

Public Information Centre

**Proposed Plan of Subdivision and an
Amendment to Zoning By-law 2010-0050**

**McMaster Street & Meagan Drive
Town of Halton Hills (Glen Williams)
W1/2 Lot 21, Concession 9, Esquesing**

File Nos: D12SUB09.001 & D14ZBA09.006

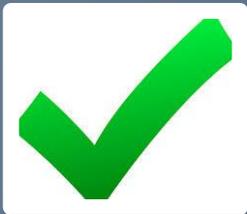
January 17, 2018



Public Engagement Charter



INFORM



CONSULT



COLLABORATE

<http://haltonhills.ca/calendars/2017/CORPSERV-2017-0025.pdf>

The **Report Link** is also available at the front table

Agenda

1. Part A – Proposed Development
 - a) Location & Neighbourhood Context
 - b) Previous Proposal
 - c) Current Proposed Development

2. Part B – OMB Appeal and Process
 - a) Applications Appealed to OMB
 - b) OMB Process

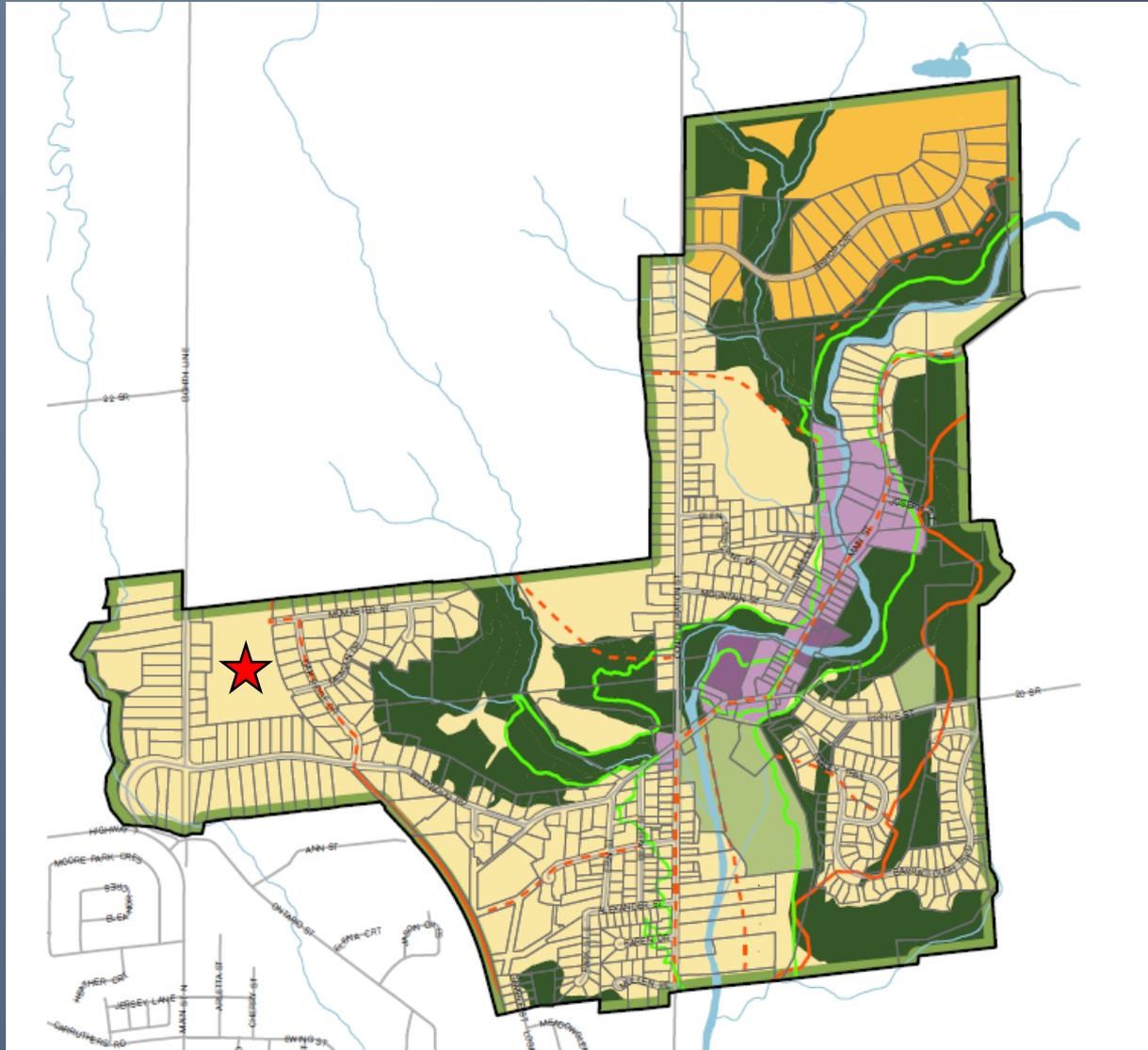
3. Part C – Resident Concerns and Next Steps
 - a) Resident Concerns
 - b) Next Steps

4. Table Exercise

PART A:

Proposed Development

Site Location



Site Location



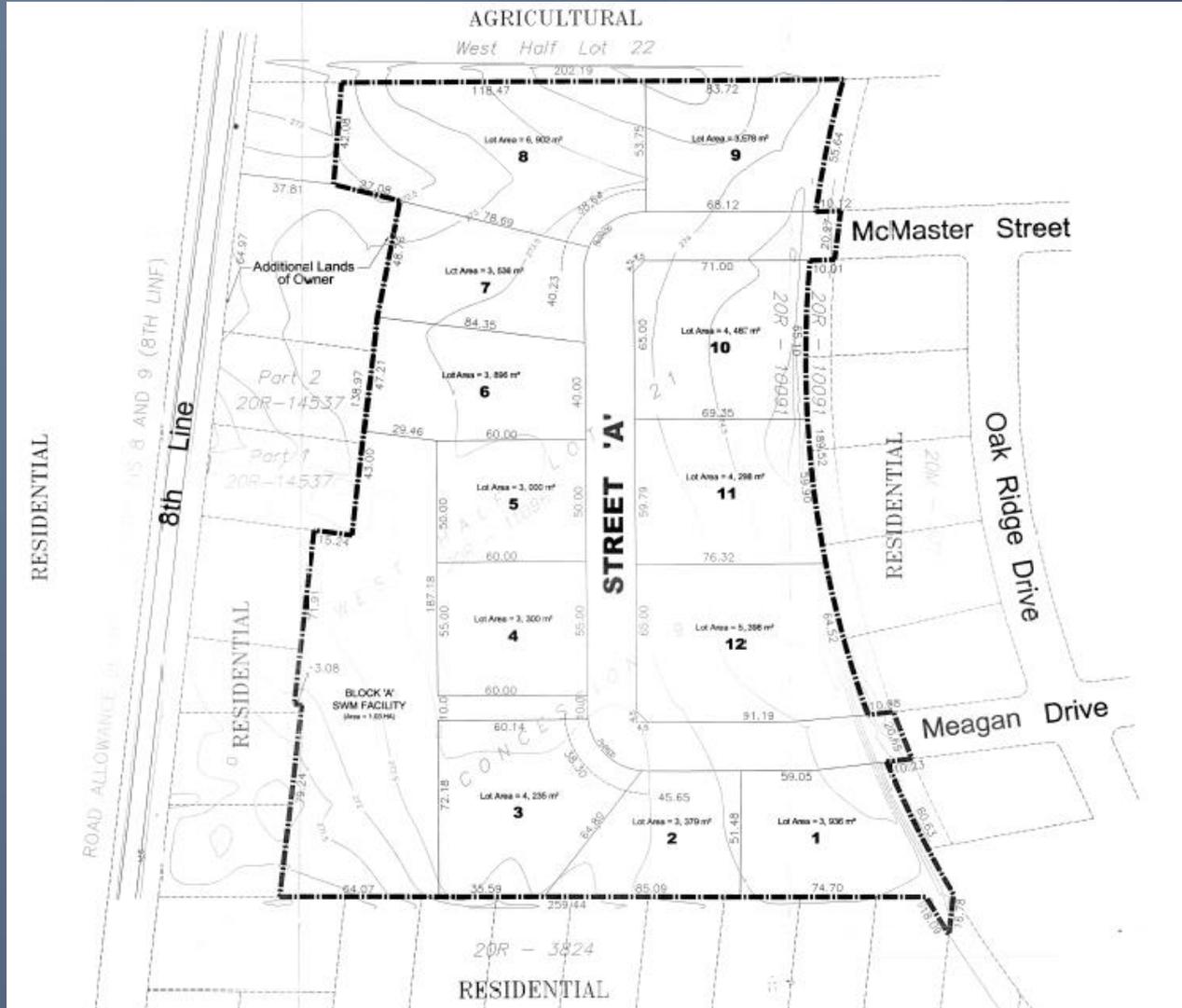
Neighbourhood Context



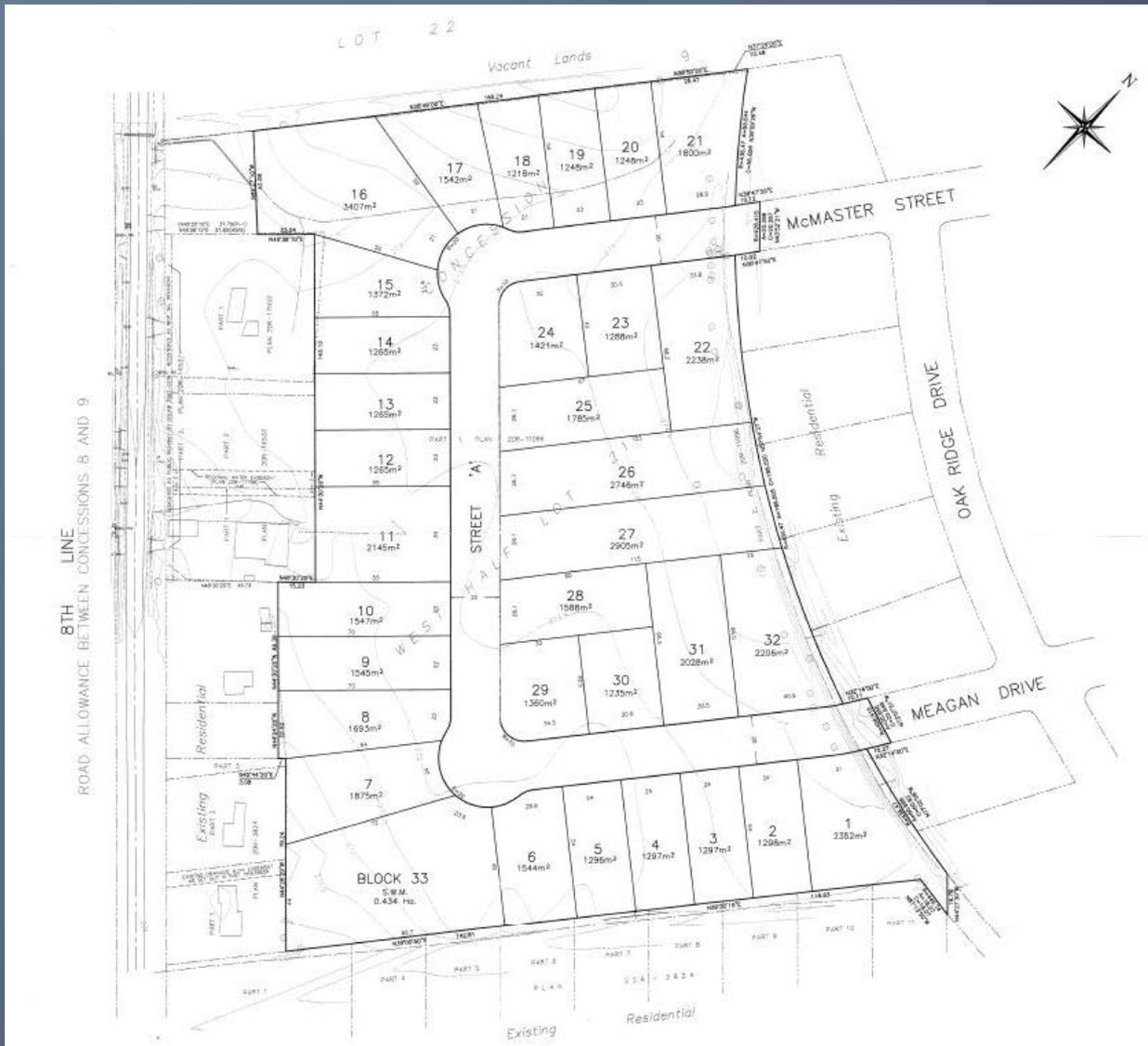
Neighbourhood Context



Previous Development Proposal



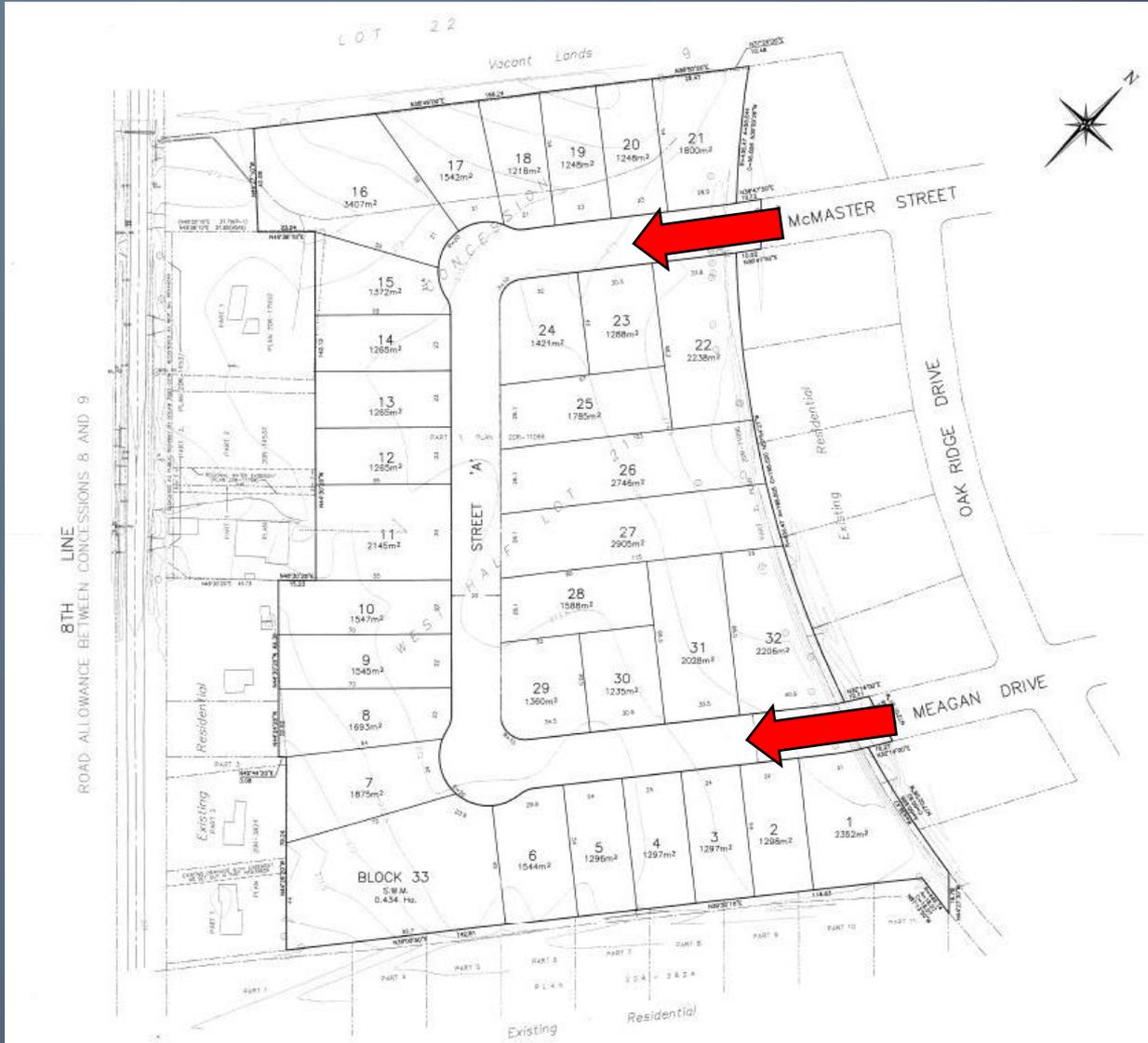
Current Development Proposal



Current Development Proposal



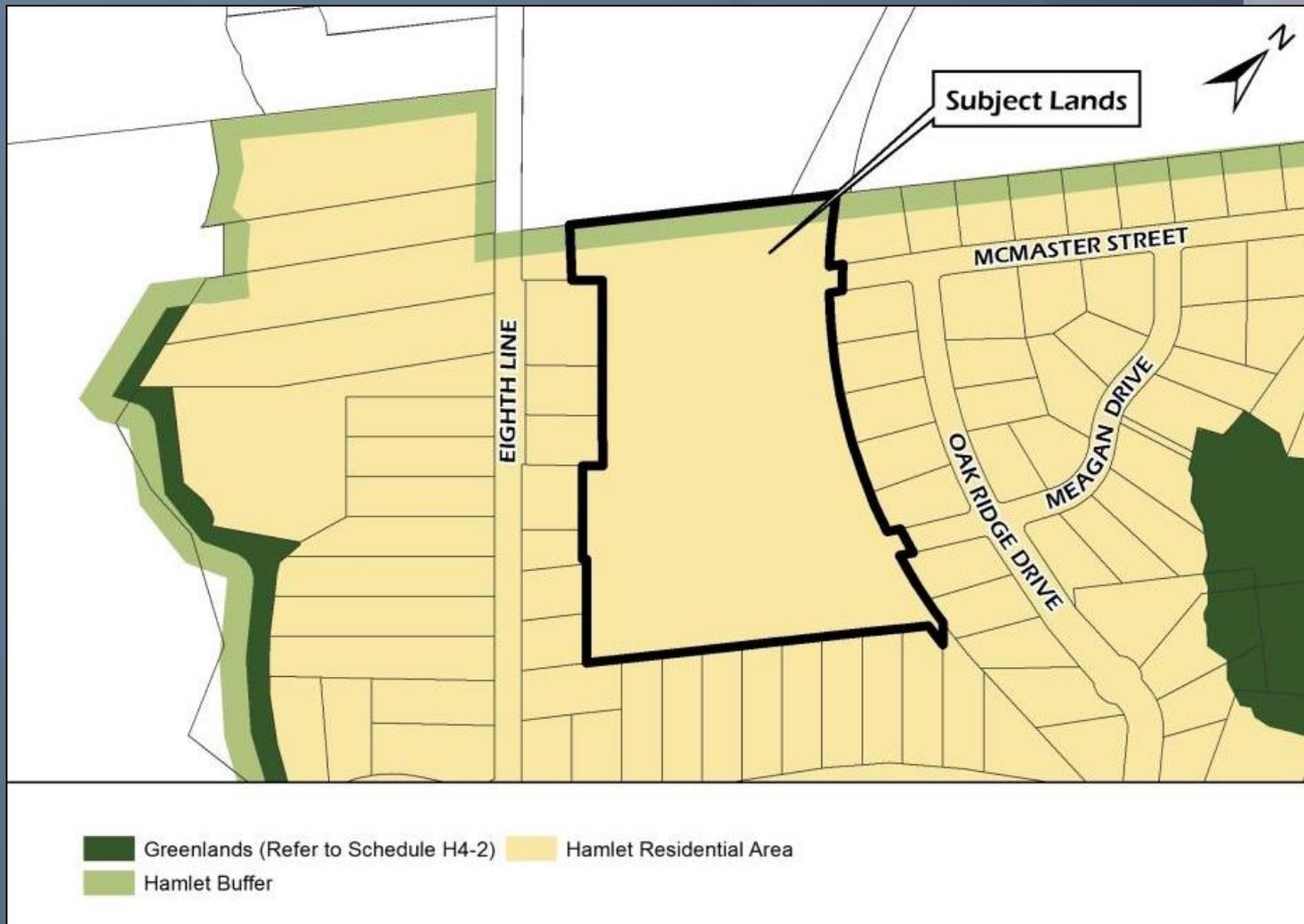
Current Development Proposal



Official Plan Designation Glen Williams Secondary Plan (GWSP)

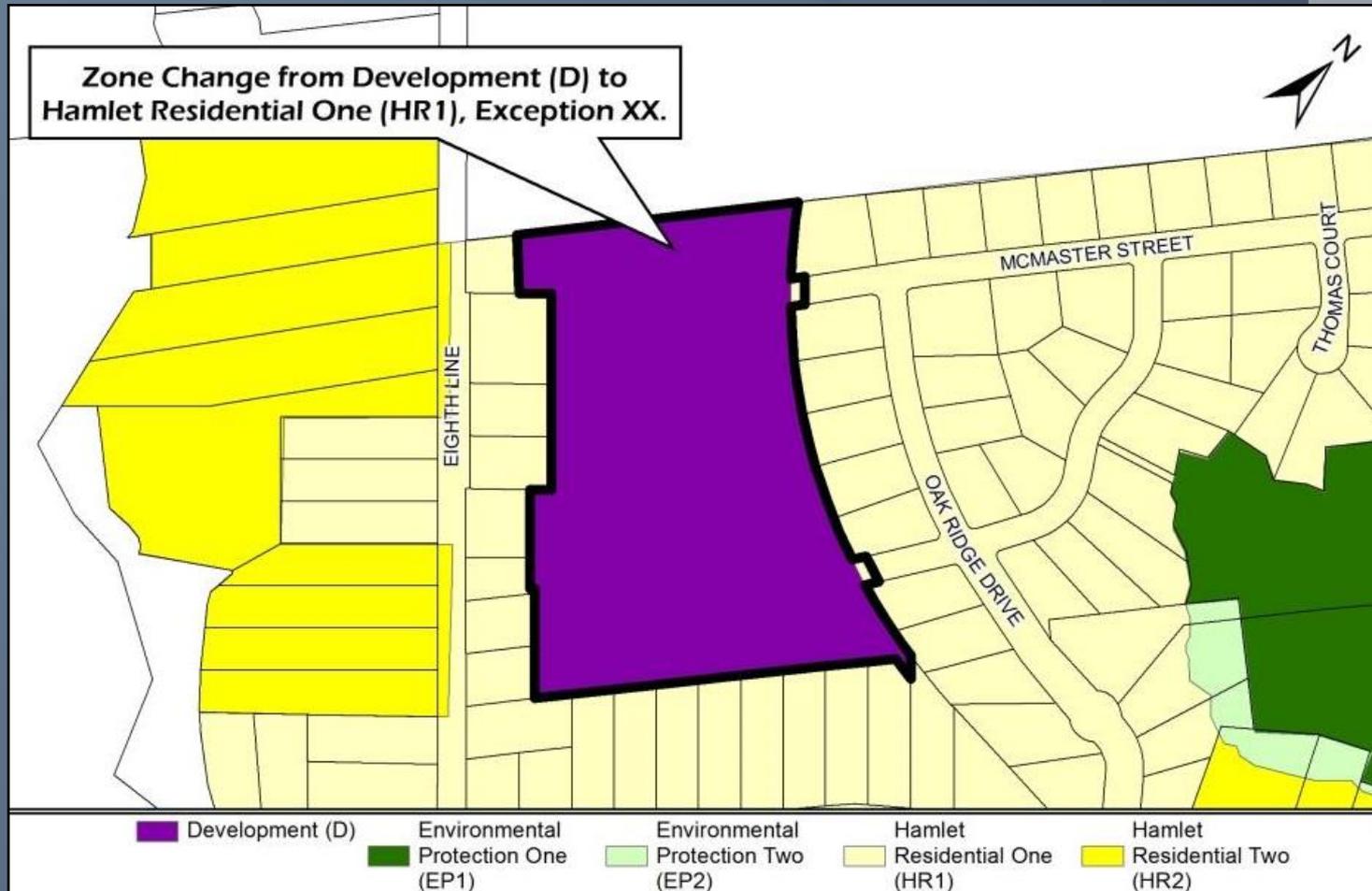
- Adopted in 2003 by Council and approved by the OMB in 2007
- Update to the GWSP to occur in 2019
- The proposed development will be reviewed against the current GWSP
- Contains policies that define the requirements for development applications including: density, urban design, lot patterns and sizes, built form, trails, buffers, etc.

Official Plan Designation Glen Williams Secondary Plan (GWSP)



Proposed Zoning

Town of Halton Hills Zoning By-law 2010-0050



PART A QUESTIONS?

PART B:

OMB Appeal and Process

Applications Appealed to the OMB

- June 2017 – Applications were appealed to the OMB
- Oct. 5, 2017 – Notice of Pre-Hearing Conference mailed to owners of land within 120 metres of the subject property and those who had requested to be notified and other parties with interest in the matter by the Applicant's solicitor
- Nov. 17, 2017 – Pre-Hearing Conference #1 was held in Council Chambers
- March 1, 2018 – Pre-Hearing Conference #2

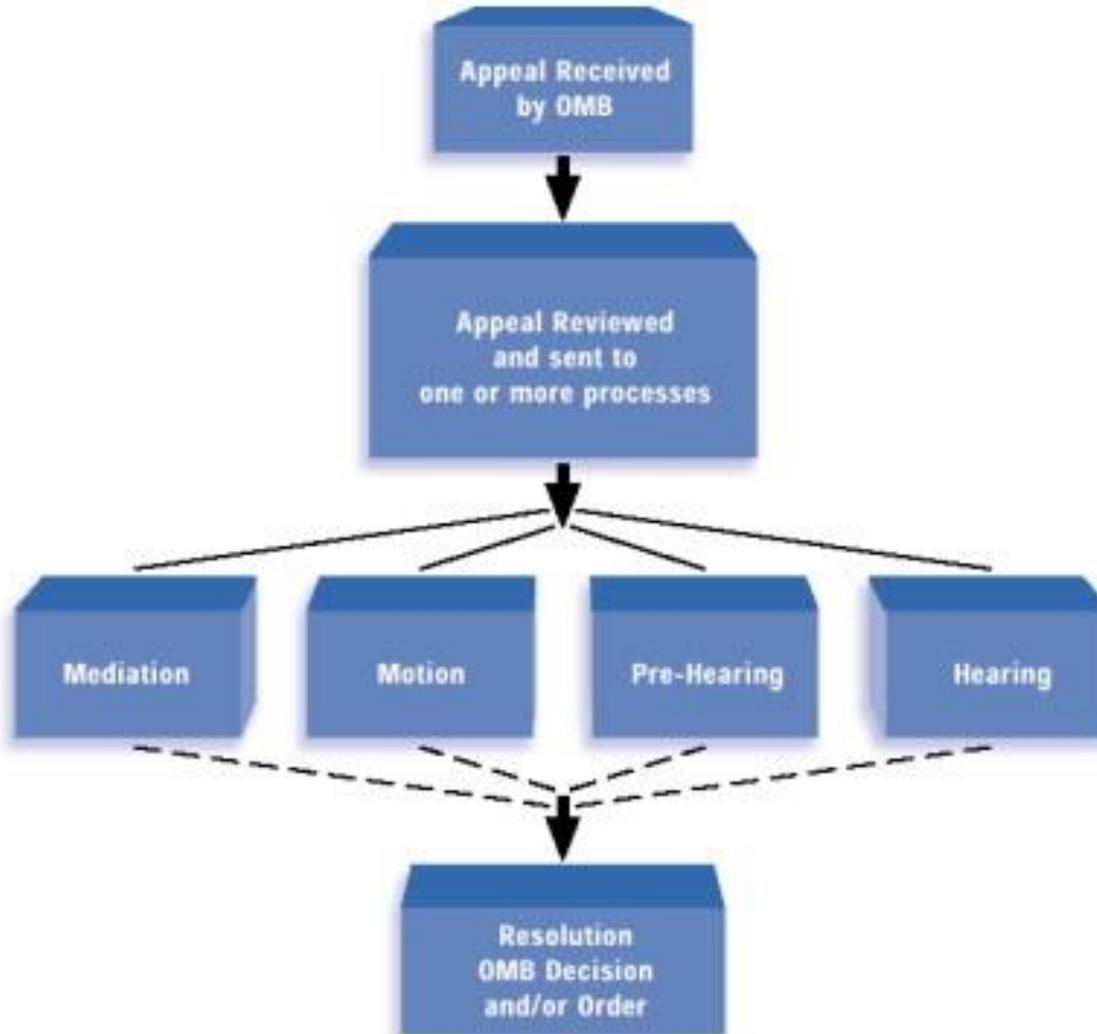
Notice of OMB Pre-Hearing Conference Errors

- The Notice provided contained the following errors:
 - The subject lands were referred to as 12171 Eighth Line which is a separate property not owned by the Applicant
 - The Key Map provided in the Notice included 12171 Eighth Line as part of the subject lands, which it is not.
- The OMB Decision of November 30, 2017 addressed the above matters

OMB Process

- Applications are now under the jurisdiction of the OMB
- The OMB is responsible for notification, proceedings and the decision making process
- Party and Participant Status
- The Town has retained party status and will be involved in the review of revised submissions, public consultation and identification of issues
- Ability to advance issues at the OMB

OMB Process



OMB Process

For additional information please visit the Halton Hills OMB Information Webpage at the following web address:

<http://haltonhills.ca/omb/index.php>

The **Website Link** is also available at the front table

PART B QUESTIONS?

PART C:

Resident Concerns and Next Steps

List of Resident Issues for Discussion

- Town Staff have received numerous comments from residents outlining concerns with the proposal, including:
 - 1) Conformity with the Glen Williams Secondary Plan
 - 2) Servicing
 - 3) Stormwater Management, Grading, Drainage, and Ground Water Impacts
 - 4) Traffic, Access, and Pedestrian Circulation
 - 5) Natural Environment, Parkland and Economic Concerns

1. Conformity with Glen Williams Secondary Plan



-  Greenlands (Refer to Schedule H4-2)
-  Hamlet Buffer
-  Hamlet Residential Area

1. Conformity with Glen Williams Secondary Plan

Resident Concerns:

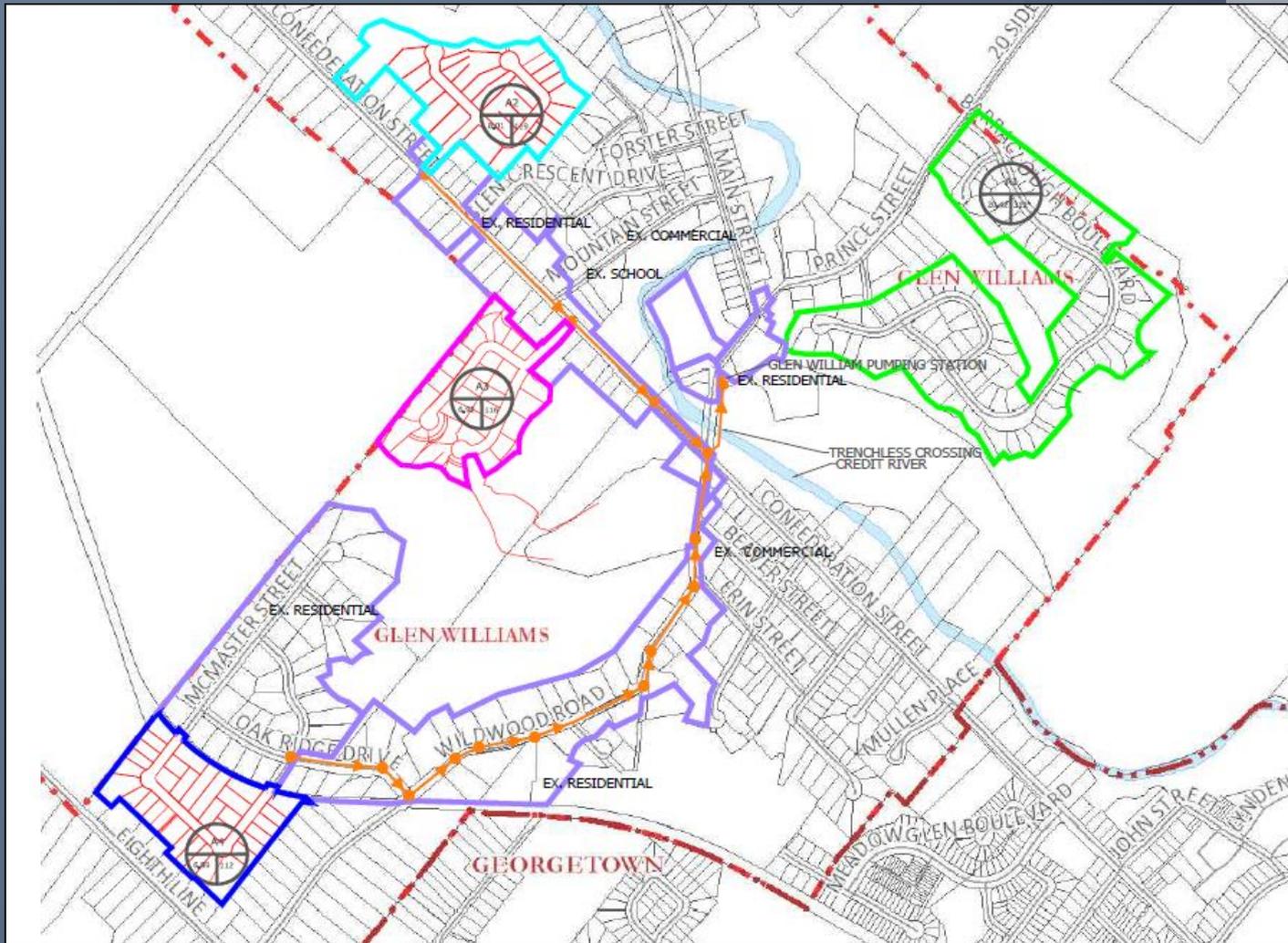
- Preservation of the Glen Williams “rural” appearance, feel and character
- Increase in the number of units and density from the supported 8 lots to 32 lots
- Smaller lot sizes and no diversity in lot patterns compared to adjacent development
- Proposed Hamlet Buffer of 5 metres when the Plan suggests up to 20 metres

2. Servicing

Resident Concerns:

- Use of the Wildwood Rail Trail to service the development with sanitary sewers – No longer being proposed
- Construction of sanitary sewers along Oak Ridge Dr. with no provision of connecting other homes in the Wildwood Road area
- Negative effects on water supply, water pressure, private wells and private septic beds of adjacent neighbours

2. Servicing – Revised Concept (2017)



3. Stormwater Management, Grading, Drainage and Groundwater

Resident Concerns:

- Design, location, elevation, stagnant water and safety concerns associated with the stormwater management (SWM) pond
- Negative effects of grading and natural drainage on adjacent neighbours properties
- Existing poor soil conditions and high water table – flooding concerns

4. Traffic, Access and Pedestrian Circulation

Resident Concerns:

- Increase in vehicular traffic volumes
- Increase in traffic, dust and noise during construction
- Access through Eighth Line rather than McMaster St. and Meagan Dr.
- Urban road profile vs. rural road profile with ditches
- Lack of provision for a trail connection

5. Natural Environment, Parkland and Economic Concerns

Resident Concerns:

- Damage and removal of mature trees on the edges of adjacent lands
- No provision for a park or green space for use by area residents
- Decrease in surrounding property values

Next Steps

- Information Report to Council on February 5, 2018, including a summary of the PIC
- OMB Pre-Hearing #2 – March 1, 2018
- Awaiting a revised submission from Applicant
- Town staff will be reviewing the application to determine compliance with Town standards

PART C QUESTIONS?

TABLE EXERCISE