

Mark Kluge

From: Woodward, Dave [REDACTED]
Sent: Monday, October 11, 2010 7:40 PM
To: Mark Kluge
Cc: . . Joy Woodward
Subject: D12sub09.001 & D14zba09.006

Mark,

I would like to see the proposed 32 houses changed to 16 as I believe the proposed amount would cause too much traffic on Oak Ridge Drive and lower our house values.

Regards,

Dave

Sent from my iPhone

**TOWN OF HALTON HILLS
PLANNING DEPARTMENT**

AUG 31 2010

August 31, 2010

Bruce McLean,
Director of Planning
Town of Halton Hills
1 Halton Hills Drive,
Georgetown Ontario
L7E 5G2

Re File: D12SUB09.001 24t-09001/H & D14ZBA09.006
Eden Oaks-2147925 Ontario Ltd.(Glen Williams)
(Formerly File D12/D14 Devins)

This is a letter of objection to the application submitted by Eden Oak for 32 homes on the former Devins Lands.

We are the executors of the Estate of Muriel Geraldine, "Gerri" Devins, (nee Muriel Davison). The Devins' lands were a part of the historical heritage of Glen Williams. The lands were born of the partnership of Lloyd Davison and Marguerite McMaster, our grandparents.

They farmed this land. In fact, all of the properties that surround the proposed Eden Oak subdivision – Meghan and McMaster homes, as well as the homes lining the north side of Wildwood road, and the east side of the Eighth line at one time comprised parts of the original Davison and/or McMaster farms. Indeed the original Davison and McMaster farms were at the heart of Glen Williams, forming two of the Glen's four corners.

Gerri was permitted to develop eight estate lots on septic, which would have preserved the open space and green character of the Devins' lands and would have respected its farm heritage. At the end of 2008 she sold the lands to Eden Oak on that basis. Eden Oak's application for 32 homes does not maintain any of the rural character of this historic property.

Ironically, Eden Oak filed their application on June 8, 2009 and two days later Gerri died of a sudden heart attack. We don't think the development as proposed, is in keeping with the history of this property, the history of our family, and its importance to the development of Glen Williams.

Respectfully,



Rob and Yvonne Devins,



cc: Mark Kluge, Councilor Joan Robson, Mayor Rick Bonnette

August 24, 2010

**TOWN OF HALTON HILLS
PLANNING DEPARTMENT**

AUG 24 2010

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

Mr. Mark Kluge,
Senior Planner - Development Review
Planning, Development and Sustainability Dept.
Town of Halton Hills

Dear Mark,

We are writing to give feedback to the proposed development of the block of land located between the 8th Line and Oak Ridge Drive and the Stull Farm and Wildwood Road. This land was previously owned by Geri Devins and is now owned by Eden Oak Developments.

Our central concern is the developer's plan for Stormwater Management. The lands proposed for development have very poor soil conditions. As a result, Mrs. Devins was required to reduce her proposed 12 lot development to 8 lots by the Town, Region and finally the OMB. Currently the land is used for farming and some stormwater is retained on the property. However stormwater does drain out to the 8th Line and joins an open ditch that runs down past the front of our 107 Wildwood Road property and under our driveway on its way to Silver Creek. In flash storm conditions, this system has difficulty in handling the supply. We are concerned with the negative impact that an even larger development of 33 lots will have on the Stormwater Management in the area.

The developer's proposal does not handle the water on his property in an environmentally friendly way. Instead of engineering designs to percolate the water on his own lands, (open street ditches, bioswales, turfstone sidewalks and driveways, etc.) the developer's proposal provides a typical urban solution of pulling water away with lot side ditches and hard surfaces, running it underground unseen to a Stormwater Management Pond and then spilling it out unfiltered into ditches headed to Silver Creek. Onsite water percolation has been reduced because of the increased number of property side ditches and hard road surfaces and driveways required when one is building a 33 lot development instead of a 8 lot development. As a result of the increased number of homes, we would expect that the volumes of unfiltered stormwater running past our property to Silver Creek will worsen.

We would request that the developer be required to work with the Town, Region and CVC to reduce the number of lots and to design "greener" provisions into his development. In addition to the planned Stormwater Management Pond, other sustainable methods need to be incorporated to increase water percolation on his land and to reduce the amount depositing into Silver Creek. Examples of engineering methods that better handle and filter water can be found in the design for the Intracorp/Sheridan development and the new 3 part stormwater chamber built as part of the Wildwood Road improvement.

Sincerely,

Drew & Bett Leverette
107 Wildwood Road
Glen Williams ON
L7G 4S4

AUG 09 2010

MAIL NUMBER 750.

July 31, 2010

Michael Griebing and Anna-Lise
Scheel
15 Oak Ridge Drive
Georgetown ON L7G 5G6

Mr. Bruce MacLean
Director of Planning, Development & Sustainability
1 Halton Hills Drive
Halton Hills ON L7G 5G2

Dear Mr. MacLean:

Re: Notice of a Received Application for the approval of a Plan of Subdivision and an amendment to the Town of Halton Hills Zoning By-law for lands legally described as Part of Lot 20, Concession 9, Town of Halton Hills

**Town of Halton Hills Files: D12SUB09.001 (24t-09001/H) & D14ZBA09.096
Eden Oaks – 2147925 Ontario Ltd. (Glen Williams)
(Formerly File D12/D14 Devins)**

We are responding and submitting our comments and strong objections to the Notice of a Received Application for approval of a Plan of Subdivision and for an amendment to Zoning By-law 74-51 to allow development of a 32 single-detached lot residential subdivision.

In 2006, we moved to the small and quaint hamlet of Glen Williams in Georgetown from Brampton. The reason we moved from Brampton was to get away from the land development and expansion. It was with sadness and disappointment that we read the notice from the Town that our backyard is being considered for that very same thing that we hoped to avoid – more development!

The following are our reasons for objecting:

- The significant increase of traffic from 32+ cars and construction trucks. All this traffic will go directly past our house and driveway. Our house is located on the corner of Meagan and Oak Ridge with our driveway entrance off Meagan Drive. This is the first street entrance to the proposed subdivision.
- Increase of water demand and the impact 32 more houses will have on the existing supply.
- Loss of mature trees located at the back of our property and in the opening to the Meaghan Drive extension.

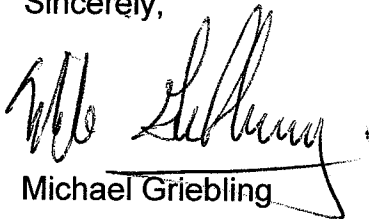
We also have the following concerns:

- Has traffic study been done for the area, including Oak Ridge Drive and Wildwood Road?
- Has an environmental study been done to determine if there is sufficient water available and to address the loss of green space.
- Will the developer plant mature trees to replace the ones growing on the property now?
- Will the developer pay for a row of trees i.e., cedar hedge at the back of our property to ensure privacy?
- If this proposal is approved, will the Town consider proposing to the developer that all construction vehicles use Eighth Line to access the proposed subdivision? Both Wildwood Road and Oak Ridge Drive are narrow roads and construction traffic would make it a challenge for both residents and the developer to access the proposed site.

Please note that we wish to be notified of the decision of the Town of Halton Hills in respect of this Plan of Subdivision and Rezoning.

We enjoy the peace and quiet of our county setting home. Please do not make our home into an urban sprawl with homes packed into any available green space. We've enjoyed four years of gazing at a green field. We don't look forward to looking at bricks and mortar. Please do not rezone this piece of land for more houses but leave some green space for everyone to enjoy.

Sincerely,

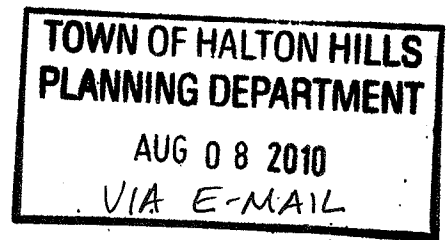

Michael Griebeling


Anna-Lise Scheel

- c. Councillor Joan Robson, Ward 2 (via email)
Councillor Clark Somerville, Wards 1 & 2 (via email)

August 8, 2010

Director of Planning, Development and Sustainability
Town of Halton Hills
1 Halton Hills Drive
Halton Hills Ontario
L7G 5G



Re: Files: Part of Lot 20, Concession 9, Town of Halton Hills

I am writing to you The Director of Planning, Development and Sustainability to voice our family's concerns about the impact of the proposed residential development by Eden Oaks on our family, other residents and Glen Williams. We moved from the city to Glen Williams to raise our family for the following reasons:

- Privacy
- Peaceful surroundings
- Natural beauty of the area
- Safe community
- Simplicity
- The quaintness of a small Hamlet

Currently no housing exists and the area is very private even without a buffer of trees. However, this privacy will be gone, if such a large development moves forward. The area is very peaceful and quiet through the day and night with very wildlife (finches, cardinals, blue jays, foxes, frogs etc).

The proposal of 32 subdivision style housing does not lend itself to the area and the flow of existing residential properties and it continues the erosion of Glen Williams (a small quaint hamlet) and increase the traffic flow due the combination of this Eden Oak development and the other subdivision at the Top of Prince Street.

This proposal of higher density housing (32 homes) will have a great effect on the residents and the area. A development of this magnitude will impact our family by severely minimizing the reasons (noted above) for why we moved to this small hamlet.

We hope that our concerns are considered in making the decision and that the density of housing is reduced to a level that meets the existing residential area.

Sincerely,

Tony and Laura Lee Caschera
12141 Eighth Line
Glen Williams, Ontario
L7G 4S4

Mark Kluge

From: P Broadwell [REDACTED]
Sent: Friday, August 06, 2010 9:08 AM
To: Mark Kluge
Cc: [REDACTED]
Subject: Eden Oaks application Part of Lot 20, Concession 9 Town of Halton Hills

Reference: Town of Halton Files:D12SUB09.001 (24t-09001/H)&D14ZBA09.006
Eden Oaks - 2147925 Ontario Ltd.

Good morning Mark:

Further to our informal discussion with you on July 20th 2010 regarding the above Eden Oaks application for a 32 lot subdivision, we request that we be kept fully informed of any and all developments regarding this matter.

For the record we would like to list our personal concerns/objections in point form set out below:

1. We question the wisdom of approving 32 lots on this parcel of land resulting in smaller and closer spaced houses than befits the area. Wouldn't the previous recommendation of only eight lots be more in keeping ???
2. We are concerned about the effect this will have on the existing domestic water supply system in our area. At the present moment the water pressure and flow at our location is minimal.
3. Increased traffic resulting from 32 additional homes and families will result in further pressure on the already deteriorating roads in the area.

Yours sincerely

Pat and Roger Broadwell
12154 Eighth Line,
Georgetown, Ont. L7G 4S4

**TOWN OF HALTON HILLS
PLANNING DEPARTMENT**

JUL 29 2010

730

Ken & Sonja Key
91 Wildwood Rd.
Georgetown, Ont.
L7G 4S8

Director Of Planning
1 Halton Hills Drive
Halton Hills Ont.
L7G 5G2
Attn: Mark Kluge

July 28 2010-

Dear Sirs,

I am in receipt of the notice of Application by Eden Oaks your file #D12SUB09 regarding the former Devin Lands.

I request to be notified of all proceedings regarding this matter both by council and by the applicant.

I believe that the lands in question have already been examined and it has been determined that 8 units is a satisfactory number of residences to be built here. I strongly protest this recent change in the course of the planning mostly because of drainage difficulties in the area.

If this plan were to proceed, as the application indicated (32lots) then I would ask that the Region and Town provide both storm sewers and Sanitary sewers along Wildwood Road and Eighth Line south of 22nd Sideroad.

There are, as you know, plans to reconstruct the west end of Wildwood Road and I would protest any effort to do this until this matter is resolved.

The sanitary sewers should be installed at the time of reconstruction. The application indicates construction of a sewage line along the old rail track. I believe that if this application were to be approved it should include sanitary sewers along Wildwood Road and into the Oakridge subdivision.

Please keep us informed.


Ken and Sonja Key