



* Denotes Change From Council Agenda

MINUTES

COUNCIL MEETING

TUESDAY, JANUARY 24, 2017

The Town of Halton Hills Council met this 24th day of January, 2017, in the Council Chambers, Halton Hills Civic Centre, commencing at 6:30 p.m., with Mayor R. Bonnette in the Chair.

MEMBERS PRESENT: Mayor R. Bonnette, Councillors M. Albano, T. Brown, J. Fogal, J. Hurst, B. Inglis, D. Kentner, A. Lawlor, B. Lewis, C. Somerville

REGRETS: Councillor M. Johnson

STAFF PRESENT: (Open Session) B. Marshall, Chief Administrative Officer; E. DeSousa, Commissioner of Finance and Treasurer; W. Harris, Commissioner of Recreation and Parks; C. Mills, Commissioner of Planning and Infrastructure; J. Linhardt, Executive Director of Planning and Chief Planning Official; A. Farr, Manager of Development Review; D. Kudo, Director of Engineering; K. Okimi, Manager of Parks and Open Space; J. Jelsma, Engineering Development Coordinator; V. Petryniak, Deputy Clerk

OTHERS: Jeff Wilker, Thomson, Rogers

1. A. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 6:30 p.m. in the Council Chambers.

B. ADDENDUM AGENDA ITEMS

Additions to Item No. 3 – Delegations/Presentations:

- B. John Alati, Davies Howe Partners LLP
- C. Kate Murray, Resident of Glen Williams
- D. Janet Bailey, Resident of Glen Williams
- E. Don Robinson, Chairman of AESI
- F. Drew Leverette, Resident of Glen Williams
- G. Dr. Brian Cox, Private Resident
- H. Joan Griffin, Resident of Glen Williams
- I. Hal Watson, O'Connor MacLeod Hanna LLP
- J. Robert Devins, Resident of Glen Williams

2. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

The Mayor called upon Members of Council to declare any pecuniary interest they might have on the agenda this date.

None were declared.

3. COUNCIL DELEGATIONS/PRESENTATIONS

- A. Adam Farr, Manager of Development Review Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

(PowerPoint on file in the Clerks Office)

A. Farr, Manager of Development Review made a presentation to Council regarding the Zoning By-law Amendment and Draft Plan of Subdivision Conditions to permit a single detached development in the Hamlet of Glen Williams. He spoke of the history of the property and what has transpired in the plans to date. He explained the public meetings that have taken place over the years and the progress the Town has made with the development site and Eden Oak. Since the original application, many improvements have occurred with the development and include storm water management system, architectural design guidelines and urban design guidelines

- B. John Alati, Davies Howe Partners LLP Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

J. Alati, Davies Howe Partners LLP was present, introduced himself and told Council he is representing Eden Oak. He commended Town staff on the significant progress they have both made and said there has been great effort taken to revise the plans. He made himself available should questions arise from the other delegations.

- C. Kate Murray, Resident of Glen Williams Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

(PowerPoint on file in the Clerk's Office)

K. Murray was present and gave a presentation to Council asking for more public input into the planning process. She asked that going forward the Town work more closely with the Glen Williams residents to help address any outstanding issues.

She suggested an amendment to the report recommendation to address the public input.

- D. Janet Bailey, Resident of Glen Williams Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

J. Bailey, resident of Glen Williams was present and submitted a petition to “Preserve the Hamlet of Glen Williams” to Council. She felt there is no meaningful connection between the proposed development and the existing hamlet, feeling more like Georgetown expanding into Glen Williams. While not opposed to new development, she would like to see it in a respectful manner of the existing hamlet.

The following resolution was brought forward:

Resolution No. 2017-0020

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

THAT the petition to preserve the Hamlet of Glen Williams be received for information.

CARRIED

(Petition on file in the Clerk’s office)

- E. Don Robinson, Chairman of AESI Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

D. Robinson, Chairman of AESI was present and spoke to Council regarding risk management of the development project. Noting the development site was a sloped heavily treed surface, it had potential for failures. He asked Council to consider three things with this development:

- Source an independent risk assessment of the development
- Work with the developers to create financial mechanisms in case of failure of the retaining walls or pond (letter of credit, insurance)
- Create a process for the Town to inspect retaining walls and take protective action should the property owner is not maintain them properly.

(Handout on file in the Clerk’s office)

- F. Drew Leverette, Resident of Glen Williams Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

D. Leverette, Resident of Glen Williams was present and presented Landscape Architects Renderings of what the subdivision will look like. He felt that there was a disconnect between the conclusions of this report and what Glen Williams will actually look like when it was complete. He asked that the Town seek input for any risk and liability matters to help protect the residents of Glen Williams.

(Handout on file in the Clerk's office)

- G. Dr. Brian Cox, Private Resident Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

Dr. B. Cox, Private Resident was present and spoke to Council regarding the design of the storm water management system. Over the last few years, pay-outs for floods and natural disasters in Canada have increased fourfold. He asked if the storm water management pond could sustain the next big storm and asked if the development was in the best interest of the Community.

- H. Joan Griffin, Resident of Glen Williams Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

Joan Griffin sent her regrets and was not present at the meeting.

- I. Hal Watson, O'Connor MacLeod Hanna LLP Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

Hal Watson sent his regrets and was not present at the meeting.

(Letter on file in the Clerk's office)

- J. Robert Devins, Resident of Glen Williams Presentation to Council regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams.

R. Devins, Resident of Glen Williams was present and spoke to Council regarding the Functional Servicing Review (FSR) of the Eden Oak proposed development. He referred to studies compiled of the John Street pumping station and questioned the capacity to handle any more.

(Handout on file in the Clerk's office)

4. MUNICIPAL OFFICERS REPORTS TO BE CONSIDERED

- A. REPORT NO. P&I-2017-0012 dated January 16, 2017 regarding Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a single detached development in the Hamlet of Glen Williams. (Applicant: Eden Oak Creditview Heights Inc.)

Resolution No. 2017-0021

Moved by: Councillor T. Brown
Seconded by: Councillor D. Kentner

THAT Report PI-2017-0012, dated January 16, 2017, with respect to the "Council Recommendation Report: "Zoning By-law Amendment and Draft Plan of Subdivision Conditions to Permit a 31 unit single detached development in the Hamlet of Glen Williams," File Nos. D14ZBA08.004 and D12SUB08.001 submitted by Eden Oak Creditview Heights Inc. for the lands legally 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 Town of Halton Hills, Hamlet of Glen Williams", be received;

AND FURTHER THAT Application File Nos. D14ZBA08.004 and D12SUB08.001 submitted by Eden Oak Creditview Heights Inc. for the lands legally 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 Town of Halton Hills, Hamlet of Glen Williams, which include the recommended:

- Zoning By-law Amendment as shown in SCHEDULE 8 – DRAFT REVISED ZONING BY-LAW AMENDMENT of this report, to amend Zoning By-law 2010-0050, as amended, from the current "Development (D)" zoning category to site-specific "Hamlet Residential (HR1)," "Environmental Protection 1 (EP1)", "Open Space 3 (OS3)" Zones and from "Hamlet Residential 2 (HR2)" to "Open Space 1 (OS1)" Zone;
- incorporation within the amending By-law of a Holding (H) Provision in accordance with Section 36 of the Planning Act that is not to be lifted until:
 - The Owner enters into Subdivision Agreement with the Town of Halton Hills and the Region of Halton; and
 - The Owner obtains a water allocation from the Town by Council resolution; and
- Draft Plan of Subdivision 24T-08001/H as generally shown on SCHEDULE 6 - PROPOSED DRAFT PLAN OF SUBDIVISION for a single detached residential subdivision in the Hamlet of Glen Williams, including the recommended Conditions of Draft Approval as set out in SCHEDULE 7 – PROPOSED CONDITIONS OF DRAFT PLAN APPROVAL,

be endorsed in principle, subject to resolution of any outstanding matters as may be required, to the satisfaction of the Town Solicitor and the Executive Director of Planning and Chief Planning Official in accordance with the intent and content of this report;

AND FURTHER THAT Town Administration be authorized to allocate water allocation to the development upon approval of the subject applications D14ZBA08.004 & D12SUB08.001 by the Ontario Municipal Board in accordance with the discussion on water allocation within this report PI-2017-0012;

AND FURTHER THAT the water allocation be subject to Eden Oak satisfying the Town's Green Development Standards to the satisfaction of the Town Administration and be for a three year period after which Council may, at its discretion, withdraw the allocation and return it to the respective water allocation pool;

AND FURTHER THAT the Town Solicitor, together with Town staff and peer review consultants, be authorized to appear before the Ontario Municipal Board to advise the Board of Town Council's decision and to take such steps as may be necessary to support the Town's position.

CARRIED

6. **CONSIDERATION OF BY-LAWS**

Resolution No. 2017-0022

Moved by: Councillor D. Kentner
Seconded by: Councillor M. Albano

THAT the following Bills are hereby passed by Council;

AND THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto.

2017-0005 A By-law to adopt the proceedings of the Special Council meeting held on the 24th day of January 2017.

CARRIED

7. ADJOURNMENT

Resolution No. 2017-0023

Moved by: Councillor B. Inglis
Seconded by: Councillor B. Lewis

That this meeting do now adjourn at 10:36 p.m.

CARRIED

Rick Bonnette

MAYOR

Suzanne Jones

CLERK