaction of Town Administration prior to the commencement of any site works including site alteration.</p> <p>As outlined in the Town's Stormwater Management Policy dated March 2009, the Owner shall provide the Town with a Stormwater Maintenance Fee prior to the execution of the Subdivision Agreement. The Fee shall be calculated and submitted by the Engineer to the satisfaction of the Town Administration prior to the preparation of the Subdivision Agreement.</p>	ENGINEERING
10.	<p>Mylars</p> <p>That the Owner agrees to deposit mylars of the Registered Plan of Subdivision with the Town of Halton Hills, and provide the Town with computerized information in a format satisfactory to the Town.</p>	GENERAL – ALL
11.	<p>Temporary Works</p> <p>That the Owner agrees to construct all works, which must be considered temporary to facilitate the development of the subject property. These works may include, but are not limited to; emergency access, temporary cul-de-sacs, erosion protection, tree protection and stormwater facilities.</p>	ENGINEERING
12.	<p>LED lights</p>	ENGINEERING

	<p>That the Owner agrees to install and make operational street lighting on all streets and walkways within the draft plan of subdivision, to an urban residential standard utilizing L.E.D. lighting and incorporate hydro metres, to the satisfaction of Town Administration, within 90 days of the issuance of the first Building Permit.</p> <p>The owner further agrees that prior to the execution of the subdivision agree that they shall provide cash-in-lieu of providing stock supply of street light parts (for LED) as required in section 2.7.2 of the Town Subdivision Manual. The Owner further agrees to provide the Town with a written 10-year warrantee from the manufacturer for the luminaire and photocell.</p>	
13.	<p>Retaining Walls</p> <p>That the Owner agrees in a subdivision agreement that maintenance of any retaining walls constructed within the draft plan of subdivision shall be the responsibility of the Owner and subsequent Owners, and, except where otherwise specified, that no retaining wall shall exceed a maximum height of 1.5m on the exposed face to the satisfaction of the Town of Halton Hills.</p> <p>That the Owner agrees that, unless otherwise shown on the approved engineering drawings, all retaining walls shall be constructed entirely on private property. The Owner further agrees to notify any purchaser and to register on title warning clauses advising purchaser that they are responsible for the cost and maintenance of the retaining walls and that they will require permits from both the Town and/or Credit Valley Conservation for any works related to the retaining walls.</p> <p>Any retaining wall proposed to be installed on Town owned lands shall be located, designed and constructed to the satisfaction of the Town Administration.</p>	ENGINEERING
14.	<p>Align Streets and Blocks with Adjacent Lands</p> <p>The pattern of street and layout of blocks within the draft plan of subdivision shall be designed and aligned precisely with the pattern and layout for existing plans or any adjoining proposed plans of subdivision.</p>	ENGINEERING
15.	<p>Construction Fence and Tree Protection</p> <p>That the Owner agrees to install the temporary construction fence (along the perimeter of the development) and the required tree protection prior to commencing any on-site works. The details and the location of the temporary construction fencing and tree protection fencing shall be clearly shown on the approved Erosion and Sediment Protection drawing submitted to the Town as part of the engineering submission and/or site alteration application.</p> <p>It is the Town expectation that all temporary construction fencing and tree protection will be inspected and document by the Engineer on a weekly basis and all deficiencies noted are repaired within a minimum 2 calendar days of the date of inspection.</p>	ENGINEERING
16.	<p>As Constructed and Asset Management for Public Services</p> <p>That the Owner agrees to supply to the satisfaction of Town</p>	ENGINEERING

	<p>Administration a digital compatible file of the "as constructed" Public Services, in a format suitable for use with the Town's current version of AutoCAD and/or Civil 3D.</p> <p>The Owner further agrees to provide a summary of details in an Excel format as required to update the Town Asset Management data base for the work undertaken as part of this project.</p> <p>All as constructed and asset management information is required to be submitted to the satisfaction of the Town administration prior to the request for the final release of securities.</p>	
17.	<p>0.3 m Reserves</p> <p>That the Owner agrees to provide 0.3m reserves, as required by Town Administration.</p>	ENGINEERING
18.	<p>Cycling Master Plan</p> <p>That the Owner agrees to incorporate within the road configuration and the design of the development the recommendations from the Town of Halton Hills Cycling Master Plan dated December 2010, or any future updates, as adopted by Town Council to the satisfaction of Town Administration.</p>	ENGINEERING
19.	<p>Sediment, Erosion and Mud Tracking</p> <p>The Owner agrees to have prepared by their Engineer and have implemented by their contractor an Erosion and Sediment Control Plan. This plan will address items such as but limited, mud tracking prevention, temporary storm water management (Quantity and Quality), sediment control, erosion prevention, regular inspection and documentation by the Engineer, immediate repairs to deficiencies, tree preservation, temporary perimeter construction fencing and shall address all phases and stages of construction.</p> <p>It is the Towns expectation that the engineer shall, as a minimum, provide weekly inspection of the implemented design and as required recommend modification to the plan to suit the site condition and time of year. The monitoring by the Engineer shall continue through the home building stage of construction and shall only terminate once the site has been stabilized to the Towns satisfaction. All deficiencies noted during any inspection shall be recorded and rectified within two calendar days.</p> <p>That the Owner further agrees to stabilize all disturbed soil within 30 days of being disturbed, control all noxious weeds and maintain ground cover, to the satisfaction of Town Administration</p> <p>Through the subdivision agreement and/or site alteration permit the Owner shall provide sufficient securities to the satisfaction of the Town Administration to ensure the maintenance of this plan including the required regular inspection by the Engineer.</p>	ENGINEERING
20.	<p>Construction Management Plan</p> <p>That the Owner agrees to have prepared and to implement a construction management plan to the satisfaction of the Town Administration prior to any site works or site alteration and shall provide</p>	ENGINEERING

	<p>updates for the entire construction process through to issuance of the completion certificate. This plan shall be the Owner's responsibility to implement at their cost and shall include the following as a minimum:</p> <ul style="list-style-type: none"> a. Central coordinating contact and tracking for all community complaints and respective responses; b. Trades communication and enforcement plan; c. Project phasing, staging, periods of activity and operating hours including peak times and types of activity; d. Parking for trade and deliveries; e. Traffic protection plan for vehicular and pedestrian traffic in accordance with OTM Book 7; f. Material delivery loading areas, coordination and enforcement; g. Office space (Construction trailer); h. Working hours; i. Debris (garbage); j. Noise & dust control; k. Importation or Exportation of fill or surplus material; l. Site access and egress; m. Communications plan for providing notification to and addressing concerns of: <ul style="list-style-type: none"> o immediately adjacent residents; o Glen Williams residents; o residents from surrounding and adjacent areas who may be impacted i.e. trail users, Gamble Street, Meadowglen Boulevard, Credit Street residents; o the broader community who may have questions about the development; and o Purchaser/New homeowners; n. Impact mitigation plan for residents affected by off-site servicing including by not limited to Gamble St. and Credit St.; and o. A contingency plan that addresses any additional impacts to private residential or municipal property not foreseen in the construction management plan including notification, compensation, and conflict resolution provisions as may be appropriate. <p>If, in the opinion of the Town Administration, the Owner fails to implement the Construction Management Plan and/or fails to update the Construction Management Plan to address concerns raised by the Town, the Town reserve the right to draw upon the securities held as part of the subdivision or any agreement to implement the provisions of the Construction Management Plan and/or rectify the concerns for lands owned and not owned by the Municipality. Any amounts drawn from project securities for such implementation shall be replaced within 30 days. The Town shall seek full cost recovery plus appropriate administration fees and disbursements for all efforts as a result of the Owners failure to perform.</p>	
<p>21.</p>	<p>Timing of Completion of Works That the Owner agrees that time is of the essence in the completion of site works as set out in the construction schedule and that failing completion of on or off site works in a timely manner as determined by</p>	<p>ENGINEERING</p>

	the Town Administration, securities may be drawn by the Town Administration to complete or secure those works including but not limited to providing contractor payment from the project securities and that any amounts drawn from project securities for such implementation are to be replaced within 30 days.	
22.	Topsoil That the engineer shall submit a plan calculating the total amount of topsoil required for site restoration including all road, allowance, open space, storm water management blocks and lots plus 10% and shall identify stockpile location within the site complete with appropriate erosion and sediment control to satisfaction of Town administration. It is the Town's expectation that all surplus debris and topsoil shall be removed from the site prior to the commencement of home construction.	ENGINEERING
23.	Construction of Grading Drainage and Servicing That the Owner agrees to have designed and constructed all grading, drainage and servicing under the Town's jurisdiction, to the satisfaction of Town Administration.	ENGINEERING
24.	Construction of Rough Grading That the Owner agrees to construct all rough grading and associated works, as deemed necessary by Town Administration and/or as indicated on the engineering drawings, prior to the issuance of any Building Permits.	ENGINEERING
25.	Daylight Triangles That the Owner agrees to provide daylighting triangles at all intersections and inside bends of all streets to the satisfaction of Town Administration.	ENGINEERING
26.	Geodetic Benchmarks That the Owner agrees to provide two second order, second level Geodetic Benchmarks in suitable locations to the satisfaction of Town Administration. At the Town's discretion the Owner may provide the Town with cash in lieu of providing one or both of the benchmarks.	ENGINEERING
27.	Phasing Plan That the Owner agrees that, in the event that future development of the property is to be phased, a detailed development phasing plan must be submitted prior to final approval of the first phase of development. The Phasing Plan shall indicate the sequence of development, the land area in hectares, the number of lots and blocks in each phase, grading to minimize the total soil area exposed at a given time, and construction of public services, to the satisfaction of Town Administration. The phasing must also be reflected in all required reports.	ENGINEERING / PLANNING
28.	Phasing of Construction That the Owner agrees that, acting reasonably, in order to reduce the extent of disruption to purchasers occupying units within the subdivision, construction proceed sequentially such that the first lots to be built be those most interior to the subdivision and the last lots, those nearest the egress.	ENGINEERING
29.	Detailed Engineering Submission for Each Phase That the Owner agrees to have prepared by a qualified Engineer and submitted to Town Administration for approval, a detailed Engineering Submission for each phase of construction. Engineering drawings shall	ENGINEERING

	reflect the recommendations of all reports and studies requested as conditions of approval.	
30.	Grading Plans That the Owner agrees that grading plans be prepared and submitted, as part of the detailed engineering submission, to the satisfaction of Town Administration.	ENGINEERING REC & PARKS (OPEN SPACE & PARKLAND ONLY)
31.	On Street Parking and Driveway Locations That the Owner agrees to have prepared by a qualified Consulting Engineer and submitted to Town Administration for approval a plan indicating on-street parking and driveway locations	ENGINEERING

32.	<p>Requirement to Complete Reports Studies etc. That the Owner agrees that where a condition of approval requires the preparation of a report, study, or plan, the Owner shall:</p> <p>a) Carry out, or cause to be carried out, the study, report or plan, at the Owner's expense, prior to the registration of the Plan, except in those circumstances that may be specifically authorized by the approving agency(s).</p> <p>b) Carry out, or cause to be carried out, the recommendation(s) or work(s) prescribed in the approved study, report, or plan, prior to the registration of the plan, except in those circumstances that may be specifically authorized by the approving agency(s).</p>	GENERAL - ALL
33.	<p>Peer Reviews for Studies Post Draft Plan Approval The Town reserves the right to have any of the detailed reports and drawings peer reviewed by an appropriate third party professional at the Owner's expense, subsequent to draft approval. This may include, but not be limited to: geotechnical, slope stability, urban design, architectural design, ecology, and stormwater management including but not limited to related components - pond outfall, urban design, ecology, and other studies as may be necessary. The Owner shall make payment for all peer review costs incurred by the Town prior to the execution of the Subdivision Agreement.</p>	GENERAL (ALL)
34.	<p>Outstanding Reports and Implementation That the Owner agrees to have prepared or updated by a qualified Consulting Engineer(s) (or other Professional as outlined below) and submitted to Town Administration for approval, the following reports, based on Terms of Reference as approved by Town Administration. In addition, Terms of Reference for reports (a) and (b) regarding stormwater management and (c) shall be approved by Credit Valley Conservation (CVC). The reports must be approved prior to the approval of the Engineering Submission. Recommendations from the reports will be implemented in the detailed design process to the satisfaction of Town Administration, including any Peer Reviews required by the Town. All reports and studies must refer to the final approved Plan of Subdivision 24T-08001/H.</p> <p>a) Functional Servicing Report which needs to identify and support the road layout, under & above ground servicing, general grading, open space location and lot configuration and size, etc. The Functional Servicing Report specifically for 24T-08001/H shall be approved prior to the approval and registration for 24T-08001/H. The stormwater management component of the Functional Servicing Report shall be to the satisfaction of Town Administration and Credit Valley Conservation. The water and wastewater component of the Functional Servicing Report shall be to the satisfaction of the Commissioner of Public Works, Halton Region.</p>	<p>ENGINEERING / REGION / CVC / REC AND PARKS</p> <p>ENGINEERING /</p>

	<p>b) Stormwater Management Implementation Report(s), including operation and maintenance, shall indicate how stormwater is to be accommodated on the subject property and directed to an adequate outfall. The Terms of Reference for the report must be approved by Town Administration prior to the report being prepared. The report must be submitted and approved prior to finalization of the engineering drawings. Recommendations from this report must be implemented in the detailed design process to the satisfaction of Town Administration. The reports shall confirm the adequacy and design of the new pond.</p> <p>Further to the Stormwater Management Implementation Report the Owner shall provide Stormwater Facility Stability Analysis and report to discuss potential:</p> <ul style="list-style-type: none"> • failure modes such as instability during construction period • inspection and certification requirement of the works during construction • natural events such as earthquake's • overflows due to snowmelts, significant rain events or blockages of the outlet • erosion due to seepage of groundwater • other possible modes of failure or long term concerns. <p>c) Siltation Report, Sedimentation and Erosion Control Report to provide recommendations for the control, maintenance, and monitoring of sediment during all phases of construction and to address erosion control issues specific to the draft plan of subdivision.</p> <p>d) Geotechnical Report, to provide recommendations for the pavement design of internal roads, requirements for subdrains and design information for building foundations.</p> <p>e) Tree Preservation and Inventory Report prepared by a qualified Environmental Consultant, Landscape Architect or Arborist which identifies existing trees and other vegetation and means of protection, restoration and enhancement, through appropriate plantings or other measures including edge management, to the satisfaction of Town Administration. Recommendations from this report shall be implemented in the design and construction phases of the development. The Terms of Reference for this report must be approved by the Town of Halton Hills prior to the report being prepared. The report must be submitted and approved prior to finalization of the Engineering Drawings. The report shall be approved prior to any on-site works being undertaken.</p> <p>f) Environmental Site Assessment and Remediation Report, to assess property to be conveyed to the Town to ensure that</p>	<p>CVC</p> <p>ENGINEERING / CVC</p> <p>ENGINEERING / CVC</p> <p>REC & PARKS / CVC / REGION</p> <p>ENGINEERING / REC & PARKS (OPEN SPACE/PARK BLOCKS ONLY)</p> <p>ENGINEERING</p>
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	<p>such property is free of contamination. If contamination is found, the consultant will determine the nature and the requirements for its removal and disposal at the Owner's expense. Prior to the registration of the subdivision plan, the consultant shall certify to the Town, that all properties to be conveyed to the Town are free of contamination.</p> <p>g) Traffic Impact Study, to address vehicular, bicycle and pedestrian movement in accordance with the recommendation of the Cycling Master Plan and site access, the potential impact on the existing road network, traffic signage, the design of bikeways and traffic calming measures. Town Administration may request that the data used for the basis of this report be updated to reflect current statistics just prior to the approval of this document.</p> <p>h) Environmental Implementation Report. The terms of reference for this report shall be as per the Glen Williams Secondary Plan. The Report will describe, in detail, the limits of development, and environmental/ecological constraints present on the site, including any recommended mitigation, resulting from the proposed development. It shall also address the means whereby stormwater will be conducted from the site to a receiving body, and the means whereby erosion, sedimentation, and their effects will be contained and minimized on the site both during and after the construction period. The Owner agrees that all facilities for stormwater management purposes, including infiltration facilities, if any, shall be operational to the satisfaction of the CVC, and the Town Administration, prior to the issuance of final approval.</p> <p>i) Edge Management Plan: The owner agrees to have prepared by a qualified ecologist and submitted to the Town of Halton Hills for approval, prior to any on-site works being undertaken, in coordination with the Environmental Implementation Report an Edge Management Plan, which shall address the development limit of the subject area and mitigative works. The Edge Management Plan shall also address hazard trees within the subdivision lands, and adjacent lands. As part of the Edge Management Plan the location and detailing of fencing within or at the limits of Open Space Blocks will be identified to the satisfaction of the Manager of Parks and Open Space.</p> <p>j) Urban Design Guidelines: That the Owner agrees to provide updated Urban Design Guidelines prepared by a qualified Architect/Landscape Architect prior to registration and to the satisfaction of Town Administration. These guidelines shall provide updated visual perspective through the site including but not limited to the visual impacts of the Stormwater management facility, Ann St. crossing, etc.</p>	<p>ENGINEERING/P LANNING/ RECREATION AND PARKS</p> <p>REC & PARKS / CVC</p> <p>PLANNING / REC & PARKS</p> <p>PLANNING / REC & PARKS</p> <p>PLANNING / REC & PARKS</p>
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	k) Architectural Control Guidelines: That the Owner agrees, prior to the offering of models for sale, to provide Architectural Control Guidelines prepared by a qualified Architect and Landscape Architect (as required) for peer review at the applicant's expense and approval to the Town's satisfaction.	
35.	Piped Conveyance of Stormwater Pond Discharge Water Credit Street That the Owner agrees that the water from the stormwater facility Block 32 shall be conveyed entirely by a piped solution for the full extent of Credit Street.	PLANNING / ENGINEERING
36.	Stormwater Facility Outfall That the Owner's stormwater outfall is a legal outfall to the satisfaction of the Town solicitor.	TOWN SOLICITOR
37.	Water Supply Connection Under Wildwood Trail That arrangements for an underground water supply connection to permit the looping of the Regional water supply system under Wildwood Trail in the vicinity of the emergency access crossing have been made to the satisfaction of the Town and Region	PLANNING/ ENGINEERING/ TOWN SOLICITOR
38.	Urban Design and Architectural Control Guidelines That the Owner agrees, prior to offering models on lots for sale, the Control Architect signs off on compliance with both the Urban Design Guidelines (December 2016) and Architectural Control Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills in accordance with the implementation provisions therein to the satisfaction of Town Administration.	PLANNING/ RECREATION & PARKS
39.	Implementation of Urban Design and Architectural Control Guidelines & Performance of Control Architect(s) The Owner agrees to incorporate and implement the content of the Urban Design Guidelines (December 2016) and Architectural Control Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills and reflected in the details of the approved Drawings, including but not limited to, community design criteria, Streetscape and Landscape Design Criteria, including landscape elements, and location, gateway entry features, stormwater management pond location and design etc., architectural design criteria including siting and built form, architectural elements, priority lot dwellings and other design issues unique to the proposed development and necessary mechanisms for their implementation, to the satisfaction of the Town Administration The Owner shall hire a Control Architect and a Control Landscape Architect, at the Owner's expense, to review and approve all design elements to ensure compliance with the architectural, streetscape and landscape design guidelines in accordance with the Implementation Process set out in the	PLANNING/ RECREATION & PARKS

	<p>approved guidelines. The Town reserves the right to replace the Control Architect and/or Control Landscape Architect if the result of the design approval is inconsistent with the guidelines' recommendations and principles.</p> <p>The selection of the Control Architect and the Control Landscape Architect shall be subject to the approval of the Town's Executive Director of Planning. The Owner or builder shall submit plans, elevations, details, landscape drawings and any other required documents to the control architect and the Control Landscape Architect in sufficient detail to assess compliance.</p> <p>The Owner acknowledges and agrees that building permit applications will not be accepted and building permits will not be issued by the Town without:</p> <ul style="list-style-type: none"> a. certification by the Control Architect, to the satisfaction of the Town Administration that the Architectural Design Review, as set out in the approved Architectural Control Guidelines has been complied with. b. Certification by the Control Landscape Architect to the satisfaction of the Commissioner of Community & Corporate Services, that the Streetscape and Landscape Design, as set out in the approved Urban Design Guidelines has been complied with. <p>Prior to the Town executing this Agreement, the Owner shall deposit a performance guarantee with the Town in the amount of \$15000 to secure the control architect requirements of this condition.</p>	
<p>40.</p>	<p>Urban Design Guidelines and Subdivision Agreement</p> <p>That prior to registration the Owner agrees to incorporate the content of the Urban Design and Architectural Control Guidelines prepared by Urban Design Guidelines (December 2016) and Architectural Control Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills into the subdivision agreement to the satisfaction of the Town's Administration, to address streetscape (streetlighting, median treatments, signage, fencing, planting, hard surface treatments, community mail boxes, community features, street furniture), recreational trail linkages, setbacks and other design issues unique to the proposed development and necessary mechanisms for their implementation.</p>	<p>PLANNING/ RECREATION & PARKS</p>

<p>41.</p>	<p>Conservation Authority Permits and Pre-servicing That the Owner agrees that prior to entering into a Pre-servicing Agreement with the Town of Halton Hills, all necessary permit(s) from the related Conservation Authority for the SWM facility and/or storm water drainage outfall, if any, are in place and in good standing. It shall be the Owners responsibility to maintain all of the Conservation Authority permit(s) in good order for the term of both the Pre-servicing Agreement and this Subdivision Agreement.</p>	<p>TOWN OF HALTON HILLS AND CVC</p>
<p>42.</p>	<p>Notices and Warning Clauses: Sales Office Plan That the Owner agrees that, prior to offering units for sale a Sales Office Plan be prepared to the satisfaction of Town administration and that the same Plan and information be prepared for use in all promotional advertising material to the satisfaction of the Town administration.</p> <p>That the Owner agrees to post the Sales Office Plan in a readily available and publicly visible location on the wall of the sales office.</p> <p>That the Owner agrees that the Sales Office Plan also be included in all promotional advertising material including any additional details as set out in these conditions</p> <p>That the Owner agrees that prior to registration, the Owner shall provide photographic evidence that the Sales Office Plan was posted in a visible location, readily available to the public within the sales office to the satisfaction of the Town and that the Owner agrees that they may be subject to unscheduled site visits to confirm same.</p> <p>That the Owner agrees to provide evidence that the Sales Office Plan has been included in promotional advertising material (i.e. brochures, websites, etc.) to the satisfaction of the Town</p> <p>That the Owner agrees that the Sales Office Plan shall be approved to the satisfaction of Town Administration and indicate the following:</p> <ul style="list-style-type: none"> • Those lots that have warning clauses and the general details of those clauses • The location of parks, open space including open space to be dedicated gratuitously prior to registration, buffer, sidewalks, walkways, community facilities, stormwater management facilities, maintenance block, trails, hydrants, street lights, utility boxes and bicycle paths • The location of lands to be dedicated gratuitously to the Town prior to registration that form a part of lots 1-15 should be clearly labeled "Publicly Owned Environmental Protection Lands – NOT PART OF PRIVATE LOTS," should be coloured appropriately and include a <ul style="list-style-type: none"> • The types of Open Space • The type, height and location of fencing attenuation features 	<p>PLANNING</p>

- The location of all Canada Post Mailboxes as approved by Canada Post and the Town of Halton Hills
- All lots or blocks in a colour coded form that identify the location of all land use types including details of any site specific zoning provisions
- The identification and location of surrounding land uses
- The location of all existing trees that have been retained
- The location of all street trees
- The location of all infiltration measures on private lots
- The location of all retaining walls on private lots including a note that indicates "Retaining walls on private lots are the responsibility of the private lot owner."

Until the plan is registered the following information must also be shown in BOLD CAPITAL TYPE, to the satisfaction of the Town:

- i. This plan of subdivision is not yet registered.
- ii. Construction of the homes cannot commence until after registration and the issuing of building permits (excluding model homes)
- iii. Notwithstanding the expectations of the vendors and purchasers of houses, it is possible that delays could occur with respect to the registration of the plan of subdivision and the issuing of building permits, which may affect the ability of the vendors to perform their obligations within the time prescribed in any Agreements of Purchase and Sale.
- iv. Purchasers are advised to consult their lawyer concerning any aspect of an Agreement of Purchase and Sale before signing it;
- v. Purchasers are advised that this Plan may not accurately reflect final locations of street trees, fences, driveways, streetlights, sidewalks, infrastructure and utilities located within road right-of-ways as well as private lots. Purchasers shall confirm the location of such on the approved drawings with the Town of Halton Hills.";
- vi. All lots are serviced with Regional Water and Sewer.
- vii. Purchasers are advised that for Lots 1-15 the extent of the lot shown on the approved draft plan of subdivision will not form the full extent of the future privately owned lot. Portions of Lots 1-15 as shown on the Sale Office Plan are to be conveyed to the Town of Halton Hills as public open space prior to or as part of registration. "
- viii. Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet typical Town lot grading standards in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions.

	<p>ix. Purchasers and/or tenants are advised that the development potential for lots may be limited due constraints on the available developable area as shown on the Sales Office Plan and it is recommended that potential purchasers obtain zoning information, including specific lot requirements, prior to purchasing the lot.</p> <p>x. Purchasers and/or tenants are advised that urban design architectural design control measures apply to the development at the cost of the developer and require approval to the satisfaction of Town Administration prior to offering lots and/or models for sale and, in addition, it is recommended that potential purchasers obtain a copy of the approved design guidelines, prior to purchasing a lot.</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	
43.	<p>Notices and Warning Clauses – Purchase Agreement - Submit Notices and Warning Clauses Acknowledgement package to the Town for Review prior to Home Sales</p> <p>That prior to offering lots and/or models for sale the Owner shall provide a Notices and Warnings Package that assembles all relevant conditions in one location which is to be signed and acknowledged by each prospective purchaser to the Town for review and approval to the satisfaction of the Town Administration.</p>	PLANNING
44.	<p>Notices and Warning Clauses – Signed Agreement by Homeowner Acknowledging Notices and Warning Clauses</p> <p>That the Owner shall collect from each buyer a signed agreement acknowledging the Notices and Warning Clauses listed within these Draft Plan Conditions provide to the Town copies of same – within 30 days of signing each agreement to the satisfaction of the Town Administration.</p>	PLANNING
45.	<p>Notices and Warning Clauses - Purchase Agreement - Notice to Homeowners in Draft Plan Area of Duration of Construction</p> <p>That the Owner agrees to provide written notice to homeowners located in the draft plan of subdivision prior to the completion of home sales, advising of the time frame in which construction activities may occur, and potential for the residents to be inconvenienced by the construction activities such as noise, dust, dirt, debris and construction traffic, to the satisfaction of Town Administration.</p>	PLANNING
46.	<p>Notices and Warning Clauses - Purchase Agreement – Purchase Agreement Plan</p> <p>That the Owner agrees to provide a Purchase Agreement Plan within all offers of purchase and sale that includes the contents of the Office Sales Plan referenced in the relevant condition above in a clear and legible format to the satisfaction of the Town Administration.</p>	PLANNING
47.	<p>Notices and Warnings – Purchase Agreement - Lots Abutting Open Space</p> <p>The Owner agrees to include in offers of purchase and sale of the</p>	PLANNING/ RECREATION AND PARKS

	<p>identified lots, a statement and plan, and in the case of c) regarding conveyance of lands for public ownership, copy of a signed release acknowledging the statement to the satisfaction of the Town Administration that advises prospective purchasers of the following:</p> <p>a) Lots Abutting Open Space/Trail/Stormwater Management Blocks :</p> <ul style="list-style-type: none"> (i) No private gates are permitted in fencing abutting Open Space Blocks. No private gates are allowed for Lots abutting Town owned lands (Wildwood Trail) (ii) A Recreational Trail link will be provided within Open Space and Stormwater Management Blocks; (iii) Town policies prohibit the encroachment or dumping of materials on Town owned land. <p>b) All Lots:</p> <ul style="list-style-type: none"> (i) An existing Recreational Trail is present in lands to the south of the development. <p>c) A portion of lots 1-15 as depicted on the Draft R-plan dated XXXXX shall be dedicated gratuitously to the Town for public ownership as open space.</p>	
<p>48.</p>	<p>Notices and Warnings – Purchase Agreement - Restricted Access to Municipal Lands, Trails with Limited Buffers, That the Owner agrees to incorporate in all offers of purchase and sale the following notices:</p> <p>a) All Lots</p> <ul style="list-style-type: none"> i. That the Town’s Fencing Policy prohibits private gate access to Municipally owned lands, and the types of and location of fencing adjacent to Municipally owned land shall be installed by the developer in accordance with Town Policy. ii. That where necessary, as determined by Council, public trails and access facilities may be installed on any park, open space or buffer block and adjacent to private property boundaries with minimal separation. 	<p>PLANNING/ ENGINEERING</p>
<p>49.</p>	<p>Notices and Warnings - Purchase Agreement – Various Provisions Incl Architectural Control Guidelines</p> <p>The Owner shall include the following clauses in all agreements of purchase and sale, or lease for all lots/block in the Plan:</p> <ul style="list-style-type: none"> a. Purchasers are advised to consult their lawyer concerning any aspect of an Agreement of Purchase and Sale before signing it; b. Purchasers are advised that this Plan may not accurately reflect final locations of street trees, fences, driveways, streetlights, sidewalks, infrastructure and utilities located within road right-of-ways as well as private lots. Purchasers shall confirm the location of such on the approved drawings with the Town of Halton Hills. 	<p>PLANNING</p>

	<p>c. All lots are serviced with Regional Water and Sewer.</p> <p>d. Purchasers are advised that for Lots 1-15 the extent of the lot shown on the approved draft plan of subdivision will not form the full extent of the future privately owned lot. Portions of Lots 1-15 as shown on the Sale Office Plan and in the Purchase Agreement site plan are to be conveyed to the Town of Halton Hills as public open space prior to or as part of registration. ”</p> <p>e. Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet typical Town lot grading standards in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions.</p> <p>f. Purchasers and/or tenants are advised that the development potential for lots may be limited due constraints on the available developable area as shown on the Sales Office Plan and it is recommended that potential purchasers obtain zoning information, including specific lot requirements, prior to purchasing the lot.</p> <p>g. Purchasers and/or tenants are advised that urban design architectural design control measures apply to the development at the cost of the developer and require approval to the satisfaction of Town Administration prior to offering lots and/or models for sale and, in addition, it is recommended that potential purchasers obtain a copy of the approved design guidelines, prior to purchasing a lot.</p> <p>A clause requiring the foregoing obligations after registration of the Plan shall be included in the Subdivision Agreement.</p>	
50.	<p>Notices and Warning Clauses – Purchase Agreement - Site Map Identifying Lands Intended for Dedication to the Town as Public Open Space</p> <p>That the Owner agrees to provide to all purchasers a site plan identifying lands intended for dedication to the Town as Public Open Space including clearly distinguishing those portions of lots that have received draft plan approval which will remain in private ownership from those lands that are to be dedicated gratuitously to the Town as public open space as per the Draft R-plan dated XXXXX.</p>	PLANNING
51.	<p>Notices and Warnings - Conveyance of portions of lots to Town prior to or as part of registration</p> <p>The Owner shall include the following clause in any agreement of purchase and sale entered into with respect to Lots 1-16 within the Plan:</p> <p>“Purchasers are advised that portions of the lot as shown on the attached plan are to be conveyed to the Town of Halton Hills as public open space prior to or as part of registration. The extent of the lot shown on the approved draft plan of subdivision will not form part of the extent of privately owned portion of the applicable lot.”</p>	PLANNING

52.	<p>Notices and Warnings - Purchase Agreement – Retaining Walls</p> <p>The Owner further agrees to notify any purchaser and to register on title warning clauses advising purchaser that they are responsible for the cost and maintenance of the retaining walls and that they will require permits from both the Town and/or Credit Valley Conservation for any works related to the retaining walls.</p>	PLANNING /ENGINEERING
53.	<p>Notices and Warning Clauses – Grading Plans</p> <p>That the Owner agrees to post approved lot grading plans, when available, at any location where lots in a particular plan of subdivision are offered for sale, and to provide all purchasers with a copy of the individual lot grading and plot plans developed for each lot once approved by the developer's professionals and Town Administration, as it is available, and in any event, prior to the issuance of Building Permits. Each homeowner shall be provided a copy of the final approved lot grading plans for their lot, prior to assumption.</p>	PLANNING/ ENGINEERING
54.	<p>Notices and Warning Clauses – Posting and Availability of Copies of Draft Plan</p> <p>That the Owner agrees to make copies of the approved draft plan and conditions available to all purchasers and visibly post the approved draft plan for the public's viewing where units are offered for sale.</p>	PLANNING
55.	<p>Notices and Warnings – Information Sign</p> <p>That the Owner agrees that, prior to execution of the subdivision agreement, an information sign(s) be erected in conformity with the Town Sign By-law 2003-0065. This sign(s) shall be designed and located to the satisfaction of Town Administration. It is further agreed that the Owner is not required to obtain a permit under the Town Sign By-law if the provisions of this condition are followed. The Owner shall only erect the sign(s) after the contents and location(s) have been approved by Town Administration. Further, the Owner agrees to maintain the sign(s) and only remove the sign(s) upon sale of the last residential lot in the plan or such other time as may be approved by Town Administration. The information sign shall accurately depict a colour rendered plan of subdivision which clearly details the following information:</p> <ul style="list-style-type: none"> a) Approved zoning categories of the lands, including reference to the amending By-law number; b) Adjacent Open Space blocks; c) Lands intended for dedication to the Town as public open space and environmental protection lands d) Residential lotting pattern; e) Adjacent recreational trails; f) Canada Post facilities; g) Reserve blocks; h) Street names and collector road designation. i) Labels indicating all environmental features and associated buffers and stormwater management facilities 	PLANNING
56.	<p>Cash In Lieu</p> <p>That the Owner agrees to provide cash-in-lieu of parkland at a rate</p>	REC & PARKS

	of five per cent of the total developable area pursuant to the requirements of the Planning Act.	
57.	<p>Open Space That the Owner agrees to satisfy the Town of Halton Hills with respect to</p> <p>a) Conveying, free and clear, Open Space Blocks to the Town for conservation purposes;</p> <p>b) cleaning up and improving the lands in Open Space Blocks by removing any debris to the satisfaction of the Town Administration.</p>	REC & PARKS
58.	<p>Compensation Plantings That the Owner agrees to provide an updated compensation strategy to the satisfaction of the Town administration and Credit Valley Conservation Authority, in coordination with the Environmental Implementation Report at a location agreed to by the Town of Halton Hills and the Credit Valley Conservation Authority. General landscape plantings for streetscape, storm water management pond, mitigation plantings (as recommended by the EIR), and Hamlet buffer plantings will not be considered compensation. The compensation ratios in the EIR Addendum dated July 2016 will be the basis of compensation calculations, but the final quantities and locations are to be confirmed by the updated strategy, including updated ELC information if determined by the Town and CVC(updated ELC information if determined by the Town to be applicable in the event the subdivision is not registered within the three year term of approval).</p> <p>The Owner further agrees to provide a minimum amount of 1,374 trees as compensation plantings as outlined in the Addendum to the EIR dated October 15, 2015.</p>	REC & PARKS CVC
59.	<p>Invasive Species Management Program That the Owner agrees to design and implement an Invasive Species Management program, to be conducted for the duration of the subdivision construction period, until final acceptance by the Town.</p>	REC & PARKS / CVC
60.	<p>Open Space Information Guide That the Owner agrees that, prior to registration and as part of the Edge Management Plan, an Open Space Information Guide or Welcome Letter will be prepared for review and approval by the Town and distribution by the Owner to new homeowners.</p>	REC & PARKS
61.	<p>Fencing That the Owner agrees to prepare and implement a fencing plan to the satisfaction of the Town Administration. The plan shall demonstrate all fence details and locations. General Requirements include, but are not limited to:</p> <p>a) construct a black vinyl chain link fence at all locations between Town Blocks and Private Lots to the satisfaction of Town Administration;</p> <p>b) construct a black chain link fence adjacent to the Town owned Wildwood Trail to the satisfaction of Town Administration</p> <p>c) construct wooden board on board fence per the Town's standards where residential lots abut other residential lots, to</p>	REC & PARKS

	<p>the satisfaction of Town Administration;</p> <p>d) construct wooden board on board fence per the Town's standards where residential lots are exposed to the Town's ROW to the satisfaction of Town Administration</p> <p>Fencing shall be completed prior to registration to the satisfaction of the Town Administration.</p> <p>Additional fencing provisions of the Urban Design Guidelines (December 2016) prepared by MBTW Group / W Architect Inc. as amended by January 12, 2017 comments of the Town of Halton Hills are to be implemented to the satisfaction of Town Administration.</p>	
62.	<p>Open Space Block Zoning</p> <p>That the Town of Halton Hills Restricted Area Zoning By-law shall place all lands within Open Space Blocks in a restrictive open space/conservation category which shall contain clauses which will have the effect of:</p> <p>i) prohibiting the erection of all buildings and structures, including excavations and grading, other than those works necessary for flood and/or erosion purposes.</p>	PLANNING
63.	<p>Trail Linkage Through SWM Block</p> <p>That the Owner agrees to construct a Trail Linkage from Street A through the Stormwater Management Block 32, connecting to Credit Street. The detailed design of the trail connection, including any structures required by the Town, will be incorporated into the subdivision detailed design drawings, prior to registration to the satisfaction of the Town Administration.</p>	REC & PARKS
64.	<p>Walkway Block</p> <p>That the Owner agrees to construct a 10 m walkway block. The final layout and required landscaping will be determined through the detailed design process to the satisfaction of the Town Administration.</p>	REC & PARKS / ENGINEERING
65.	<p>Wildwood Trail Restoration</p> <p>That the Owner agrees to restore any areas of the existing Wildwood Trail damaged by the construction of the subdivision to the satisfaction of the Town Administration. The Owner further agrees that the Wildwood Trail shall remain open at all times during the construction of the subdivision. A construction staging plan and restoration design shall be provided for any works that may impact the existing trail as part of the detailed design approval process. Staging of works within the existing Wildwood Trail Block shall be subject to approval by the Town Administration.</p>	REC & PARKS
66.	<p>Hamlet Buffer Planting</p> <p>That the Owner agrees to provide plantings within the Hamlet Buffer adjacent to the subject lands including but not limited to along all lots and subdivision lands backing onto the existing Wildwood Rail Trail, to a planting density and standard to the satisfaction of the Manager of Parks and Open Space.</p>	REC & PARKS
67.	<p>Supplemental Plantings per EIR</p> <p>That the Owner agrees to provide all supplemental landscape plantings as per the Environmental Implementation Report, to the satisfaction of the Town Administration, and to stabilize any</p>	REC & PARKS

	disturbed areas within the setback from the long term stable top of slope setback to the satisfaction of the Town.	
68.	Rare Plants Identification and Transplant That the Owner agrees that prior to registration and any site alteration the Owner updates the Environmental Implementation Report with regard to the results of a further search for any rare species, the design of a transplanting and monitoring program and implements that program to the satisfaction of the Town Administration.	PLANNING/ RECREATION AND PARKS
69.	Monitoring Program That the Owner agrees that prior to registration and any site alteration the Owner updates the Environmental Implementation Report with regard to an overall monitoring program for all re-planting and planting activity, providing targets for the replanting program including but not limited to the duration of the monitoring program. the targeted percentage of material that persists within the monitoring program and re-stocking of material that dies off if the targets are not met, all to the satisfaction of Town Administration.	PLANNING/ RECREATION AND PARKS
70.	Town of Halton Hills "Green Checklist" Conditions That the Owner agrees to provide a complete submission in accordance with Town Green Development Standards to the satisfaction of the Town administration and that the developer/owner shall agree in the Subdivision Agreement to implement all items the developer/owner has selected from the Town's Green Development Standards Checklist, signed and submitted by the developer/owner to the Town of Halton Hills.	PLANNING / SUSTAINABILITY
71.	Prior to the registration of this plan, or any phase thereof, that the following information be prepared to the satisfaction of CVC and the Town of Halton Hills: a) Detailed engineering and grading plans for the overall draft plan of subdivision, including, but not limited to; i. Lot Grading Plans – with the objective of maintaining existing topography and vegetation, and reducing the need to import offsite fill to the extent feasible; ii. Grading and Servicing Plans – with the objective of maintaining or improving predevelopment surface and groundwater flows using approved mitigation measures; iii. Erosion and Sediment Control Plans – with the objective of minimizing on/off site erosion and controlling sedimentation; b) Plans illustrating the location and details of the approved stormwater management measures (prepared by Condeland Engineering Ltd., dated June 2016), including but not limited to:	CREDIT VALLEY CONSERVATION AUTHORITY

	<ul style="list-style-type: none"> i. Plans illustrating the details of the proposed stormwater management pond; ii. Detailed plans identifying and illustrating measures associated with mitigating potential impacts to groundwater and groundwater seepage areas such as conveyance swales, french drains and/or other interception, conveyance, treatment and discharge measures; and iii. Detailed plans illustrating measures associated with meeting infiltration requirements such as soak away pits, infiltration trenches or infiltration galleries. <p>c) Plans illustrating the details necessary to implement the recommendations of the final Environmental Implementation Report (prepared by LGL Limited, last revised June 28, 2016) including, but not limited to:</p> <ul style="list-style-type: none"> i. Tree Preservation and Protection Plans; and ii. Mitigation Plans (e.g. Landscape Enhancement and Restoration Plans) to offset the removal and/or negative impacts of the proposed development in accordance with the final compensation analysis (1:1 for early successional habitat/woodland community types and 2:1 for native forest and wetland community types) – this shall include on-site and off-site mitigation as deemed necessary. <p>d) The owner is to obtain all necessary permits in accordance with Ontario Regulation 160/06, to the satisfaction of CVC.</p>	
72.	That the Town of Halton Hills' Restricted Area Zoning Bylaw shall contain provisions which will place lands identified as hazard lands or natural area (including their buffers where practical) in an appropriate designation (e.g. environmental or open space) to protect them from development in perpetuity.	CREDIT VALLEY CONSERVATION AUTHORITY
73.	That lands identified as hazard lands or natural areas be gratuitously dedicated to the Town of Halton Hills, as appropriate.	CREDIT VALLEY CONSERVATION AUTHORITY
74.	That prior to final approvals, confirmation be received from a qualified professional that the stormwater management system has been constructed or CVC is satisfied that the construction has been appropriately secured in accordance with the approved plans and is operational or that CVC is satisfied that its operation has been appropriately secured.	CREDIT VALLEY CONSERVATION AUTHORITY
75.	That prior to final approvals, confirmation be received from a qualified professional that the final recommendations of the	CREDIT VALLEY CONSERVATION

	hydrogeological and geotechnical reports have been implemented in accordance with the approved reports or CVC is satisfied that the final recommendations will be so implemented.	AUTHORITY
76.	<p>That the Subdivision Agreement between the Owner and Municipality contain provisions, wherein the Owner agrees to:</p> <ul style="list-style-type: none"> i. carry out the works noted in Conditions x through y above; ii. that a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of lots containing environmental features or abutting any Open Space or Environmental Block that the lands are to remain as a low maintenance environment; and iii. That a Homeowner's Factsheet describing the benefits of landscape naturalization for lots containing natural features or backing onto the Open Space or Environmental Blocks, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing. 	CREDIT VALLEY CONSERVATION AUTHORITY
77.	<p>That the owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:</p> <ul style="list-style-type: none"> a) Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. b) Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements. 	HALTON CATHOLIC DISTRICT SCHOOL BOARD
78.	<p>That the owner agrees in the Subdivision Agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or bussing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.</p>	HALTON CATHOLIC DISTRICT SCHOOL BOARD
79.	<p>That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.</p>	HALTON CATHOLIC DISTRICT SCHOOL BOARD

80.	That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the HCDSB.	HALTON CATHOLIC DISTRICT SCHOOL BOARD
81.	The Owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.	HALTON CATHOLIC DISTRICT SCHOOL BOARD
82.	The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title: a) Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. b) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.	HALTON DISTRICT SCHOOL BOARD
83.	That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.	HALTON DISTRICT SCHOOL BOARD
84.	That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.	HALTON DISTRICT SCHOOL BOARD
85.	That the Owner take responsibility for all required signage on the various blocks which are part of this plan of subdivision and further, that in the event that the Town installs any signs on the Owner's behalf, the Owner agrees to reimburse the Town for the supply, erection, and relocation of appropriate signs which depict land uses and other information on the subject and adjacent lands including notices relating to the bussing of children until the school sites are available and developed, that portables and/or portapaks may be required for student accommodation and that construction of a school is not guaranteed.	HALTON DISTRICT SCHOOL BOARD
86.	That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the Halton District School Board.	HALTON DISTRICT SCHOOL BOARD
87.	The Owner shall provide Halton District School Board a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the	HALTON DISTRICT SCHOOL BOARD

	initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.	
88.	That the Owner agrees to provide to Town Administration, prior to entering into an agreement with the Town of Halton Hills, confirmation from; <ul style="list-style-type: none"> a) Halton Hills Hydro; b) a Telecommunications company(ies), and; c) a Natural Gas company, that satisfactory arrangements have been made for the installation of underground services in the draft plan of subdivision, in the event underground services are required.	UTILITIES
89.	The owner agrees that Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required; or metering changes and that the location and method of servicing is at the sole discretion of Halton Hills Hydro.	HALTON HILLS HYDRO
90.	The owner agrees that any costs due to changes required of Halton Hills Hydro's distribution system (i.e. moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the owner.	HALTON HILLS HYDRO
91.	The applicant is required to complete the necessary requirements to obtain a Registered Subdivision Agreement with Halton Hills Hydro.	HALTON HILLS HYDRO
92.	The owner/developer agrees to include in all offers of purchase and sale a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.	CANADA POST
93.	The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners do a sign off.	CANADA POST
94.	The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CANADA POST
95.	The owner/developer will provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: <ul style="list-style-type: none"> a) An appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of the Standards will be provided upon Request). b) The developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post of the locations as they are completed. c) Any required walkway across the boulevard, as required and as per municipal standards. 	CANADA POST

	d) Any required curb depressions for wheelchair access.	
96.	The Developer agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also, that the builder will post in clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House sales for the subdivision.	CANADA POST
97.	The owner/developer further agrees to determine and provide and fit up a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones - spec to be provided) This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied.	CANADA POST
98.	The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).	CANADA POST
99.	HALTON REGION CONDITIONS TBC	

CLEARANCES:

1. That prior to Final Plan Approval, the Canada Post Corporation advises the Town of Halton Hills that conditions X to Y have been satisfied.
2. That prior to Final Plan Approval, Credit Valley Conservation advises the Town of Halton Hills that conditions X to Y have been satisfied.
3. That prior to Final Plan Approval, the Halton Catholic District School Board advises the Town of Halton Hills that conditions X to Y have been satisfied.
4. That prior to Final Plan Approval, the Halton District School Board advises the Town of Halton Hills that conditions X to Y have been satisfied.
5. That prior to Final Plan Approval, Halton Region advises the Town of Halton Hills that conditions X to Y have been satisfied.
6. That prior to Final Plan Approval, Halton Hills Hydro advises the Town of Halton Hills that conditions X to Y have been satisfied.