

August 24, 2010

With reference to:

Part of Lot 20, Concession 9, Town of Halton Hills

**Town of Halton Files:
D12SUB09.001 (24t-09001/H) & D14ZBA09.006
Eden Oak - 2147925 Ontario Ltd. (Glen Williams)
(formerly File D12/D14 Devins)**

**Mark Kluge,
Senior Planner - Development Review
Town of Halton Hills**

Dear Mark:

Our response of July 21 requested that additional material be supplied by the developer:

- Transportation Study
- Urban Design Guidelines
- Combined Draft Development Plan (showing 8 lots Georgetown Investments plan, proposed 32 lot Desol lands plan, proposed 33 lot Devins lands plan, with all their lots and the surrounding neighbourhoods' lots shown and sized for comparison)

These requested reports would help us assess if the developer's private and public space designs in fact support or ignore **the intent of the Glen Williams Secondary Plan (GWSP) to maintain the rural character of the hamlet**. Without these, we have had to make some assumptions for our comments.

Here are some initial comments based on the available reports:

1. Sanitary Sewage:

It was never the intent of the GWSP that this property be serviced by sewers hooked into the Georgetown sewer allocation. All discussions for this property at the time of the GWSP pertained to the provision of private septic systems. Any provision of sewers in Glen Williams would be part of the Glen Developers' Joint Agreement. How can this current developer not honour these understandings and assume that this Glen property can access the Georgetown allocation? We need a review and a decision by the appropriate authorities (Town, Region, CVC) about the viability of a development proposal that does not comply with this agreement.

What elevation changes will there be to the Eden Oak Creditview Heights subdivision, ie: lots and streets as a result of adding sewers to the Eden Oak Devins development and lowering the proposed Gamble Street sewer extension into the Creditview Hts. development?

If a sewer to this area does go forward, what provision will be made for residents of the Meagan/Oak Ridge development and Wildwood Road to connect to sewers at construction at cheaper rates?

2. Water Supply:

The extent of water pressure problems for existing residents needs to be properly assessed. A problem has been identified on the 8th Line near the hamlet boundary. It is expected that this proposed development of 32 homes will deteriorate the pressure in the wider area. Similar water pressure problems already exist in the Glen in the Bishop Court area. The developer will need to add a pressure booster.

3. Stormwater:

The current stormwater management design appears to be following an urban approach of hard road and curb surfaces, underground storm sewers, SWM Pond, etc. Change the design to provide a more sustainable development with open ditches, turfstone, bio-swales, etc. rather than storm sewers, in order to improve infiltration on the land and give a rural appearance to the development. As per Environmental Implementation Report Pg. 18, 19 and 22, this should

reduce flow across 8th Line, down Wildwood Road and into Silver Creek. We need some creative design input from CVC, Town and Region to find a greener solution than the one proposed.

Stormwater drainage from this property on to neighbouring properties is already a concern. We question the effectiveness of rear lot drainage after the land is redeveloped since there would be less infiltration. Suggest lowering sewer and street to provide for all lot drainage to the front ditches, especially where lots back on each other.

4. Number of Lots:

The proposed 33 lots greatly exceed the original plan for 12 lots on this rural property. In fact, the OMB endorsed the reduction of 12 large lots to 8 large lots because of poor soil conditions at the time of GWSP Hearings. The lots in the proposed development are smaller than those of the immediate neighbours. 33 lots on this poor soil with increased lot side ditches, hard surface driveways and paved roads will adversely impact stormwater management in the wider area. There a variety of issues to be addressed that will affect the number of lots, but all things considered the number needs to be reduced.

5. Lot Pattern:

More attention needs to be paid to creating a varied lot pattern to reflect the intent of the GWSP. The lot design between McMaster and Meagan is to some extent irregular, except each half is a mirror image. Eliminate long narrow lots and add driveways to create front and rear lots. More innovative design should be used on the outside of the crescent, ie: front and rear lots.

6. Hamlet Buffer:

Given that the number of lots has risen to 33, a hamlet buffer of 20m not 4.5m is required. The suggested 4.5m hamlet buffer might have been acceptable under the previous Devins proposal for 8 large lots, but this is no longer the case with the increased quantity and smaller size of the lots being proposed. A full and proper 20m buffer as presented in the GWSP is needed to reinforce the hamlet boundary and provide naturalized space between the new homes and the adjacent working farm.

7. Park/Green Space

The developer offering funds in lieu of parkland does not create a development that encourages interaction between neighbours. A destination park connected to trails is needed in this neighbourhood. Planning should be completed now for the provision of a future connection to the Rail Trail, should it ever be able to be extended.

8. Access to Glen Williams Public School

We need assurance the Glen Williams Public School can accommodate the pupils generated from the increased size of this proposed development. It is important to the sense of community that all students living in the Glen are able to attend their local school.

From the materials reviewed, it is our view that this proposed development needs to be redesigned if it is to meet the intent of the Glen Williams Secondary Plan. Further comments will be made once we have seen the remainder of the reports, ie: traffic, road design, urban design, etc.

Regards,

Wayne Van Hinte
Gary Adamson
Thom Gallagher
Drew Leverette
Keith Powell
Bill Shuttleworth

Glen Williams Community Association (GWCA)