



MINUTES

PUBLIC MEETING-2009-0005

Proposed Draft Plan of Subdivision and Zoning By-law Amendment. Files: D12SUB08.001 (24T-08001/H) and D14ZBA08.004 – EDEN OAK (Creditview Heights) INC. Part of Lot 20, Concession 9 Town of Halton Hills (Glen Williams)

Minutes of the Public Meeting held on Monday, October 5th, 2009, at 7:30 p.m., in the Council Chambers, Municipal Civic Centre, 1 Halton Hills Drive.

Councillor J. Robson chaired the meeting and advised those present of the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to development proposals. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal this application to the Ontario Municipal Board for a hearing. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of an application;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an application by: Eden Oak (Creditview Heights) Inc.

To: Amend Town of Halton Hills Zoning By-law 74-51, as amended and a Draft Plan of Subdivision.

To permit: a 33-lot residential subdivision, to be serviced by municipal watermains and sanitary sewers.

The Chair inquired if there were any persons in attendance who were interested in this application aside from the applicant or his representatives. Several persons in attendance raised their hands.

TOWN'S OPPORTUNITY

The Town's representative, Mark Kluge, Senior Planner, came forward to explain the proposal.

He advised the Site Plan Characteristics include an 8.251ha (20.39 acre) irregular shaped parcel that is currently vacant. The surrounding land uses are residential to the north, west and east and vacant open space and residential to the south. The proposal is viewed in the existing planning context with respect to Halton Region Official Plan: *Hamlet*, the Town Official Plan: Glen Williams Secondary Plan – *Hamlet Residential Area* and the Zoning By-law: *Rural (RU) Zone*.

Mr. Kluge advised that a notice of Public Meeting was published in The Independent & Free Press on Friday, September 11, 2009 and circulated to all properties within 130m of the subject site and a courtesy notice was published on Friday, October 2, 2009. To date Planning Staff have received 5 phone call/counter enquiries, 8 e-mails and 8 letters of correspondence from area residents.

He advised that the public comment received to date included but not limited to the following Preliminary Public issues; conformity to various Official Plan Polices (Glen Williams Secondary Plan); the effect on established wells, the loss of green space, the effect on Town Trail, the extension of Gamble Street and the proposed connection with Ann Street. He also received preliminary comments from Town Departments and External Agencies and is awaiting final Regional and CVC comments.

(Full presentation available in the Clerk's Office)

APPLICANT'S OPPORTUNITY

Dave Matthews of Matthews Planning and Management Ltd. who is the applicant advised Council that the proposal to build the 33 single-detached homes in Glen Williams is within the Glen Williams Secondary Plan. He advised that the lot frontages are over 70 feet wide with lot depths of up to 350 feet and that the lots are a quarter and to over a half acre in size. The storm water pond is two and a half acres in size with trail connections from Credit St. to the pond block. The linkages are in keeping with the Glen Williams Secondary Plan. He explained that the hamlet buffer is not required in the Glen Williams Secondary Plan as the rail trail is the hamlet buffer.

He is aware of the comments not to connect to Ann St. and is prepared to revise the plan and turn it into a cul-de-sac and will take the Town's direction with respect to this issue.

He advised that Credit Valley Conservation has been extensively involved. All studies have been done and are under the review of the Town and relevant agencies. With respect to residents concerns about the impacts on their wells, he advised that impacts on wells are unlikely, but these studies are undergoing a Peer Review at the Regional Municipality of Halton, as well. He affirmed that this is the beginning of the consultation process.

PUBLIC'S OPPORTUNITY

The Chair inquired if there were any persons who had questions, required further clarification or information, or wished to present their views on the proposal. The following persons came forward:

- A. Drew Leverette, of 107 Wildwood Rd. Glen Williams explained the importance of the trail system and sustainability to the hamlet noting that he is concerned about "green initiatives" and how water is collected and any impacts to private wells. He stressed that guidelines need to respect the hamlet of Glen Williams.
- B. Jim Waldbusser of 11 Caroline St. Georgetown was a former resident of the Glen for 10 years and expressed his concern with development on the bluffs and the potential impact of storm runoff. If storm drainage is not done properly, flooding could occur in the lowlands located at the southern end of Glen Williams similar to an incident that occurred in the Township of Erin in 1990 with similar topography.

- C. Paul Griffin of 17 Credit St. Glen Williams expressed his concerns about how drainage will affect his property as a foot and a half of water currently drains through his backyard as a result of development 15 years ago. Credit St. was extended and cut into the natural springs which used to flow normally and now runs all the time.
- D. John Carter of 36 Ann St. likes the nature of a dead-end street and understands the new road will abut Ann St. which is 20 feet below the railroad lands but will only be used for emergency vehicles.
- B. MacLean, the Director of Planning, Development, and Sustainability advised that staff is examining and evaluating an emergency exit as the need was identified by the Fire Department.
- E. Mike Davis of 50 Ann St. expressed concern that the sign at the end of Ann St. is not visible to all the public or to people who don't use the trail and questions if all the public had proper Public Notice. Due to the significant natural features of the area, he believes it is important all reports be peer reviewed and that heavy rainstorm or other natural weather events are encompassed which might impact the storm water pond. He also asks the Town take advantage of new planning policies.
- F. Ruth Steinback of 30 Jason Crescent expressed concern about the rail buffer not having any trees on one side. Noise will be more distracting to trail users and residents without a tree line and lack of green space. Wildlife has migrated south to her backyard and grading will destroy their habitats. She asks if any of the park space will be naturalized for animals.
- G. Rick Klarner of 20 Ann St. asked if access is disjointed concerning the east west trail. He noted that the plan doesn't show what is happening to the road on the west side of the development. He is also concerned about pedestrian safety and increased traffic flow across the small bridge as the breakthrough to Ann St. will be a quick access to Highway 7. Ann St. has no sidewalks and a significant number of children play and fish on the bridge.
- H. Norm Paget of 15 Beaver St. Glen Williams is concerned about storm drainage and flooding as he currently runs his sump pump 10 months of the year.
- I. Scott Simpson of 17 Beaver St. is concerned as to where the water is coming from and whether it would be from the municipal system or well-water.

The Chair inquired if there was further information which staff wished to provide.

B. MacLean, the Director of Planning, Development, and Sustainability advised that water capacity increments are distributed from the Region. At this time, staff is gathering all the comments and issues.

CONCLUSION OF MEETING

The Chair declared this Public Meeting closed at 8:15 pm. The Chair advised that Council will take no action on this proposal tonight and that staff will be reporting at a later date with a recommendation for Council's consideration. Any person wishing to receive further notification of this proposal was asked to leave their name with Mr. Kluge in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names will be provided further notification. She also advised that any person who wishes to speak to the proposal when it is brought before Council in the future must register as a delegation with the Town Clerk prior to the meeting.

The Chair further advised that if any person wished to make a written submission respecting the proposal, the deadline for comment is **FRIDAY NOVEMBER 6, 2009**



MAYOR



CLERK