

4. That the owner shall supply erect and maintain signs advising prospective purchasers that pupils may be directed to schools outside of the area. Specific wording to be provided by the Halton District School Board.
5. That a copy of the pedestrian routing plan, approved by the Town of Halton Hills, be submitted prior to final approval to the Halton District School Board.

In addition, the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Should you have any questions regarding our comments please contact the undersigned.

Sincerely,



Laureen Choi,
Senior Planner

Cc: David Matthews, Matthews Planning & Management Ltd.



NOTICE OF A RECEIVED APPLICATION

**Concerning Applications 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 (244-09001/H) & D14ZBA09.006
Eden Oaks – 2147925 Ontario Ltd. (Glen Williams)
(Formerly File D12/D14 Devins)**

The purpose of this Notice is to advise that the Town of Halton Hills has received and deemed complete an application for approval of a Plan of Subdivision and for an amendment to Zoning By-law 74-51. The proposed Plan of Subdivision and Zoning By-law Amendment applies to the lands legally described as Part of Lot 21, Concession 9, Town of Halton Hills (Glen Williams). Attached is a map showing the location of the subject property to which the proposed Plan of Subdivision and Rezoning would apply.

The purpose and effect of the applications are to allow the development of a 32 single-detached lot residential subdivision.

Members of the Public are invited to visit the Planning, Development & Sustainability Department between 8:30 a.m. and 4:30 p.m., Monday through Friday, to review the application. Any written submissions which a member of the public would care to make should be addressed to the Director of Planning, Development & Sustainability. There will be a public meeting held regarding the proposed applications and you will receive a notice before the public meeting informing you when it will occur.

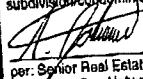
If you wish to be notified of the decision of the Town of Halton Hills in respect of this Plan of Subdivision and Rezoning, you must make a written request to the Director of Planning, Development & Sustainability, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills (Georgetown), Ontario, L7G 5G2.

NOTES:

1. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Halton Hills in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Municipal Board.
2. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Town of Halton Hills in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.
3. Any written comment/objection submitted to the Town of Halton Hills regarding this application(s) which is being processed under the Planning Act 1990, may be made public as part of the application process.

Further information is available in the Planning Department, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2, or contact the Planner assigned to the file, Mark H. Kluge at (905) 873-2601, ext. 2299 or via e-mail at markk@haltonhills.ca.

Dated at the Town of Halton Hills this 14th day of July 2010.

| |
|--|
| Date: <u>July 22/10</u> |
| We have reviewed the application concerning this subdivision/condominium proposal. Hydro One has NO OBJECTION in principle to the proposed plan as presently laid out. Please be advised that no further correspondence is required concerning this subdivision/condominium. |
|  for per: Senior Real Estate Coordinator Hydro One Networks Inc. |
| Laura Giunta Hydro One |



HALTON CATHOLIC DISTRICT SCHOOL BOARD

802 DRURY LANE, P.O. BOX 5308, BURLINGTON, ONTARIO. L7R 4L3 TELEPHONE (905) 632-6300 FAX (905) 333-4661

July 15, 2010

Mark Kluge
Development Planner
Town of Halton Hills
1 Halton Hills Drive
Georgetown, Ontario
L7G 5G2

PLANNING DEPARTMENT

JUL 19 2010 *AMB.*

MAIL NUMBER 687

Dear Mr. Kluge:

**RE: Eden Oak (2147925 Ontario Inc.) Glen Williams
Proposed Draft Plan of Subdivision and Zoning By-Law Amendment
Your File: D12SUB09.001 (24T-09001/H) & D14ZBA09.006**

In response to the aforementioned application which proposes the development of 32 single family detached lots within the Glen Williams area, we have no objections but do have comments relating to school accommodation.

If development were to proceed, the elementary students generated from this proposed development would attend St. Francis of Assisi Catholic Elementary School, located at 120 Sinclair Avenue in Halton Hills. The current enrolment exceeds the school's building capacity resulting in the need for the placement of four portables on site.

Secondary school students from this development will attend Christ the King Secondary School in Georgetown, which is located on Guelph Street. The school is currently at capacity resulting in the need for eight portables on site. Projections indicate that enrolment will continue to exceed building capacity over the next few years.

It should be noted that Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield, which is specified by the Subdivision Agreement, are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Should you proceed with the adoption of the draft plan of subdivision, we require that the following conditions be fulfilled prior to final approval:

1. That the owner agrees that a clause be inserted into the Subdivision Agreement and all offers of purchase and sale for residential units, that "sufficient accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area." Further, the clause will specify that the "Halton Catholic District School Board" will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board".

2. That the owner agrees in the Subdivision Agreement to the satisfaction of the Halton Catholic District School Board, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or bussing will be provided. The owner will make these signs to the specifications of the Halton Catholic District School Board and erect them prior to the issuance of building permits.

If you have any questions or comments related to the above, please contact the undersigned.

Yours truly,



Scott Bland
Administrator, Planning Services

cc. Paul McMahon, Superintendent of Business Services
Region of Halton, Planning Department



TOWN OF
HALTON HILLS
Working Together Working for You!

Planning, Development & Sustainability Department

Circulation Response Form

PLANNING DEPARTMENT
JUL 15 2010
MAIL NUMBER 683.

File: D12SUB09.001 (24T-09001/H) & D14ZBA09.006
Project: EDEN OAKS (2177925 Ontario Ltd.)
Town of Halton Hills (GLEN WILLIAMS)

If you have no comments or objection to the approval of the above noted application please complete this form and fax it to **Mark H. Kluge** at the Town of Halton Hills Planning Department by .

Fax Number: (905) 877-3524

(No cover page is necessary)

By signing this document I acknowledge that as a representative of the noted organization / body / or person, I have reviewed this application and as a result have no comments or concerns related to this matter.

UNION GAS

Agency Name
(Please Print)

BRYAN DAY

Representative Name
(Please Print)

CONSTRUCTION & GROWTH REP

Representative Title
(Please Print)

Bryan Day

Signature

July 15 2010

Date