



Planning, Development & Sustainability Department

January 18, 2010

Dear Area Resident:

**Re: 1st Public Consultation Meeting for
The proposed Eden Oak – Creditview Heights Subdivision
Files: D12SUB08.001 & D14ZBA08.004**

As many of you may be aware a Public Meeting was held by Halton Hills Council on October 19th, 2009 regarding the proposed Eden Oak – Creditview Heights subdivision in Glen Williams.

At that meeting Council made the following recommendation (in part);

AND FURTHER THAT the Glen Williams Community Association be included in future ongoing meetings with Eden Oak and Planning Staff in the same manner they were successfully included in the Sheridan/Intracorp meetings for Meadows in the Glen.

In discussing the matter, Council also acknowledged the issues identified by residents in the neighbouring areas of Ward 3 (outside Glen Williams) and their possible interest in participating in the proposed forum. Specifically, in addition to members of the Glen Williams Community Association (GWCA), a number of Ward 3 residents attended or brought forward issues at the public meeting, provided written comments or otherwise phoned or contacted the Town regarding the applications.

Give that you may fall into one of these groups you are being invited to attend the 1st meeting to discuss the Eden Oak – Creditview Heights subdivision. The details are as follows:

**Date: Tuesday February 9, 2010
Time: 3:00PM to 5:00PM
Location: Halton Hills Civic Centre – Esquering Boardroom**

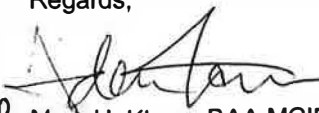
Representatives of the GWCA and other residents who have already indicated an interest (as described above) have been invited to attend. The Applicant, Town, Regional and Conservation Authority Staff will be attending. The Mayor and Wards 2 & 3 Councillors have also been invited.

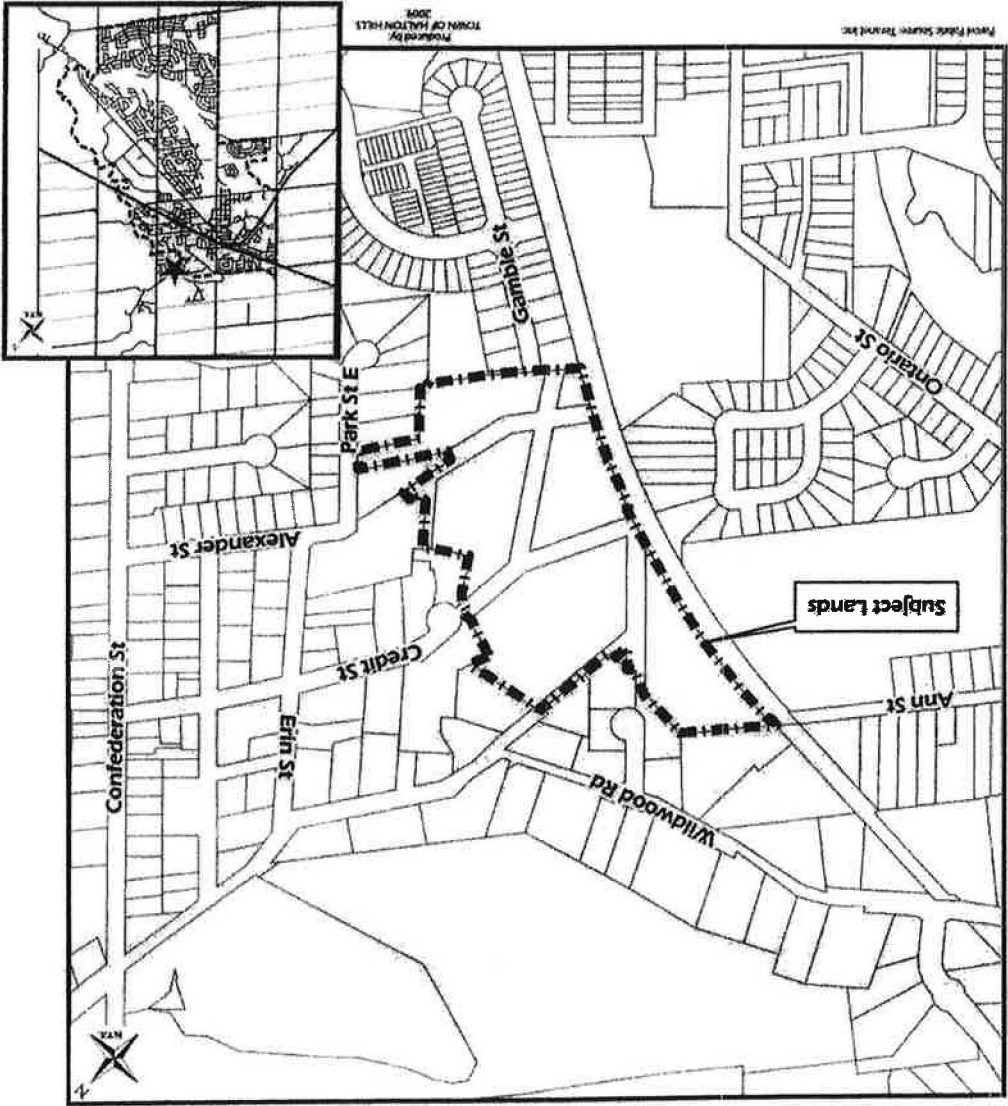
Please note, that this is not a Public Meeting as per the Planning Act. The intent is to model this meeting on the Sheridan/Intracorp meetings for the Meadows in the Glen development that Council mentions in its recommendation above. Those meetings offered a focused forum where the residents and applicant could discuss issues and exchange information on matters related to the subject applications.

Due to seating constraints, we ask that you RSVP by Friday February 5th to Mark Kluge, Senior Planner – Development Review EXT2299 by Friday February 22, 2010. An AGENDA will be provided at the Meeting.

Should you have any question please do not hesitate to contact the undersigned.

Regards,


FOR Mark H. Kluge, BAA MCIP RPP
Senior Planner – Development Review



LOCATION MAP

MEETING NOTES & ISSUE IDENTIFICATION

The following notes provide a record of the meeting of February 9, 2010 between interested residents, the applicant and agents representing Eden Oak for the proposed development known as Creditview Heights, Town Councillors and Town and agency staff. The intent is to capture the tone, and detail of the meeting with a particular emphasis on tracking resident issues for further discussion at future focused meetings.

Introductions: roundtable of introductions – all meeting attendees

Bruce MacLean, Director of Planning, Development & Sustainability (PDS)

We are making sure that the Town is engaging with the Public and Developer to ensure that there is community engagement and details of the proposal are understood.

Council benefits as well because they will have a better understanding of the Public's issues and the conditions of development, so they can reach a fair decision.

This meeting is similar to the ones held for the INTRACORP subdivision; this is the Public's meeting and provides an opportunity for input. There will be future further opportunities to participate in discussions about this proposed development.

Dave Matthews, Matthews Planning & Management Ltd. – AGENT

Mr. Matthews gave a brief overview of the application.

The site is within Glen Williams, conforms to the Glen Williams Secondary Plan (GWSP), a wide variety of lots, including an east-west road to Gamble Street.

Originally a connection through to Ann Street, however concerns regarding this were raised at the Public Meeting and Eden Oak is prepared to revise the plan.

The plan calls for 33 lots, 31 are fully serviced and, 2 lots, 9 & 16 have frontage on existing streets and are subject to consent and minor variance applications, these 2 lots will be on regional water and septic systems.

The density is 5 units/hectare which conforms to the GWSP, frontage is 70 feet, and the depth of the lots varies. Size of lots is 12,500 to 30,000 square feet

Stormwater Management (SWM) Block is located central to the proposed subdivision – and can contain twice the volume, will not exceed pre-development flows

There will be trail connection to the rail trail

1¼ acre parkland to be merged with cachet subdivision park lands

The CVC has been extensively involved with these lands and the potential for development for nearly 15 years.

Originally there were to be 70 lots now down to 33 lots.

There is a preliminary Grading Plan contained in the Functional Servicing Report (FSR), minimize grading – maintain the existing top of bank

No dedicated hamlet buffer block – the existing trail provides a buffer – no further buffer required

Technical reports have been filed and are available for public review.

RESIDENT issue: Why are you severing 2 lots before the subdivision is processed?

APPLICANT reply: The subdivision is not affected by the two (2) lots, there are independent of the subdivision,

Bruce MacLean comment:

The Town has not commented on the applications yet.

Bruce MacLean:

Staff did not want to monopolize this meeting – to objectives of staff

- 1) Is there any information missing?
- 2) A confirmation of the issues.

Under the GWSP this area has been slated for development – there is however an extensive planning process required.

There is a policy framework in place to allow staging of the development

We are now at the implementation stage – detailed design, (use of the land is not in question).

RESIDENT Issues:

A) Wells: Can you guarantee that they will not run dry?

Region Response- Halton Region has standard DRAFT PLAN of SUBDIVISION Conditions regarding well protection.

B) What are the elevation cuts are you going to make for the cul-de-sac – Lot 16?

Applicant Response: maintain grades at/all around the perimeter of the properties

C) Timing of development?

Applicant Response: Two applications filed: Zoning (to move forward in concert with Subdivision) and Subdivision which is tied to a water allocation

The Region has not released the next allocation of water yet

The Developer would like all the preliminary work done; the two applications can be separated with the Subdivision to follow the Zoning

Water – by this Spring (2010) the Region can hopefully announce the amount of water available for development in Georgetown, then a report to Halton Hills Council to allocate. The big unknown is Water.

Applicant Responses:

Bert Arnold, Applicant's Lawyer:

The two (2) lots to be severed from a technical perspective, the retained consultants will convey why these lots are independent, will file more information on this.

Timing:

Six months, perhaps in 2010

Staff will go through all of the issues so that we can write a Recommendation Report to Council

By law must hold one (1) Public Meeting, so to ensure public input we are hold these Public Consultation Meetings (not required by the Planning Act)

RESIDENT issues:

Can they move in and work on the land – bulldoze?

Town staff Response:

- Site Alteration Permit required
- No benefit to pre-grade for services if there is no water allocation, then no pipes
- Sheridan entered into a Model Home Agreement with the Town to advance construction.

Water from the green area (on map) drains into my yard, where is the water being released?

Applicant Response

- we are providing storage
- controlled fixed structure to contain flows

D) Look into SWM run-off issues – increased run-off?

E) Water is full of silt – so SWM Pond could fill up – amount of silt? 17 Credit Street

F) Ann Street – Fire/Emergency access vs. Total access

Combined Town or Applicant responses:

To be discussed in the final report with input from Fire – possible access for emergency vehicles only

In the current Official Plan (OP) Meadowglen is a collector street that will eventually extend to Ontario Street

After the Public Meeting the Applicant did some sketches to illustrate how the cul-de-sac which would end at the Trail near Ann Street could work

- cut into trail, but regrade
- fire access only
- Ann Street Pedestrian access to trail

Trail through SWM Pond to get to Credit Street from the trail

G) Water run-off and severed lot –

Response: diverting the flows to the SWM Pond as much as possible, over all water at the back of properties to be reduced - need more details

H) Lack of Buffer to the Trail – naturalized or paved, gravel?

- paved walkway with fences on either side is not acceptable (Resident)

Warren Harris – Manager of Parks & Open Spaces:

- Still need to determine how the linkages are going to happen, more discussion is required on how this is going to work
- Environmental issues, urban design, streetscape – to be illustrated in more detail
- SWM Pond works and trail functionality
- Lot grading for the existing block on the trail
- More natural looking
- Grades are important
- May require a buffer block
- Character of trail – less hard edge urban
- 20 feet block can be naturalized
- ISSUE – respecting the natural topography
- ISSUE – Urban design guidelines

Dave Matthews – AGENT

- respect as much as we can of the existing topography
- need to service the site

Glen Williams Community Association (GWCA)

- Peer review of Urban Design Guidelines (UDG), GWCA has already provided detailed comments on applicants first submission design guidelines
- Significant GREEN STEPS omitted from these UDG

Note – Town staff:
Guidelines are not as rigid as Zoning

RESIDENT issue: 30 Jason

- drainage issue, increased water flow

Councillor Joan Robson, Ward 2:

- Sheridan did incorporate a number of “green initiatives” – bio-swales and soft screening
- Eden Oak needs to respect the existing residents
- An urban cross section for the roads with landscaping
- Bring forward the importance of implementing green features

Councillor Moya Johnson, Ward 3:

- subdivision should have the similar look and feel of the Glen – not urban
- do not want a cookie-cutter subdivision
- reassurances that it will not look like Georgetown South

Response - Consultant

There is variety, the Peer Review of the UDG has not commenced yet.

RESIDENT issues:

- What is the SWM Pond going to look like? Using earth to create the storage area?
- 31 + 2 lots – does this conform to the GWSP?, wants the acreage – does it comply
- It is a 31 lot subdivision on X amount of land – does it conform or not?

- The 2 lots – regarding grading and SWM if the 2 lots are released (severed) are there still subdivision issues related to site development density?

Bruce MacLean – Director of Planning, Development & Sustainability:

The Town does not act alone in shaping the end product – Halton Region and the CVC also have input.

Halton Region Staff:

- Regional review of the applications are underway
- Region cannot release draft conditions until there is a servicing allocation
- Will continue to review material as it is circulated
- Hydrogeological Report is being reviewed by the Regional Health Department in addition to being Peer Reviewed – work is on going
- Phase 1 Environmental Assessment Update Report – no issue to date
- Archaeological issues – clearance from the Ministry of Culture
- Functional Servicing Report – servicing and well monitoring, reviewed in general, subdivision on full services
- Georgetown Investment/Cachet site Loop
- Loop system to Ann Street
- Not a difficult site to service
- Prior to any site alteration a well survey and monitoring program – 500m radius from site – PRE, DURING and 1 year POST construction
- Allow the Consultant access to well quality and quantity information
- Regional Subdivision Agreement required
- If there are issues/impacts on wells, the Developer is required to solve the problems; new wells or piped services

Region provides/maintains drinking water and sanitary systems, Town is responsible for SWM

CVC Staff:

- has completed the staking of the Top of Bank on site
- majority of issues of CVC already identified;
 - SWM design, flow and maintenance
 - Groundwater high
 - Recharge
 - Grading
 - Slope stability
- CVC comments sent out in December 2009
- Top of bank – previous Desol Application top of bank was staked out again last year and it was confirmed.
- CVC sets the top of bank
- Not done by elevation – break in the land

RESIDENT issues:

1. Where does the well water come from? Is 1-year post development enough of a review?

Response:

*Well study will be conducted by Hydrogeologist
2 or 3 year monitoring*

2. Concerns about wildlife

Peer review of EIS, wildlife important – CVC to look at

3. How was the Top of Bank established, particularly in the area north of Wildwood and west of the rail trail?

Mix of techniques – CVC (see notes above re: CVC and top of bank staking)

4. Top of bank becomes critical in the valley. Are we looking at all the top of banks? Where is the CVC looking?

Town staff response:

The Town has accepted the CVC staked top of bank and it will be shown on the plan.

Town Engineering – Steve Grace, Manager of Development Engineering:

- concerns with SWM
- grading
- detailed design of SWM Pond
- adopt a low impact design as per CVC, features into the SWM Pond – Town has no jurisdiction to force a developer to use these
- issues with the Park Street lot
- awaiting 2nd submission

Town Recreation & Parks – Warren Harris, Manager of Parks & Open Space:

- trail linkages
- minimizing impact to existing trail
- vegetation preservation
- edge management – Supportive Greenlands – open space block
- functionality of SWM Pond and trials with CVC and Engineering
- streetscape for plantings
- cash-in-lieu of parkland required
- natural open space vs. a manicured look is preferred

The next submission will have more detail

ROUND TABLE DISCUSSION:

- 1) How do we continue the dialogue
- 2) Prioritization of the issues

Town staff

Town staff is now in a go-forward position to bring issues back for discussion

Town staff will maintain a list of reports that have been updated and any new documents received, will e-mail the list to interested individuals

Another meeting to answer the questions raised today

There are not a lot of options on the look of the property; however the Applicant has expressed a willingness to engage in discussion.

The fundamental design of the property is set; these applications are now fine tuning this.

GWCA issue:

Overall what is being proposed is more URBAN than RURAL, when viewed against the GWSP. Any other options for the SWM pond including the scale of the facility and low impact development techniques? *Consultant may be able to look into it, incorporating low impact design*

Town staff:

Town staff listed the issues raised to date and indicated that the list would be updated as a result of the discussion at this meeting.

NEXT STEPS:

Mini or Next meeting – issue specific? SWM, Hydrogeological, road network, urban design, natural heritage?

Bruce MacLean, Director Planning, Development & Sustainability:

- 2 to 3 months can go by before we receive greater clarity on the issues
- There is no major shift to increase the density of the site, that would require an Official Plan Amendment to the GWSP
- There is a commitment to work within the existing policy framework
- Questions arise because there is a lack of information – hence these meetings
- Possibility of putting information on the Town's website as a gateway to access information

ISSUES IDENTIFICATION (alphabetical):

Hydrogeological:

- 1) water allocation – does the development have one
- 2) impact on the Chelton Street wells, during and after construction of the subdivision
- 3) is there a well monitoring program in place?

Natural Environment:

- 1) impact on and loss of local wildlife – site is home to a diverse animal and insect population – where will they go
- 2) area provides an ecosystem for migrating birds
- 3) impact on town trail that abuts subdivision
- 4) a natural buffer between trail and subdivision is missing
- 5) use sky-saving streets lights to preserve the night sky
- 6) altering the natural topography will cause erosion to the hillside
- 7) how much greenspace is going to be available after the subdivision is developed – grass or natural?
- 8) preserving the natural greenspace through construction
- 9) any environmental concerns/soil conditions raised
- 10) what “Ontario Species at Risk” exist on the site
- 11) Hamlet Buffer – green buffer is required but not shown on the plan

Stormwater Management & Drainage:

- 1) water-run and drainage
- 2) impact on the wide range of plants, trees, mosses, flowers and grasses that support this environment and help to control natural erosion and water run-off
- 3) use of low impact development techniques and integration with urban design concept
- 4) altering the natural topography will cause erosion to the hillside
- 5) Stormwater Management System, scale, design, failure, maintenance
- 6) grading and drainage
- 7) confirmation that final detailed drainage design works
- 8) current ditching not adequate to handle water volume year-round
- 9) development could change the flow of surface water

10) SWM Pond layout and easterly pedestrian trail linkage is an issue

Transportation/Road pattern:

- 1) increased traffic/traffic concerns
- 2) implications of a road connection to Ann Street/Emergency only

Urban Design:

- 1) how much greenspace is going to be available after the subdivision is developed – grass or natural?
- 2) entrance demarcation
- 3) number of lots
- 4) lot configuration and size
- 5) street pattern urban vs. rural
- 6) Hamlet Buffer – green buffer is required but not shown on the plan

Other:

- 1) disposal of construction material during construction – not left behind
- 2) Garbage on the site in the proposed SWM area needs to be removed
- 3) does the development conform to the policies of the Glen Williams Secondary Plan
- 4) does the development meet the criteria of the Town's sustainable growth initiative
- 5) sanitary connection for the new site – will a sanitary line be provided to the residents of Ann Street
- 6) is the development officially in Glen Williams
- 7) grading and the need for retaining walls