



December 7, 2011

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Dear Mr. Kluge:

**RE: Regional Preliminary Comments**  
**Applicant: Eden Oak - 2147925 Ontario Ltd. (formerly Devins)**  
**Files: D12SUB09.001 and D14ZBA09.006 - Eden Oak**  
**Part of Lot 21, Concession 9, Town of Halton Hills**

The purpose of this letter is to provide preliminary comments to the Town of Halton Hills on the above-noted subdivision and zoning amendment applications. The previous communication to the Town of Halton Hills on this development proposal was through a letter dated September 14, 2009 which provided clarification and confirmation of the application requirements.

The following comments should be considered preliminary at this point, but they will give an indication of what has been addressed and what is still outstanding from a Regional perspective.

#### Background

The subject applications propose a 32 lot residential subdivision for single family detached homes on the subject property on full municipal servicing. The subject property is approximately 6.88 ha (17 acres) in area and is Part of Lot 21, Concession 9 in the former Township of Esquesing in the Town of Halton Hills.

Through an Ontario Municipal Board Hearing, there were formerly 8 single family residential lots draft approved for this property, to be developed on partial servicing. However, that former plan of subdivision was formally withdrawn and replaced with the subject applications.

#### Environmental Site Screening Questionnaire

Regional Official Plan section 147(17) requires that, prior to the Region or Local Municipality considering any development proposals, the proponent identifies whether there is any potential for soils on the site to be contaminated. A completed Environmental Site Screening Questionnaire was submitted to the Region for review.

Related to the Environmental Site Screening Questionnaire, there is clarification with respect to the ownership of the property that is required. The Registered Owner/Applicant listed on the subdivision application form is 2147925 Ontario Inc., but the information included on the Environmental Site Screening Questionnaire references 2147325 Ontario Inc. We note that the subdivision application specifies that the legal name for use with the agreement is the latter of the two owner names. Clarification needs to be provided on this matter.

**The Regional Municipality of Halton**

The submitted Environmental Implementation Report, updated December 2010 by LGL Limited references in section 3.4.1 that a portion of the subject property was formerly used as a railway line. This information should be included in the Environmental Site Screening Questionnaire and the applicant should anticipate that the review of an updated Questionnaire would likely trigger the need for a Phase 1 Environmental Site Assessment to be undertaken, if one hasn't already been completed.

#### Archaeological Potential

Regional Official Plan section 167(6) states that prior to development occurring in or near areas of archaeological potential, that an assessment and mitigation activities be carried out in accordance with Provincial requirements and the Regional Archaeological Master Plan. Documentation has been provided to Halton Region that indicates that a Stage 1-2 Archaeological Assessment was completed by AMICK Consultants Limited in May 2010 and that copies of the final report were provided to the Ministry of Culture for their review. Halton Region requires a copy of the approval from the Ministry of Culture for our records prior to clearing this requirement.

#### Waste Management

Regional Waste Management staff were circulated the applications for review. They have indicated that waste management services will be provided once the proposed homes are 90% constructed and the street can be safely accessed. The owner will be required to contact Andrew Suprun at Halton Region once the subdivision is near completion.

#### Environmental Implementation Report

The subject property is designated as Hamlet Residential in Schedule A of the Glen Williams Secondary Plan. Section 5.3 c) outlines the required studies for any proposed plans of subdivision, to be provided prior to draft approval. An Environmental Implementation Report (EIR) was required as per the specifications of the Glen Williams Secondary Plan, section 5.3 c) iv. This report was completed by LGL Limited and dated December 2010.

The subject property does not fall within Halton Region's Greenlands System. However, Regional Official Plan section 147(5)f) requires all development proposals to submit, at the time of initial application, an inventory of trees on site and at subsequent stages of the application, a tree saving and planting plan. ROP section 147(5)e) requires that all development proposals, to the maximum degree possible, preserve existing trees and plant additional trees in accordance with good forestry management practice. The existing trees on the subject property are primarily located along the perimeter of the property in hedgerows. The majority of the property is used for agricultural pasture land by the farmer directly to the north of the subject property. A tree survey was included as part of the submitted EIR. The Halton Regional Forester has confirmed that he does not need to review the tree inventory, any future tree saving plans or details regarding the Hamlet buffer and therefore this responsibility will fall solely with the Town of Halton Hills Parks and Recreation Department staff.

Regional staff note that Credit Valley Conservation (CVC), through a letter to the Town of Halton Hills dated September 28, 2010 have stated that they don't have any comments on the proposed development. This letter was provided before the EIR was submitted for review. Given that there are recommendations in the conclusions of the EIR that speak to potential off-site impact of fisheries and potential changes to the way the stormwater is addressed with the development, Regional staff would recommend that CVC staff be consulted on the EIR recommendations to ensure that those recommendations don't change their earlier stated position.

### Hydrogeological Review

The Glen Williams Secondary Plan, through section 3.6, directs the EIR to include a Hydrogeological Report, which should address the protection of the existing groundwater supply in terms of both quantity and quality. This is especially important when there are neighbouring properties that may be on private services. Regional staff notes that the subject property does not fall within a high groundwater recharge area.

The Halton Region Health Department was circulated the subject applications and supporting materials and have advised that since the development is on full municipal services, they do not have any objection to the development as proposed. However, they have advised that an offsite well impact assessment within 500 metres of the limits of this subject property will be required. Baseline data will need to be collected prior to any site disturbance on the subject property.

### Regional Servicing

A Functional Servicing Report was submitted by Condeland Engineering Ltd. in 2009 in support of this application. The report proposes the extension of municipal watermains and sanitary sewers to service the development. There is limited servicing capacity in the Georgetown water and sanitary systems to accommodate additional development. Prior to approval of any development application, the applicant must obtain sufficient servicing allocation from the Town of Halton Hills to accommodate the proposal.

The Hamlet of Glen Williams is not serviced by municipal sanitary sewers at this time. Although the Hamlet is considered to be part of the Rural Area, existing Official Plan policies permit the extension of municipal sanitary sewers to service Glen Williams. Servicing capacity has been set aside at the Georgetown Wastewater Treatment Plant to accommodate the future servicing of the Georgetown Hamlets (Glen Williams, Stewarttown and Norval). The Master Servicing Plan and Financial Implementation Report prepared by Stantec Consulting Limited in support of the proposed amendment to the Official Plan of the Town of Halton Hills (OPA 113) determined that there was capacity of 172 SDE (single detached equivalents) available to service new development in Glen Williams. The report tentatively assigned 12 SDE to the former Devins lands based on the application that was submitted at that time. Allocation of 32 SDEs to this property will impact the Region's ability to provide services to the remaining Glen Williams development properties, the Northwest Confederation and Bayfield lands.

The Functional Servicing Report proposes to service the subject development by extending a sanitary sewer through other lands of the owner (previous Desol development). In order to do this they are proposing to construct the sanitary sewer on lands owned by the Town that were previously a rail line and are now used as a trail. Approval of this location by the Town is required prior to further review of the Functional Servicing Report. The Report has only analysed capacity in the sanitary system to the limits of the Cachet Estate Homes Development. The Report must be revised to include a discussion of the availability of capacity at the John Street Sewage Pumping Station and the Silver Creek Trunk sewer. The analysis has also not included external flows from the existing developments adjacent to the site including Meagan Drive, Oak Ridge Drive, Wildwood Road and Eighth Line.

There are existing 250mm diameter watermains on McMaster Street and Meagan Drive and a 200mm diameter watermain on Eighth Line. Static pressures in the subdivision are expected to be in the vicinity of 270 kPa which is at the low end of the pressure range as recommended by Region of Halton design standards and the Ministry of the Environment. There have been concerns raised in the past by neighbouring residents about the low water pressures and the potential for impacts from the new development. The impact from the 8 lots approved under the previous application were not anticipated to cause concern however, the draw from an additional 24 lots must be reviewed to assess whether there will be any negative impacts on the existing adjoining subdivision. A detailed watermain analysis must be

undertaken to confirm the proposed pipe sizing and to determine the expected fire flows and static pressures within the proposed development and the adjoining existing subdivision.

Other Matters

Regional Official Plan Section 101(2) and the associated Council-adopted Livestock Facility Guidelines require local municipalities to apply provincially developed Minimum Distance Separation formulae. Town of Halton Hills staff needs to be satisfied that this direction has been addressed with respect to the proposed distance of the development from the adjacent livestock facility and associated manure storage area.

It should be expected that at a minimum, warning clauses will need to be registered on title with respect to the adjacent agricultural operation to the north of the subject property, warning new residents of normal farm practices, including potential noise, dust and odour impacts.

Conclusion

Due to the servicing limitations outlined above, it is Regional practice to not issue conditions of draft approval until such time as the property has secured servicing allocation through a Town of Halton Hills Council report. It is the Region's position that this development proposal is premature due to the lack of allocation. As such, the Region is not in a position to support the proposed zoning by-law amendment or plan of subdivision at this time. Formal comments will not be provided until allocation has been secured. However, Regional staff will continue to review any further submitted studies/materials and work with the applicant to have any applicable revisions undertaken.

Should the Town of Halton Hills wish to move forward with respect to a decision on the Zoning By-law Amendment, the Region requests that the Town put a Holding Provision on the property which will prevent development until such time as Halton Region confirms there is sufficient servicing capacity allocated to this property.

We trust these comments are of assistance. Please contact me at (905) 825-6000 ext. 7180 if you have any questions on the provided information.

Sincerely,



Shelley Partridge, MPI, MCIP, RPP  
Senior Planner

c: David Matthews – Matthews Planning and Management Ltd. (fax only)