

Statutory Public Meeting

**Proposed Amendments to the Official Plan and
Zoning By-law 2010-0050 and Proposed Draft Plan
of Subdivision**

**Applicant: Glenn Wellings, on behalf of Glen
Williams Estates Inc.**

**102 Confederation Street
Town of Halton Hills (Glen Williams)**

**File No's: D09OPA20.002, D14ZBA20.009 &
D12SUB20.001**



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November 23, 2020

PUBLIC ENGAGEMENT MATRIX

| Spectrum of engagement | INFORM | CONSULT | COLLABORATE |
|-------------------------|---|---|--|
| Purpose | Communicate; share information to build awareness | Listen and learn; test ideas and concepts and develop recommendations | Actively participate; to partner to develop alternatives and/or recommendations |
| Town's responsibility | <ul style="list-style-type: none"> • Provide information including advising on applicable legislation that dictates process. • Share final decision | <ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision | <ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision |
| Public's responsibility | Learn | Participate | Partner |



Levels of Engagement:



INFORM



CONSULT



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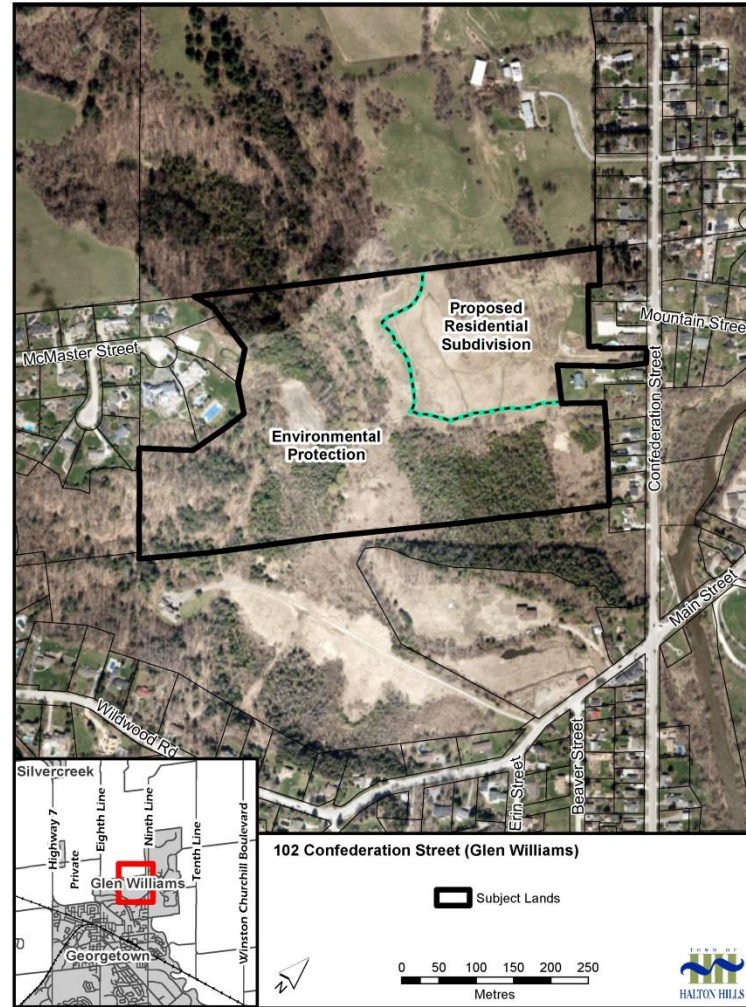
On the Agenda



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

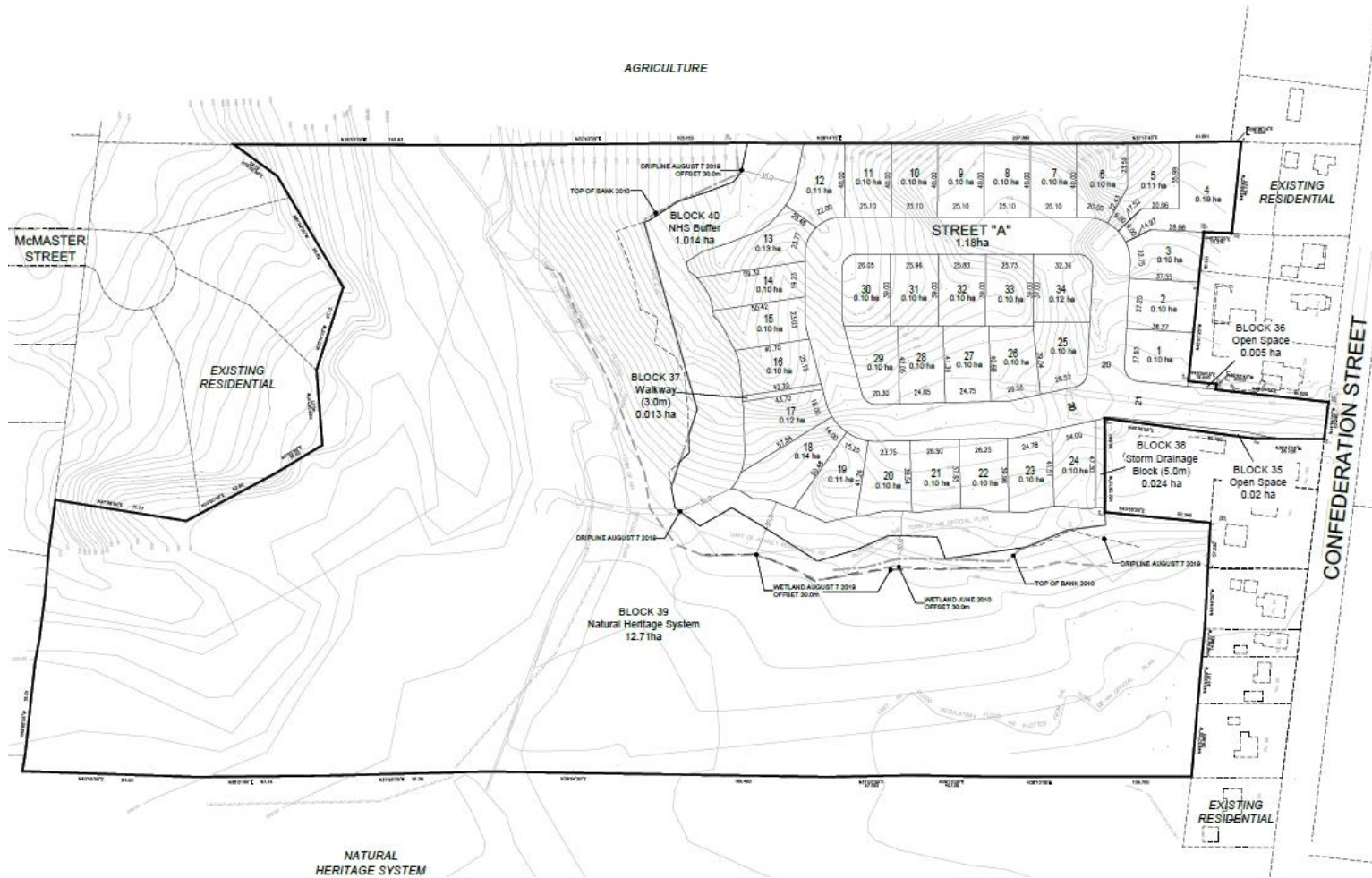


Site Location



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Subdivision Plan



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Rendering of Subdivision Design



Architectural Style Examples



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Site Visit Photo Locations



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Site and Neighbourhood Context



1. West into Subject Lands



2. East back along future road location

Site and Neighbourhood Context



3. South across subject lands



4. Southwest across subject lands



Site and Neighbourhood Context



5 & 6. View East and West from near rear of portion of lands to be redeveloped



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Site and Neighbourhood Context



7. East across subject lands from far east of developable portion of subject lands



8. Toward Confederation Street properties.

Site and Neighbourhood Context



9. Northeast toward Confederation Street properties



10. Approximately across Confederation Street from future road location

Site and Neighbourhood Context

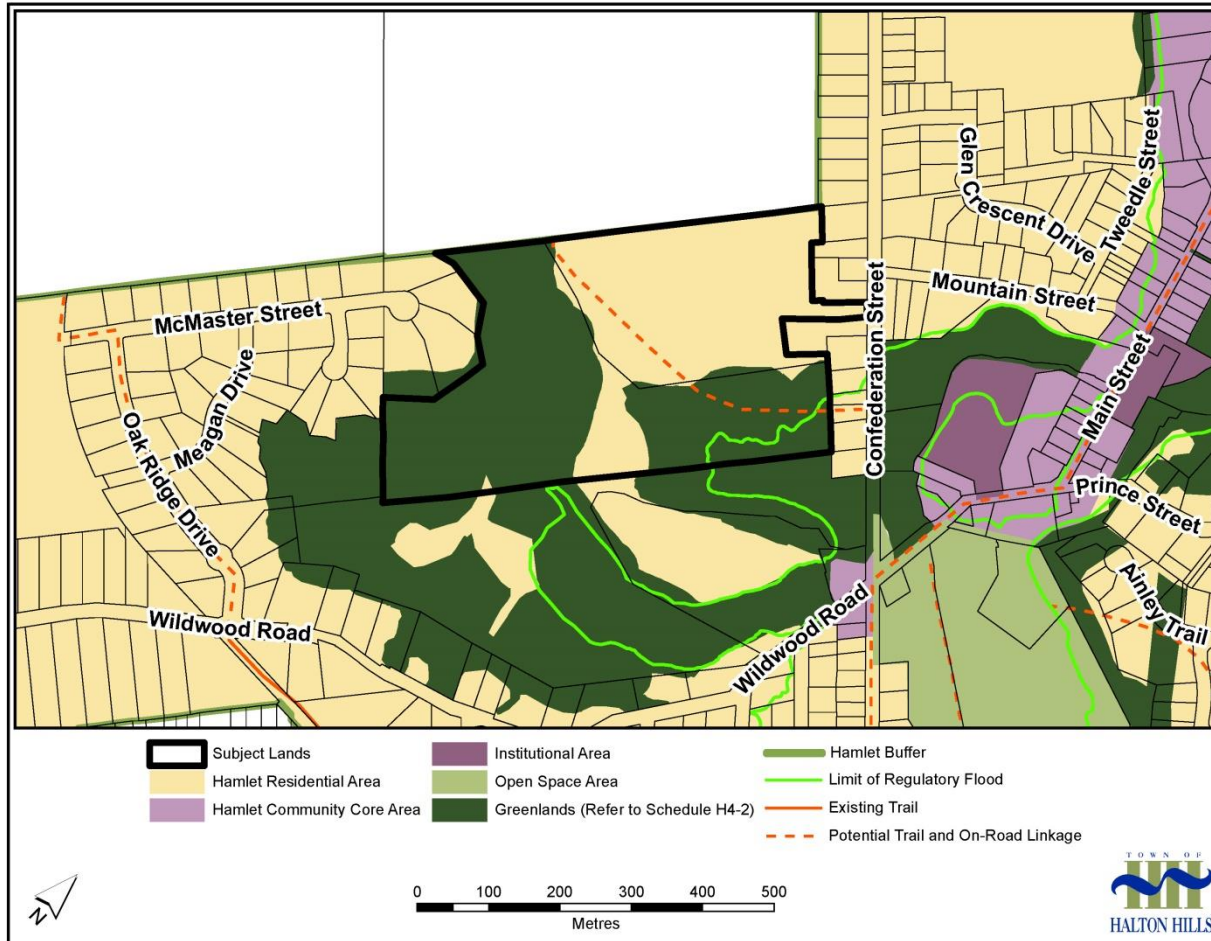


11. North along Confederation Street



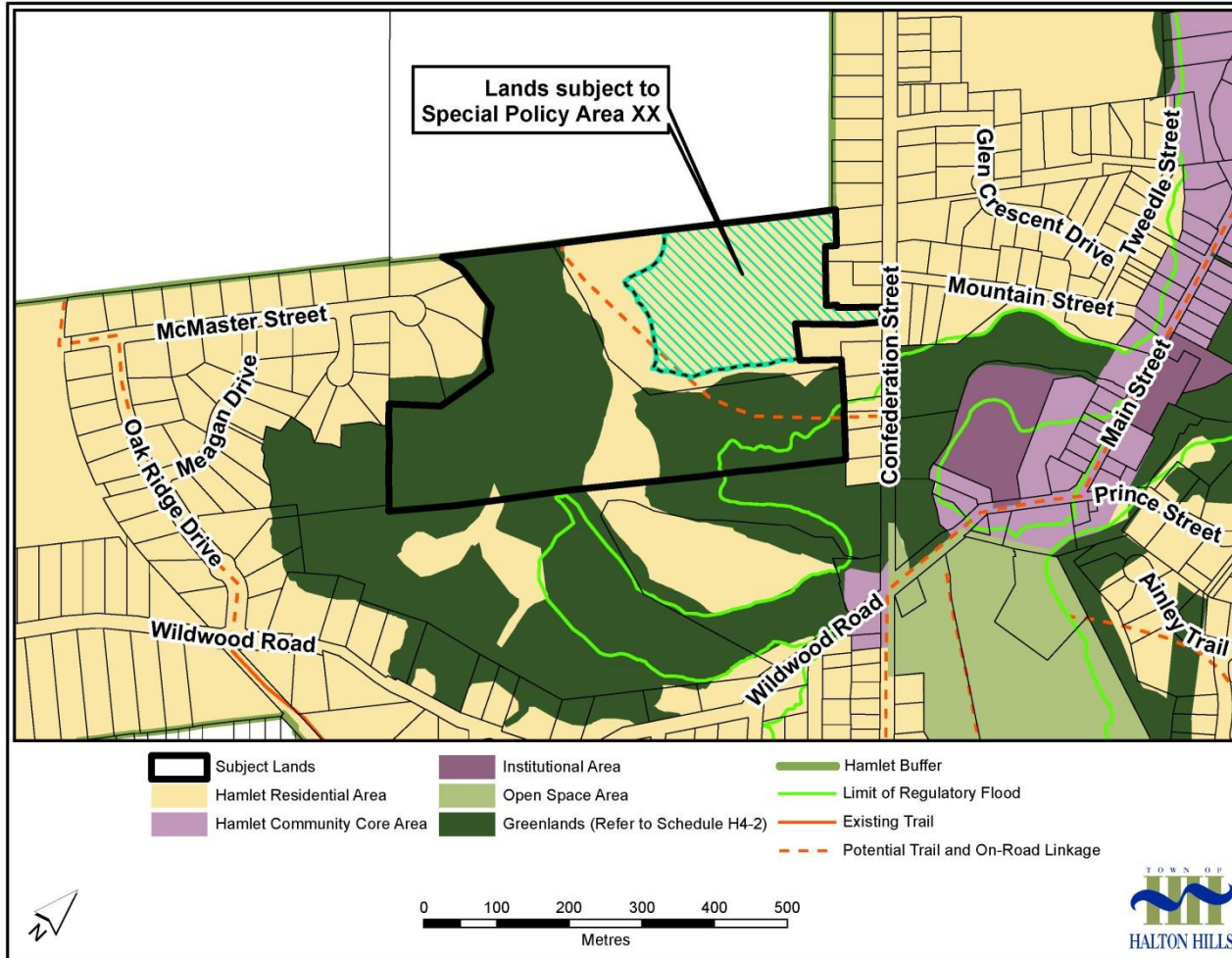
12. South along Confederation Street

Town of Halton Hills Official Plan

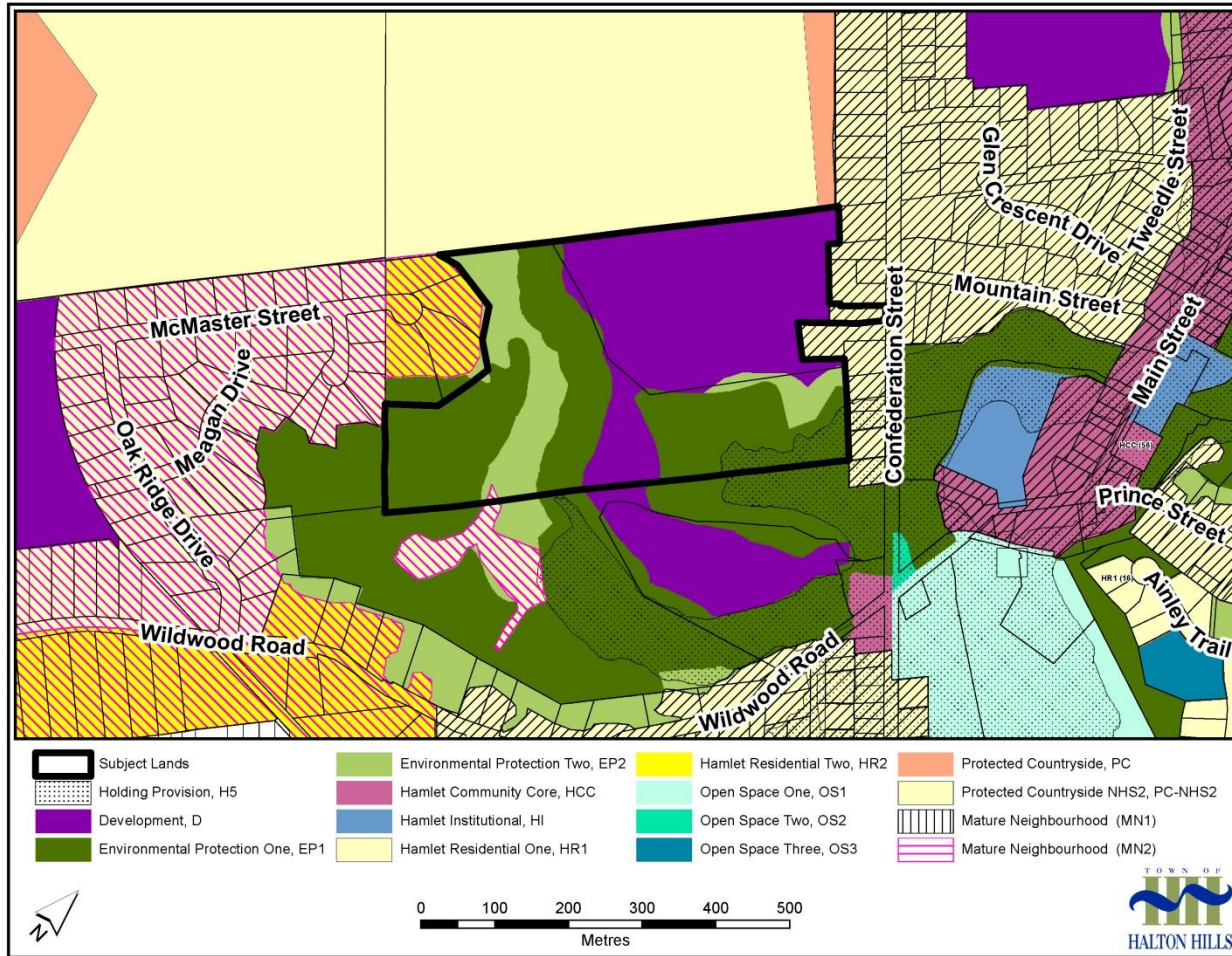


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Proposed Official Plan Amendment

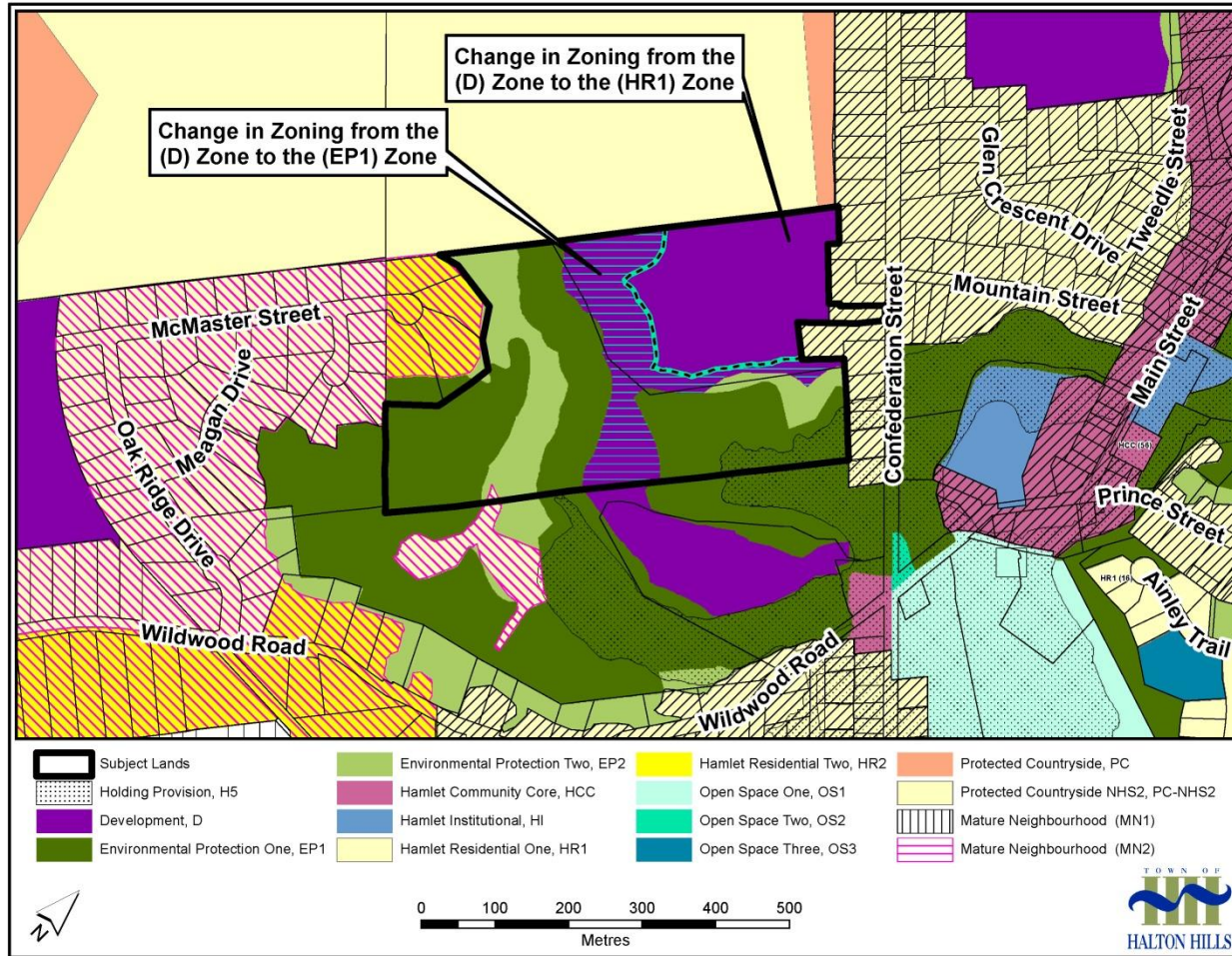


Halton Hills Zoning By-law



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Proposed Zoning By-law Amendment



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Agency / Department Comments

- Planning/Urban Design
 - Additional information and analysis needed to determine whether the subdivision design and increase in density is in keeping with good planning and the Glen Williams Secondary Plan;
 - Further review of Architectural Design Guidelines;
 - Determination as to how lot size variation and setback variations will be implemented; and,
 - How have the intent of the Hamlet buffer policies been met.

Agency / Department Comments

- Engineering
 - Additional grading information in order to ensure adequate site lines and how grading and drainage would meet Town standards
 - Further evaluation of Low Impact Development (LID) features proposed to deal with the storm water management
- Transportation
 - The Traffic Impact Study (TIS) is required to be updated to better reflect planned trip generation from the development; and, to provide a pavement marking and signage plan for review

Agency / Department Comments

- Parks and Recreation
 - Further information about how the intent of the Hamlet Buffer policies is being met;
 - More information of tree preservation and tree compensation;
 - Trail design and how it meets the new Active Transportation Management Plan; and,
 - Confirmation of uses proposed within the open space, buffers, and natural heritage blocks.

Agency / Department Comments

- Credit Valley Conservation Authority (CVC) has provided technical review of ecology, hydrogeology and storm water management
 - Technical studies will need to be revised to address comments pertaining to ensuring adequately sized buffers and natural heritage setbacks; justification for grading in buffers; evaluation and study of possible future trail locations; further review of water quality and quantity being addressed as part of the outlet to the wetland; and, mitigation for tree losses.

Public Notification

- September 17, 2020 - Initial Notice of Received Applications mailed to all properties within 120 m of the subject lands
- October 29, 2020 – Public Notice published in the Independent & Free Press (Courtesy Notice published on November 19, 2020)
- October 30, 2020 - Public Meeting Notice mailed to all properties within 120 m of the subject lands

Public Comments (From PIC and Letters/Emails)

- Increase in density and resulting relationship to hamlet character;
- Urban vs. Rural cross sections;
- Engineering technical matters including well protection and storm water management and related impacts on nearby properties;
- Transportation and Pedestrian safety concerns pertaining to speeding on Confederation Street, turning movement safety, and status of future sidewalks on Confederation Street;
- Tree loss and protection;
- Subdivision design and cost of the homes;
- Trails and trail connections;
- The amount and type of green-space provided on each lot;
- Whether new municipal services installed on Confederation Street would allow existing dwellings to connect; and,
- Entrance feature design.

Virtual Public Information Centre

- October 15, 2020 – Via Zoom
- Organized and run by the Applicant/Owner with technical consultants in attendance to answer present and answer questions
- Town Staff also attended
- Approximately 59 residents attended
- Concerns raised noted on earlier slide

Future Steps

- Note: Today's meeting is near the beginning of the process, not the end
- Receive all comments on first submission
- Review second submission upon receipt
- Work through identified issues from staff/agency comments and members of the public (may result in further resubmissions)
- Final report to Council on the disposition of this matter

THANK YOU



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