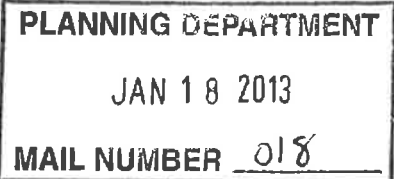


January 15, 2013

Reference:

Town of Halton Hills Files  
D12SUB09.001 (24t-09001/H) & D14ZBA09.006  
Eden Oak – 2147925 Ontario Ltd. (Glen Williams)  
(formerly File D12/D14 Devins)  
Part of Lot 21, Concession 9 (Glen Williams)



Mark Kluge  
Senior Planner – Development Review  
Town of Halton Hills

Dear Mark:

Thank you for the opportunity to meet with you during the PIC meeting on November 6 and the subsequent information package you sent on November 22, 2012 regarding the proposed Eden Oaks-Devins 32-Lot Residential Subdivision directly adjacent to my property.

As I said to you during the meeting I cannot state to you and the developer strongly enough how opposed I am to the 32-lot proposal:

- The Ontario Municipal Board (OMB) had previously ruled that 8 homes on septic systems were appropriate for the area. Sewers were never previously proposed for this development. Now with the addition of sewers the density has gone from 8 homes to a 32 home plan that is inconsistent with the existing development.
- I have concerns with how the 32-lot development and proposed grading and storm water management will affect drainage and ground water on my property. I currently have issues with water and have a sump pump that runs constantly.
- In addition, with my house situated right at the corner of Oak Ridge Drive and Meagan Drive, I will bear the brunt of the construction traffic and eventually the 32-residence traffic as opposed to the original 8 residences.
- Finally, I am disappointed that the Town would allow a private developer to use and alter the public Rails Lands in order to add sewers in the Eden Oak-Devins development and the bordering Eden Oak-Desol development.

I would hope that the Town would agree with current residents that the Devins development should be reduced from the proposed 32-lot density to the original 8 lots.

Regards,

Ed Duffy  
17 Oak Ridge Drive  
Glen Williams, ON  
L7G 5G6

cc: Joan Robson, Bryan Lewis, Clark Somerville

January 4, 2013

Joyce & John Winger  
102 Wildwood Road  
Georgetown, Ont. L7G 4S8

Members of Council  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, Ont. L7G 5G2

Re: Eden Oaks/Devon Property Development  
File # D12SUB09.001

Dear Members of Council,

We are writing with concerns about the possibility of 32 new houses being built on the Eden Oaks/Devon property behind Eighth Line, Wildwood Road and Oak Ridge Road. We had understood for some time that there would, in the future be only eight homes built, in keeping with the homes in our neighbourhood.

It now seems that 32 are a possibility with a sewer line being brought in for these homes, something that the current residents in the area have done without for many years and are happy to continue managing without. Bringing in a sewer line through the nature trail, we understand would permanently compromise the use and beauty of the trail that many of the residents in this area use on a regular basis.

We have also heard about a Storm Water Management Pond to be located at the southwest corner of the new subdivision. This is another reason to NOT go ahead with this new proposal because this seems like just another problem for this area (safety, flooding, stagnant water) rather than a solution to anything.

In addition, the value of our rural homes would decrease due to the dense subdivision so close by and the increase in traffic on Oak Ridge Road and Wildwood Road. We are also questioning the safety of all those houses being in that subdivision with only one exit.

The very proposal of 32 houses in that small space is just not acceptable planning for this area of executive homes on large lots.

We hope that you will not allow a sewer line to alter our nature trail in any way and that the number of future homes to be built in that area will revert back to the original eight.

Sincerely,

Joyce and John Winger

## Mark Kluge

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**From:** J.Winger [REDACTED]  
**Sent:** Saturday, January 05, 2013 8:46 PM  
**To:** john@haltonhills.ca; Mike O'Leary; Bryan Lewis; Bob Inglis; Ann Lawlor; Joan Robson; Moya Johnson; Dave Kentner; Clark Somerville; Jane Fogal; Mayor of Halton Hills; Mark Kluge  
**Subject:** File # D12SUB09.001 Eden Oak Development on former Devon property  
**Attachments:** January 4.docx

To all the Councillors,

Please read our attached letter, consider our concerns, and represent us (and our neighbours) by preventing the 32 homes from being built on the Eden Oaks property.

We can live with eight, though we don't like that either, but thirty-two – please no!!!!

Thank you.

John and Joyce Winger

# JUDE & DHANYA JAYALATH

25, OAK RIDGE DRIVE, GLEN WILLIAMS, ONTARIO L7G 5G7, CANADA.

Mr. Mark H Kluge  
Senior Planner – Development Review  
Town of Halton Hills  
1 Halton Hills Drive, Halton Hills  
ON.

04<sup>th</sup> January 2013.

Dear Mr. Kluge,

RE: Eden Oak formerly Devons Subdivision – File # D12SUB09.001 (24T-09001) & D14ZBA09.006

I am writing to express my concerns and serious objection to the proposed development backing onto my property. I am shocked to note the decision to even entertain a proposal of this nature given the fact that;

1. The proposed scale of the development is only sustainable if the city agrees to allow the developer (private developer) to use public roadways and trails to build infrastructure facilities (i.e. allowing the use of public property for the purpose of accruing private profit).
2. The proposed plan involves extensive engineering (at the moment, only on paper) to provide solutions to various drainage issues, soil structure, heightened water table, storm water management, etc.
3. The proposed plan will cause extensive harm to the compact nature of a 'Hamlet' Community. The developer is proposing high-density housing on this land instead of creating a complex of homes in harmony and consistent with the existing compact community. The Secondary Plan is very clear in describing the overall goal; '...does not detract from the compact character of the hamlet, in an environmentally protective and cost effective manner.'
4. The developer has failed to provide solid evidence as to how the proposed development will satisfy the requirement to design a space which will promote home occupations and/or cottage industries.
5. The proposed plan fails to maintain the required hamlet buffer (20 meter buffer). Such boundaries are necessary to protect the rural character of the hamlet by maintaining more open, natural spaces.

It is a known fact that this property was originally approved for 8 estate houses. This was, to my knowledge, not only to satisfy the set-back requirements to support the septic system but also to maintain the existing surface water drainage system, to maintain the hamlet nature of the area and to allow more space to sustain the natural environment (parks/green space) while protecting the hamlet buffer.

Why, when we use our engineering knowledge and planning expertise to 'create' living spaces, do we use it to bring destruction to a natural area by burying concrete, plastic and iron and then covering the surface with more concrete and tar? It is unfortunate that our engineers, developers and planners look at the guidelines for irregular lot structure, set-back requirements, etc. given in various reports (GWSP and the Hamlet Design & Heritage Protection Guidelines) as hard limits and allow the builder's proposal. Instead, the planners, engineers, developers and councillors should think beyond those limits and, as a priority, be striving to protect the rural character of Glen Williams and its environmentally sustainable nature. It is precisely these characteristics which make our 'hamlet'; the desirable location it has always been.

We earnestly request that, rather than trying to squeeze as many houses as possible into the greatest available space, you please focus all resources to create this extension to our 'hamlet' with;

- a. A few lots having small fruit & vegetable garden. These may be scientifically designed and the owners could be provided with support, through a local farmer, for a suitable period of time. (this could be offered as an option similar to offering a Jacuzzi hot-tub)
- b. Some lots created with space to raise a few chickens or cows. Again, use our scientific knowledge to create these spaces and provide the owners with advice. There are local green-farmers who can guide owners and their children in the care of livestock.
- c. A space where the community can gather for a coffee, exchange their produce, etc, while kids run around in the back ground. This could be a building to house a farmer's market with a bakery, post office (home based), etc.
- d. A central monument ... which the local residents can decorate during Christmas or other festivals.
- e. Little walk-ways, alleys, ditches, where elders can stroll and kids can run, jump, ride bicycles.
- f. A small waterway (not a concrete half-pipe) with little culverts, where kids can watch the flow of water on a rainy day or float paper boats to run alongside on the path. (Such waterways must not be too large creating a potential drowning hazard and a need for multiple fences to stop litigation)

We, as a family living in the neighbourhood, object to this proposal to build 32 houses for the following reasons:

1. There will be an unacceptable increase in noise, environmental damage, dangers to pedestrians & children riding bicycles and excessive contamination of existing pools due to dust, fumes and other debris created by increased vehicular traffic. For these reasons we believe an alternate access must be provided from 8<sup>th</sup> line.
2. There is a real risk for increased occurrences of basement water damage caused by blocked natural drainage paths. Further, nobody can predict with certainty the hydraulic conductivity of the subsurface and what sort of pressure heads will be created when we build 32 concrete basements blocking natural paths. We are taking that space from the water table and expect water to flow to a perforated tube. Any construction must not be done before a proper hydro-geological study has been completed to the satisfaction of the council. Engineering solutions look good on paper, but history has repeatedly shown how things fail and floods occur. My sump pump runs all year. Any future water damage will increase my insurance costs.
3. This development will undoubtedly increase the risk of sewer back up due to poor drainage from existing septic beds. Further, creating a storm water pond may also reduce the efficiency of the existing septic beds. A higher water table is not helpful where proper seepage through septic beds is concerned.
4. We strongly oppose the idea of using the walking trail for private purposes and profit making by the developer. We are not subject to a housing scarcity in Glen Williams such that we must not allow a public trail to be exploited for the purpose of supporting this development.
5. Allowing 32 houses will ruin the rural setting and the calmness we enjoy in this area. Characteristics which are so desirable that they are the prime reason property prices were so high in the Oak Ridge area. Allowing a development of this scale will turn this rural setting into something more like a 'Mattamy-match-box' development seriously affecting the value of our properties and destroying the very things we should be fighting vigorously to defend.
6. This development has caused so much heartache and concern to many long-time residents in the area. Some concerns are common to all of us while some are not, however, we all strongly object to the scale of this development. We encourage the planners and the councillors to listen to the residents' concerns and limit the scale of the development to 8 houses. A plan which, I am sure, would reap a reasonably sufficient profit while enabling existing and new families alike to enjoy the peace and tranquility of Glen Williams.
7. The proposed plan does not allow space for many features recommended within the Hamlet Design & Heritage Protection guidelines. 32 houses do not represent an effective, nor even imaginative, use of land where the aim is to create an environmentally friendly, green landscape with a network of pathways that would retain the rural character of Glen Williams.

This is an opportunity for the city planners, designers, engineers and council members to 'create' a living space more closely aligned with nature. (*Austrian artist and architect Hundertwasser once wrote 'our greatest illiteracy is our inability to create'. If you have the time, please Google 'Hundertwasser' and see some of his work*). I am sure our city planners can propose an alternate solution and provide the councillors with more information to make a decision on this development. The City should collaborate with the developer to create this model Hamlet and make it a *win-win* for the city, developer and the area residents. If the planners believe they can make a difference, then I am sure the council and community will back them. The local residents strongly believe the original provision of 8 houses is the best option to ensure the hydro-geological, environmental, and sociological impact to Glen Williams' rural setting is minimized.

Please keep me informed of any developments with regards to this application.

Thanks You and with Best Regards,



Judc & Dhanya Jayalath  
Concerned area residents.  
04 January 2013.

Copy – Mayor Mr. Rick Bonnette  
Area Councillors

## Mark Kluge

---

**From:** Jayalath Jude Damien [REDACTED]  
**Sent:** Friday, January 04, 2013 4:08 PM  
**To:** Mark Kluge; Mayor of Halton Hills  
**Cc:** Bryan Lewis; Ann Lawlor [REDACTED]; Mike O'Leary; Bob Inglis; Jane Fogal; Clark Somerville; Joan Robson; Jayalath Jude Damien; Dave Kentner; Moya Johnson; Dhanya  
**Subject:** RE: Eden Oak formerly Devons Subdivision – File # D12SUB09.001 (24T-09001) & D14ZBA09.006  
**Attachments:** Devins Development - objection.pdf

Dear Mark,

Let me wish you and your staff a Very Happy New Year!

Thank you for your letter dated 22 November 2012 providing information about this application. Also, thank you for organizing the meeting held on the 6th November.

Please find attached a letter of objection from our side for your review and consideration. I am copying the letter to the Honourable Mayor and all members of the council.

We would also like to take this opportunity to wish Good Health, Prosperity and Happiness to the Mayor, the councillors and all the City staff during this New Year!

Appreciate your favourable attention to our concerns.

Thank you and with Warm Regards,

Jude & Dhanya Jayalath

25 Oak Ridge Drive,  
Glen Williams.

Lori Yaworski and Sonja St.Jacques  
12171 Eighth Line  
Glen Williams  
L7G 4S4  
[REDACTED]  
[REDACTED]

TOWN OF HALTON HILLS  
PLANNING DEPARTMENT

JAN 03 2013

Dear Town Council:

We are writing this letter to you because ***we strongly oppose*** the proposed developments in the following files:

**#1) Town of Halton Hills Files:**

D12SUB09.001 (24t-09001/H) & D14ZBA09.006  
Eden Oak - 2147925 Ontario Ltd. (Glen Williams)  
(formerly File D12/D14 Devins)  
Part of Lot 21, Concession 9 (Glen Williams)

**#2) Town of Halton Hills Files:**

D14ZBA08.004 & D12SUB08.001  
Eden Oak - Glen Chase/Creditview Heights  
(formerly Desol)  
Part of Lot 20, Concession 9 (Glen Williams)

We want to be kept informed of any developments in respect of this property and want to be ***notified by mail*** (under the planning act) of any public meetings scheduled about this property or alteration to the Wildwood /John St Walking Trail.

**First and foremost, we are concerned as to why the OMB decision about this property is being allowed to be challenged by a developer?**

We purchased the property from the estate of Geraldine Devine with the understanding that 8 homes with septic systems would be built behind us in the empty field, i.e. #1 above.

We have a number of concerns about the proposed development for this empty property.

### **1. The sewers were never intended for the Devins property.**

- The Ontario Municipal Board (OMB) ruled that a maximum of 8 homes with septic systems could be built, given poor soil conditions and water challenges on this property
- An exemption was allowed under the Glen Williams Secondary Plan (GWSP) for this property to built with septic systems
- The developer purchased the Devins land **knowing** that 8 lots with septic beds were expected. He knew any provision of sewers should be part of the joint Glen Williams developer initiative for the new Glen Sewer system.
- The developer should not be asking to change the rules and expect to be allowed to connect the Devins property to the Georgetown Sewer system on Gamble Street; this was never intended, nor agreed upon during the purchase of the land.

### **2. The effects of sewers and 32 homes:**



- 32 homes on town water and sewers is too many and will adversely affect the water pressure for the existing neighbourhood
- This 32 lot density requires an over engineered site plan with altered elevations that will exasperate surface and ground water issues for us. We already have a ground water concern, as there is a tremendous amount of it, our acre is completely saturated at the end of winter and or a rainy spell.
- Having 32 homes with dual drainage (the front of the homes would drain into the sewers and the back would drain directly into **our back yard**, our already saturated property, putting our foundation at risk for flooding, etc.
- Site alteration and grading will mean that ground water could move into ours and neighbouring lots, percolating into our septic systems, making them unusable
- Public ditches and pipes to handle surface water on adjacent Town roads are not being improved by the developer to accommodate his plans
- This proposal is threatening those still on wells and the SWM pond may threaten existing septic beds

**3) The proposed water management pond is not a safe plan:**

- This proposed earthen SWM Pond is not dug into the ground, but is to be bermed up 8 feet against the back yard fence of the adjacent landowners
- As we all know, drainage systems back up and fill up with debris, which would mean that the water would end up in our yards and basements.

- This area is already subject to high water table levels and the **drainage proposal is unacceptable** and will likely cause flooding on the Eighth Line and in many basements.
- The Storm Water Management Pond is a disgrace with improper elevations and there are no controls in place to prevent the spread of infectious disease from stagnate water and mosquito larvae. It would be a breeding ground for mosquitos that carry the West Nile Virus and other insects, posing a health hazard, not only for residents in Glen Williams but also the surrounding areas.
- The natural habitat for our animal community would be gone. There is no proviso made for them to exist.
- The developer has not provided details as to how the SWM Pond will be lined to prevent seepage into adjacent lots, septic systems and basements.
- The developer has not provided a reengineered design to show how the surface drainage will be handled once the water moves from the development property to the drainage easement between adjacent 8<sup>th</sup> Line landowners; and into public road side ditches and buried pipes. These pipes and ditches were created over 35 years ago on the 8<sup>th</sup> Line and Wildwood Road, and then down into the Silver Creek. No plan has been made to upgrade these to accommodate the additional water flow.
- The developer has also not shown or indicated how he will filter the water in these neighbouring public areas to prevent sediment and contaminants entering Silver Creek

#### 4) Concerns about the public rail trail:

- The **publicly owned** Rail Trail should not be ripped up by a private developer to install sewers to maximize his developments
- The developer **should not be** allowed to intrude on the public Rail Trail to create a cul-de-sac for his Gamble Street extension; he should use his own land
- The developer **should not be** allowed to carve out and lower a section of the Rail Trail to provide a connector lane between the extended Gamble Street and Ann Street
- The developer **should be expected** to contribute his lands to the naturalized Hamlet Buffer along the east side of the Rail Trail
- Only a minimal naturalized hamlet buffer is proposed by the developer for the Devins property, while expecting maximum lot density for his gain

**Bottom Line.....**

**\*We strongly object to this proposal!**

1) We moved to the Glen to enjoy the natural "rural" environment.

- With the very standard urban design and layout of these developments, the developer is not supporting the intent of the Glen Williams Secondary Plan to maintain the rural character of the hamlet of Glen Williams.

- 2) We are negatively affected by this proposed development.
- 3) We **are also negatively affected** by what is going on in the pit owned by Rick Stull.
- 4) We object to the increased traffic flow this will create on roads that were not designed for that amount of traffic.

There is already a large volume of traffic on the Eighth line, including the never ending overloaded dump trucks.

The speed at which people drive in our 50km/h zone is presently not being abided by...and we have constantly complained to the police and to the town about the speed and volume of traffic. *To what avail we must ask?????*

***\*The current designs for both the Eden Oak - Devins and Eden Oak - Desol developments are unacceptable to us and our neighbours\****

***\*These two issues affect all of us, its not about preserving the integrity of the rural Glen Williams, its all about money and greed!!***

### **What we want from the township:**

- 1) Reduce the Devins development to the original plan for 8 lots
- 2) Not allow the use or alteration of public lands like a Rail Trail, to facilitate development with the very standard urban design and

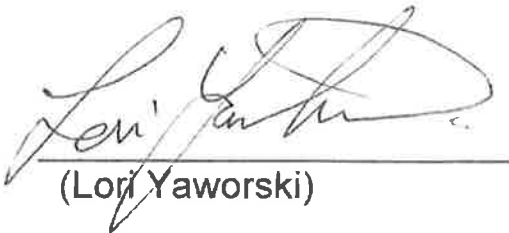
layout of these developments, the developer is not supporting the intent of the Glen Williams Secondary Plan to maintain the rural character of the hamlet of Glen Williams

- 3) We do not want the Wildwood/John St. Walking Trail used for sewage lines or any disruption to the natural setting. This is our parkland, which we use to walk our dogs and enjoy nature.
- 4) We do not want the continued traffic up the Eighth line so that Rick Stull can fill his pit with aggregate.
- 5) We reserve the right to comment in the future, if necessary on the adjacent land on the south side of our property, owned by the Devin Estate.

- *Yvonne Devin asked us to make a verbal agreement with her, that if we should purchase said land, that we would never sell it to a developer, as neither would Yvonne do so. We have a verbal agreement to be the "first right of refusal, if said land should be sold".*

- 6) We do not wish for our trees and natural vegetation on our Property to be altered or removed by the developer.

Signed,

  
\_\_\_\_\_  
(Lori Yaworski)

and   
\_\_\_\_\_  
(Sonja St. Jacques)

*Jan 3, 2013*

*January 3, 2013.*

**Mark Kluge**

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**From:** [REDACTED]  
**Sent:** Tuesday, January 01, 2013 4:14 PM  
**To:** Mayor of Halton Hills  
**Cc:** Mark Kluge  
**Subject:** EDEN OAK DEVON PROPERTY PROPOSAL OF 32 HOMES

**Dear Sir,**

**I am not an engineer by trade, therefore I will leave the objections based on water, soil, etc. to those that are qualified.**

**My objections to this project are based on the drastic lifestyle environmental differences that this project creates when it is dumped upon the Oak Ridge, McMaster and Wildwood area residents.**

**My wife and I moved into Glen Williams three and one half years ago, based in a large part, to the amount of open space between the houses. Too many housing projects that are built today have postage stamp size front and back yards. Privacy of any kind, is almost non existent and greenery does not exist. One does not have to go any further than the project being built at Main Street north and Carruthers in Georgetown to find a project that is more concerned with density than a lifestyle environment.**

**Currently, Wildwood Road, McMaster Street and Oak Ridge Drive are examples of planning that has taken into consideration that open spaces and greenery have a place in our environment. Whomever was responsible for the zoning that permitted eight units on the site seems to have taken into consideration that the property , when developed, would blend in with the surrounding neighbourhood.**

**True, the open specs that surround our houses, do create other problems. We must share this space with deer, rabbits, foxes, squirrels, gophers, a multitude of birds and an occasional skunk. The joy of interacting with animals and birds in their natural environment far out weighs any minor inconveniences. Where in the jam-packed subdivisions of today can children be raised to appreciate the animal population that surrounds them?**

**The developer's wish to jam thirty-two houses into this space is nothing more than an attempt to extract as much revenue as possible from the project with no thought to the consequences of his greed.. Once the project is completed and sold, the developer will vanish, leaving behind a project that does not fit the neighbourhood as well as one that has infrastructure problems.**

**I sincerely hope that common sense will prevail and the request for a density change will be rejected by the Committee of Adjustment, the Planning Board and the Town Council.**

**I wish to be kept informed of any public meetings regarding this project and any decisions that are made.**

**Respectfully submitted,**

**J. Martin Kerman,  
Executive Dean (retired),  
George Brown College,  
Toronto, Ontario,**

*CC. Members of Council  
forward to Mr. Kluge,  
Kluge*

Steve and Beverly Schafer  
8 Oak Ridge Drive  
Georgetown, ON  
L7G 5G6

██████████  
████████████████████

December 25, 2012

Town Council  
Town of Halton Hills

Re: **Eden Oak DEVON PROPERTY PROPOSAL OF 32 HOMES (Glen Williams)**

Dear Councillor,

We are writing to object to the proposal to develop 32 homes on the Eden Oak DEVON PROPERTY on McMaster Street in Glen Williams.

Our family has lived at 8 Oak Ridge Drive in Glen Williams for the last 14 years, and in Georgetown for 26 years. Our home is on the edge of the ravine, and drainage has always been a problem. Even though our home is perched on the ravine and we have gravity drainage from our weeping tiles, this is often not enough to drain the water from our property. Our sump pump needs to operate intermittently whenever there is no drought, and almost continuously when it rains. We have two septic beds on our property, one in front of the house and one behind the house, because the drainage is so poor.

The OMB decision that the Devon Property is only suitable for eight homes on septic systems should be taken very seriously. The area has high water table levels and the drainage proposal will likely cause flooding on the Eighth Line and in many basements.

The Storm Water Management proposal for the development contemplates that a pond would be put in place. This will potentially increase water levels even further and result in flooding of basements in the area. Although I do not believe that this will affect my home, I am concerned that many homes nearer the development would be affected.

If the proposal moves forward as currently proposed, we believe that the developer should use the pumping station that was sized and built for the purpose in Glen Williams (at Confederation and Mountainview) rather than disrupting the walking trail, potentially ruining parkland. The developer should not be allowed to cut across park land and then hook up to the Georgetown system to save money. Instead, he should be expected to hook up to the Glen Williams system, which would result in the sewer line travelling along a road rather than disrupting a public trail. This would allow the walking trail to remain as our park land, rather than be used by a developer to pump sewage.



We also object to the increased traffic flow that the development would create along Oak Ridge Drive past my home. The development was originally slated for 12 homes, and is now slated for 32 homes. Oak Ridge is the only entrance in and out of this subdivision. All of the traffic for Meagan Drive, Thomas Court, McMaster Street, and Oak Ridge Drive has to route along Oak Ridge. Oak Ridge was not designed for this traffic flow.

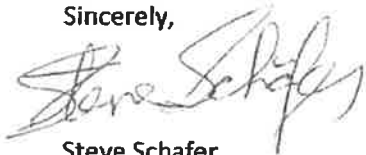
We would appreciate your support in limiting the development to no more than 12 homes. This will:

- Maintain the character of the neighbourhood,
- Meet the intent of the plan to develop Glen Williams as a "rural community,
- Avoid creating additional drainage problems,
- Minimise traffic problems, and at the same time
- Maintain the walking trail

Please keep us informed by mail (under the Planning Act) of any developments with respect to this property, any public meetings to be held regarding this property, or any public meetings scheduled regarding changes to the Wildwood/John Street Walking Trail.

We look forward to hearing back from you.

Sincerely,



Steve Schafer



Beverly Schafer

**Mark Kluge**

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**From:** Andrew M Leverette [REDACTED]  
**Sent:** Friday, December 21, 2012 9:02 AM  
**To:** Mark Kluge  
**Cc:** Mayor of Halton Hills; Joan Robson; Bryan Lewis; Clark Somerville; Bett Leverette  
**Subject:** Letter re: Eden Oak - Devins Proposal  
**Attachments:** Leverette Letter Eden Oak Devins Application Dec. 20 2012.doc

Hello Mark,

We attach another letter of concern about the proposed Eden Oak - Devins development to go along with the one we submitted August 24, 2010.

We continue to object to the current design of this development.

Sincerely,

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

December 20, 2012

Town of Halton Hills 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 in response to the Public Information Centre (PIC) held on Tues. Nov. 6, 2012 concerning the Eden Oak – Devins development. This is our second letter voicing concerns about the current form of this development. Our previous letter submitted August 24, 2010 should already be on file. The issues raised by ourselves and others two years ago have yet to be addressed by the developer in his application.

With this PIC, it would appear that Eden Oak has pushed for a public process to begin, simply to say that they are engaged in a public process. The material presented by the developer's agents was very basic and over 2 years old. None of the earlier feedback submitted on this development resulted in any sort of modification to his plan. None of the critical questions previously raised were answered. The public was simply invited once again by Eden Oak to look at a basic site plan for 32 lots and a poorly placed Stormwater Management Pond. The engineer representing the developer at the PIC was totally unaware of the nature of this property's soil and water conditions or that a Glen Williams sanitary sewers servicing agreement among developers existed or that excavating the public rail trail for this development's sewer line was not a done deal. We were not alone that evening in expecting more in the way of true public engagement from Eden Oak and their agents.

Based on the limited information presented publicly by Eden Oak, our objections to this development remain.

**32 lots on this land is too dense a development**

There is a reason the OMB originally ruled on an 8 lot development and it is because this property has very poor soil conditions which result in significant surface water issues. The density of 32 homes as proposed by Eden Oak will adversely affect the hydrological functions of this land. The developer continues to make no attempt to propose alternative development forms and patterns to deal with this reality and insists on using an urban solution of hard services, storm sewers and an elevated Stormwater Management Pond smack dab in the middle of a rural area. The developer needs to rethink his design and scale back his lot density to the original 8 homes.

**Stormwater Management on this land is poorly designed**

The developer's proposal makes no attempt to control runoff water at source by maximizing infiltration potential through the use of Low Impact Development (LID) techniques (open street ditches, bioswales, turfstone sidewalks and driveways, etc.). His design does not present a range of runoff control measures. Instead his design follows an urban form of collecting water in storm sewer catch basins and running it underground unseen to a Stormwater Management Pond that berms 8 feet high against his neighbours' property lines. The proposed design negatively affects surface runoff, base flows and surface groundwater interaction. More environmentally sensitive onsite management of groundwater resources and functions is required in order to protect the hydrology of this land and mitigate the potential adverse impact on the immediate neighbours. The current design of this development is totally inappropriate to our hamlet community.

**Stormwater Management on public lands is being ignored**

The developer has not factored in the downstream impact of his development on neighbours and on the public's natural heritage system. Nowhere in the public presentation has any responsibility been taken by Eden Oak to retrofit or improve the existing stormwater management infrastructure that exists on public lands. Stormwater from his proposed Devins development will drain out to the 8th Line and join an open ditch and covered pipe system that is over 35 years old and never designed for this development. As a result, we can expect that the volumes of unfiltered stormwater running past the front of our 107 Wildwood Road property to Silver Creek to increase. Already in flash storm conditions, this system has difficulty in handling the supply and will spill over our driveway.

It would appear that the developer is taking the approach that once the water has left his property, it is out of sight and out of mind. He makes no proposed upgrade to the public infrastructure to improve filtration to prevent pollution of Silver Creek. A new 3 part stormwater chamber similar to the one used in the reconstruction of Wildwood Road near Confederation Street should be required. Improvements to public infrastructure by the developer should be made a condition of any subdivision agreement.

Eden Oak needs to resubmit a plan for fewer homes that incorporates an improved stormwater management plan for both private and public lands utilizing a multi barrier approach of onsite, conveyance and end of pipe controls and pollution prevention techniques. This is currently lacking.

Given all the work Halton Hills has done with the Mayor's Green Plan, the Integrated Community Sustainability Strategy, the Glen Williams Secondary Plan and creating opportunities for meaningful public engagement, Eden Oak needs to rethink its current approach to this and other developments in our town.

The hydrology of the Devins land makes a 32 lot urban style development unsuitable. The proposed design does not respect the immediate neighbourhood or the hamlet as a whole. We continue to object to the current Eden Oak – Devins proposal.

Sincerely,

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

## Mark Kluge

---

**From:** Moe Lamothe [REDACTED]  
**Sent:** Monday, December 17, 2012 3:02 PM  
**To:** Mark Kluge  
**Cc:** Mayor of Halton Hills; Bryan Lewis; Joan Robson; Mayor of Halton Hills; Clark Somerville  
**Subject:** File # D12SUB09.OO1 Eden Oak Development on Former Devon Property

Mark

In our previous email we noted that there did not seem to be any understanding of the water source that is currently dumping into Oak Ridge and Meagan from underground streams or an aquifer.

When I built our home in 1983 there was standing water in the basement. Judging by the frequency of the sump pump running (several times per hour during the summer and frequently even in the winter) the water source has not dropped. (We also discovered quick sand.) Our neighbours have been complaining about their sump pumps running frequently and there is often water/ice on the streets from the discharge.

One oversight in the later additions to the area appears to be that there was no provision for dumping this water into the storm sewer system.

If I understand correctly the only drainage being planned on the Eden Oaks Development is surface water (in different directions depending on the location).

1. What plans are there to deal with the water table which appears to be close to the surface?
2. Assuming frequent operation of sump pumps from 32 properties, what does this do to area wells?
3. Has the area been checked for the presence of quicksand?
4. What happens to the stability of the houses when the water is removed from the area?

Moe and Nadine Lamothe

E-mail: [REDACTED]  
[REDACTED]

10 Oak Ridge Drive  
Georgetown, Ontario L7G 5G6 Canada

*cc. Members of Council*

*Forward - M. Kluge*

*[Signature]*

December 17, 2012

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

Members of Council  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, Ont.  
L7G 5G2

Re: Eden Oaks/Devon Property Development  
File # D12SUB09.001

Dear Members of Council,

On November 28, 2012 I wrote to you regarding the above noted land development on which there is a proposal to build 32 homes. Since that letter was sent, there are several issues that continue to trouble me, and I wish to present them for your consideration.

More than twenty years ago an engineering report was produced for your Planning Department. That report clearly concluded the property in question was plagued with ground water issues that made it and the surrounding area questionable for residential development. I am certain that report is still accessible by you. I believe, that if you review that report, it will be clear to you why this, property development proposal, needs to incorporate both Sanitary Sewers and Storm Water Sewers for the area.

The proposal that has been submitted by the Developer calls for the construction of a large Storm Water Management Pond to be located at the south west corner of the property. This is to collect water that will then flow to ditches and storm pipes on the Eighth Line. After even moderate rainfall, the ditches in the area often fill to road level with water. These ditches and pipes cannot handle the storm water runoff now, let alone if this development application proceeds. Many in the area have sump pumps that run continuously to handle this excessive ground water and the ditch in front of my home often fills and takes hours to empty, if not days in the spring.

Because the ground water is such a concern in the whole of the plateau area, of Wildwood /Eighth Line and Oak Ridge, building a Storm Water Management Pond to handle only the water from the proposed subdivision would be a mistake. The whole plateau requires proper Storm Sewers to be installed at the developer's expense. In addition, the proposed Pond is subject to algae growth, stagnate water, mosquito infestation, transmission of infectious disease and poses a serious safety hazard to area children. The Berm elevation level around the Pond ranges from 4.9 feet at the southeast side to 9.8 feet at corner of Wildwood Rd. and Eight Line and continues north at approximately 8 feet along the western end of the proposed Pond. These heights above "current grade" are unacceptable to the existing residences bordering the proposed Pond. There is justifiable concern that should these Berms fail, there will be serious flooding occur in the immediate area.

It is obvious that these Storm Water issues also play an important role in the control of sewage waste in the area. High water tables are not conducive to efficient septic beds. The plateau cannot handle too many more beds without causing great concern. An increase in storm water may negatively affect the operation of existing septic beds and possibly contaminate area wells. It is for this reason that I, as a resident, insist that if this proposal has any merit at all, then it must be coupled with the installation of Sanitary Sewers for all of the plateau area inclusive of Wildwood Rd. Eight Line and the Oak Ridge subdivision.

The path of the developer's proposed Sewer Line is another area of concern. I strongly object to the Wildwood Rd/John St. Walking Trail being used for such purposes. This is unacceptable and must be avoided. This is our Parkland!

As most Councillors will know, there is a public owned easement for a road allowance running from the southern point of Eight Line to Main St. North near Moore Park. This would be an excellent point through which to bring both Sanitary Sewers and Storm Water Sewers to the plateau area. These sewer lines could continue north on the Eighth Line to the recently acquired easement running from the north side of Eighth Line straight to the Eden Oak /Devon site. This easement is now owned by Eden Oak. From here the entire Oak Ridge area could be hooked on. This would eliminate the need for the Wildwood /John St. Walking Trail to be used as a passage way to connect to the Georgetown main Sewer Lines.

Those residents on the Eighth Line could now hook to all services, Water, Storm Sewers and Sanitary Sewers. I further propose that before any further reconstruction work is done on Wildwood Rd. a Sanitary Sewer be installed east from Eighth Line to Oak Ridge and continuing down the hill to the Glen Williams Main St. This would allow the entire plateau region to be safely connected to all sewer lines and eliminate all future problems. The time has come to properly address the storm water and sanitary sewer issues in this area.

In conclusion, I object strongly to the application to build 32 homes on this site unless the Developer incorporates into his plan, at his expense, both Sanitary Sewer Lines and Storm Water Sewer lines and these lines must be made available for connection at no cost to all the surrounding residences. As such there should be no Storm Water Management Pond required and if the alternate route is found suitable no disruption to the beautiful, natural environment, surrounding the Wildwood Rd/ John St. Walking Trail.

Failing these accommodations then the proposal should be rejected and the standing decision of the Ontario Municipal Board, which approved only 8 homes, should be upheld.

Please keep me informed by post of all matters relative to this application.

Yours truly



Ken Key

## Mark Kluge

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**From:** Ken Key [REDACTED]  
**Sent:** Monday, December 17, 2012 4:22 PM  
**To:** Mike O'Leary; Bryan Lewis; Bob Inglis; Ann Lawlor; Joan Robson; Moya Johnson; Dave Kentner; Clark Somerville; Jane Fogal; Mayor of Halton Hills; Jon Hurst; Mark Kluge  
**Attachments:** Ken Key Dec 17 town Letter  
December 17.docx

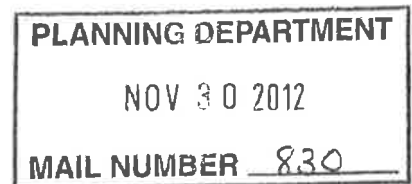
Please find attached a letter regarding the Eden Oak/Devon application for 32 homes  
Ken Key



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

November 28, 2012

Members of Council  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, Ont.  
L7G 5G2



Re: Eden Oaks/ Devon Property

Dear Councillors,

On November 6, 2012 I attended the public meeting held by the developer and the town staff with reference to the above noted property. On November 14, 2012 I received an information package from the town planner Mark Kluge further outlining the proposal by the developer in question.

I wish to submit my strongest objections to the approval of 32 building lots for this site.

First, this property has been under review for some time. Because this property has been proven to have very poor soil conditions relative to drainage and filtration, the O.M.B. ruled that only 8 homes should be built on this site. This community has every right and expectation to be able to rely on official decisions by the O.M.B. This council should not be positioning itself to overturn such a clear and decisive ruling, a ruling that has been the basis for other community decisions and that has merit.

Secondly, the proposal is predicated on the use of a publically owned walking trail being used as a sewage line route to facilitate a connection to the main Georgetown line. Under no circumstance should publically owned lands be sacrificed or altered to accommodate a private enterprise development. Our community fought long and hard to have this public area kept in a natural state and now it forms an intricate transportation and communication link, integrating several longstanding subdivisions and communities including the Hamlet of Glen Williams. It should not be disturbed. There are other routes that are far more favourable and that would be a cooperative effort on the part of all Glen Williams developers. The walking trail is not an acceptable choice.

It is my understanding that all or at least most of the mandatory notification area, under the planning act, has been informed of this proposal (i.e. those within 125m etc.) however since this rail walking trail is used by all citizens of Halton Hills and owned and maintained by them, then there must be extensive Public notification and comment invited from all of Georgetown and the cost of this notification must be recuperated from the developer. I stand firm in my objection to the use and destruction of our public trail for the private gain of a developer.

Finally the proposal calls for a drainage pond to be located on the property. This drainage pond is to drain into storm water ditches bordering the Eighth Line and Wildwood Rd. The ditches in this area were built at a time when low density housing was the order of the day. The ditches and pipes are old

and small. They were never designed to handle the amount of water that will flow from a thirty two home subdivision when natural water percolation is disrupted by the construction of hard surface roads, sidewalks, and driveways. Such unnatural and unfiltered flow will most certainly contribute to pollution in the nearby Credit River and pose a serious threat of flooding if a significant rain fall should occur. I would suggest that the town hire an independent unbiased engineer to study the groundwater management of this proposal. At the moment the effects of the proposed drainage pond have not been explained in spite of my requests for information or the effects as they pertain to algae growth, mosquitoes, and transmission of infectious diseases, rodents and unsafe access by area children.

It is my firm belief that this council should reject this development proposal and stand firmly in support of the O.M.B. decision to allow only eight homes on this site with appropriate septic systems.

Yours truly

Ken Key



## Mark Kluge

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**From:** Ken Key [REDACTED]  
**Sent:** Wednesday, November 28, 2012 11:15 AM  
**To:** Mark Kluge  
**Cc:** Warren Harris; Joan Robson  
**Subject:** use of Wildwood trail for development

Dear Mr Kluge,

As someone who uses the Wildwood Rd walking trail on a daily basis, I would like to express my absolute objection to using these publicly owned lands for the gain of a private developer, namely Eden Oak. This trail is used and enjoyed by many people, in an area of town where there is very little in the way of recreational facilities. It is completely unacceptable to deprive us of the one safe walking trail in our area, and to destroy the natural beauty that surrounds it. In my opinion all of Georgetown needs to be given notice of this application, not just the residents in the immediate vicinity. This trail is used by all the citizens of our town and therefore there needs to be a town wide public meeting regarding the future plans for this publicly owned land.

Please keep me informed about this situation.

Sincerely,  
Sonja Key

## Mark Kluge

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**From:** Ken Key [REDACTED]  
**Sent:** Wednesday, November 07, 2012 12:34 PM  
**To:** Mark Kluge  
**Subject:** D12SUB09.001 and D14ZBA.006

Dear Mark

I spoke to you on the evening of Nov. 6<sup>th</sup> regarding the development of the Devon Lands by Eden Oaks. I feel that since they are bringing the sanitary sewer lines to this site it is time to put them in place on Wildwood road as well. I am speaking of the homes to the west of Oakridge Drive.

There are plans to realign this section of Wildwood and it makes sense to me to put the sewers in at the same time as bringing the service to the new development.

You indicated that this is a regional matter and that you would address this with the region on our behalf.

We need these sewer lines and have for some time.

At the same time the low water pressure in the area could also be addressed.

Please look into this before the next meeting takes place. It is a concern of many in the area.

Thanks , it was good to discuss the matter with you last night.

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

## Mark Kluge

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**From:** Reg Finlayson [REDACTED]  
**Sent:** Saturday, December 15, 2012 12:58 PM  
**To:** Jon Hurst; Mike O'Leary; Bryan Lewis; Bob Inglis; Ann Lawlor; Joan Robson; Moya Johnson; Dave Kentner; Clark Somerville; Jane Fogal; Mayor of Halton Hills; Mark Kluge  
**Subject:** Eden Oak Devon Property Proposal of 32 Homes

This is to outline our concerns about the development planned by Eden Oak. I believe the file is D12SUB09.001 (24t-09001/H) & D14ZBA09.006.

**Water Table** - The developer or the town has not done their proper due diligence on the poor water situation in this area. Some sump pumps are running 24 hours in all seasons. This new development is only going to worsen drastically an already precarious situation.

**Sewers** - As we understand it, sewers were never intended for this property. The OMB ruled that this property is only suitable for 8 homes with septic tanks. However, when Eden Oak brought in their lawyers, the council apparently crumbled and let them increase it to 16, then 32! If there is an end run - developers will take it, as they appear to have done here. What is going on?

**Public Trail** - The Public Trail which is enjoyed by hundreds of people in this area should not be torn apart just because a developer wants it done. This fabulous trail is used year round by joggers, bikers, hikers, and families out for a stroll. It very seldom is empty. Now it will be permanently scarred and out of use for who knows how long.

Our family moved to this area because of the charm and quietness of the area. Now we will potentially have dramatically increased daily traffic along Oak Ridge Drive and Wildwood Road. The increased traffic flow is dangerous for the children and older residents. There isn't a clear benefit for Glen Williams/Georgetown residents by having this development proceed.

We are extremely opposed to the Eden Oak Development and concerned that developers as usual are dictating and directing decisions that homeowners don't want. We want our council members to monitor this situation closely and appraise us immediately of any changes in this development.

Thank you.

Reg and Gail Finlayson  
9 Oak Ridge Drive  
Georgetown, ON L7G 5G6  
[REDACTED]  
[REDACTED]

## Mark Kluge

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**From:** Don and Mary Lou Trant [REDACTED]  
**Sent:** Wednesday, December 12, 2012 11:15 PM  
**To:** Mark Kluge  
**Subject:** Proposed development on the former Devlin lands Eden Oak Part of Lot 21 Concession 9

Hello Mark,

I was unable to attend the meeting that discussed the proposed development off Oak Ridge as I was out of town. I wondered if there are any maps or information that you might be able to either email to me, or via Canada Post.

I have some concerns with drainage of this proposed site. We live at 12202 on the Eighth Line and a large volume of water comes across our property via a watercourse from the land across the street, including the proposed development land. It makes its way into Silver Creek. We have already experienced severe top of bank erosion from water volume, necessitating, mostly at our personal expense, the construction of a full drop and water sluice.

We would like reassurance that this development will not increase water flow across our property. That flow is already at capacity and then some. Ideally, it would be best if much of the water we currently try to manage could make its way down to the containment area. I would be happy to show you the water course. I understand that there is to be a water holding area down near Wildwood Rd and Eighth Line and wondered how the water gets into this area. Is the proposed development going to have storm sewers?

I am not opposed to some development and in filling but the proposal of 32 homes goes far beyond what would seem reasonable and will result in an unacceptable percentage of coverage with non absorbing surfaces (roadways, houses, driveways etc.) This would leave even more surface water to be re-routed.

I would be happy to come in and discuss this with you, or engage in alternate communication.

This proposed development is much different than the one originally proposed by Mrs Devlin and I am concerned with the impact on the land.

Sincerely,

Dr Donald Trant  
Property Owner

**Mark Kluge**

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**From:** William Shuttleworth [REDACTED]  
**Sent:** Wednesday, December 12, 2012 9:12 AM  
**To:** Mark Kluge; Bryan Lewis; Joan Robson; Mayor of Halton Hills; Jane Fogal  
**Subject:** Proposed Eden Oaks Devins property development.

After the Open House re the above proposal, I would like to put on record my concerns and objections.

I am very concerned that a developer assumes the right of digging up a publicly owned trail for his own benefits. At the Open House I asked their planner 'what if this right of way' was denied, and it was clear that they had given no consideration as to what other alternatives might be used.

When the plans were issued for the other Eden Oaks development (formerly Desol) I wrote numerous Emails as to what earth movement on that site might do to mine and others on well water further down the hill. I have yet to receive any reply or assurances as to what safeguards would be put into place. So once again I would like to raise my concerns re my well water supply should the trail be dug up and sewer pipes installed.

Further, as a member of the GWCA since it's inception, an agreement had been reached via the OMB that 8 homes on septic beds would best meet the requirements of the GW Secondary Plan, and I fail to see how a 32 home 'typical sub division' comes even close to what is written in the Plan. I don't believe that many of the local residents would object to the 8 homes, but all are totally opposed to the current 32 proposal.

I would very much like to be kept up to date with proceedings related to both the Eden Oaks developments currently being proposed for Glen Williams.

Thank you,  
Bill Shuttleworth

My home address is: 1, Chelton St. Glen Williams, L7G 4X2 [REDACTED]  
[REDACTED]

Sent from my iPad

**J.F. Schuringa**

29 McMaster St., Georgetown ON L7G 5G7

*cc - J.F. Schuringa  
Councillors*

December 11, 2012

Members of Council  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, ON L7G 5G2

Dear Councillors

**Re: Your file: D12SUB09.001 (241-09001/H & D14ZBA09.006  
Eden Oaks/Devon Property**

A recent neighbourhood meeting (December 6, 2012) has caused considerable alarm in our household regarding the proposed development of some 32 lots/homes on the vacant land right next door to us.

My concerns:

- a) It seems that I cannot rely on OMB decisions, in this case the decision to develop only 8 estate lots.
- b) The proposed 32 lots are far too many for the land available; the proposed lots do not conform to the existing estate lots in the rest of our closed community, and will therefore negatively impact the value of existing homes, including ours.
- c) The proposed laying of a sewer line in land now occupied by our community's nature trail is unacceptable. The natural beauty of that part of the environment will be destroyed and the enjoyment of residents significantly impaired, all to improve a developer's bottom line.
- d) The proposed 32-home development will have a negative impact on the water table, which is already causing basement flooding problems.
- e) The drainage solution proposed to accommodate the building of 32 homes – a Storm Water Management Pond – is not acceptable as the water will be stagnant.
- f) The addition of 32 homes (as opposed to 8) will produce excessive road traffic.
- g) If sewers are needed and provided, then this should include existing homes as well as those planned.

It is my hope that you will take all of the expressed concerns to heart and refuse permission for the building of 32 homes. I plead with you to demand instead that the lots be estate lots, like those in the rest of our community, and that our nature trail not be destroyed to lay a sewer line.

Sincerely,

  
Joe & Mary Schuringa

P.s. Please keep me informed of all Public Meetings and Council Agenda regarding this property and the walking trail. Thank you.



## Mark Kluge

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**From:** Armour Riley Inc. [REDACTED]  
**Sent:** Monday, December 10, 2012 8:43 PM  
**To:** Mark Kluge  
**Subject:** FW: Eden Oak Development on the Former Devins Property Proposal of 32 homes/Proposed Connection to the Georgetown Sewer System

Mark:  
Please see below our letter to the Mayor as well as the Town Council.

Mayor Rick Bonnette,

We are writing to urge you to take into consideration some key aspects regarding the proposed development of 32 homes, including Eden Oak's proposal to connect to the town's sewer system via the Wildwood Road/John Street Walking Trail. We don't understand why the latter is being considered at all when it is contrary to the spirit of the agreement with the developers of the Sheridan lands, who built a pumping station, whose costs we understand, were to be shared by future developers of the area.

We have lived on Wildwood Road for more than 30 years, and for many years enjoyed walking the lands adjacent to the old railway tracks, which are soon to disappear in favour of large housing developments, both current and proposed. It has always struck us as a particularly beautiful area for enjoying the change of seasons, in particular the Fall colours. Have you ever walked there? If the proposal to connect to the existing sewer lines is allowed to proceed along the trail, it will disrupt what little natural beauty remains in that area.

With respect to the development proposal itself, why can't we, as a community, rely on the current ruling of the OMB, stating that this property is only suitable for 8 homes with septic systems? Why do we always have to capitulate to the needs and profit margins of the developers? The new townhouse development on Guelph by the same developer is a case in point – the height and density of the buildings is not in keeping with the area and the surrounding neighbourhood.

At a recent meeting, it was very apparent that the majority of residents on the streets adjacent to the proposed development are already experiencing problems with high water table levels, and sump pumps in their homes are running 90% of the time, a clear indication of potential concerns.

We urge you to consider carefully the various concerns voiced by us and fellow residents of the area, and to keep us informed of any developments with respect to this proposal, including notice of public meetings.

There has to be a balance between the need to protect our lands and the requirement for growth.

Kind regards,

Sally & Larry Martyniuk  
100 Wildwood Road,  
Glen Williams, Ontario  
L7G 4S4  
[REDACTED]

Roger and Patricia Broadwell  
12154 Eighth Line  
Glen Williams, L7G 4S4

December 10<sup>th</sup>, 2012

Halton Hills Town Council  
1 Halton Hills Dr.  
Halton Hills, Ont. L7G 5G2

Reference: Eden Oak formerly Devins Subdivision – Public Information Centre  
Files: D12SUB09.001 (24T-09001) & D14ZBA09.006

Dear Council Members:

We recently attended the November 6<sup>th</sup> 2012 public information meeting regarding the above subject development proposal submitted by Eden Oaks. We came away concerned with many aspects of this proposal, some of which we have indicated below:

1. The developer proposes to use the rail trail as his sanitary sewer route. This is a relatively inexpensive way to improve the profitability of the project (increasing the density!) knowing full well that at the time of purchasing this land from Gerri Devins the O.M.B. had ruled only 8 lots could be developed (reduced from 12 originally requested in the Devins proposal). Does the town feel it is appropriate to dig up public land, probably never restore it adequately to its present excellent condition, all in the quest for more profit! It appears to us that the developer is endeavoring to get the town to 'march to his agenda'.
2. The ruling by O.M.B. on 8 lots with septic was based on the serious challenges associated with the soil and water conditions that exist on the site. We are not convinced, especially in an area that has always had a high water table, that proposed storm water management efforts will reduce these problems in fact we suspect they may exacerbate them. Bermed up storm water pond, untreated surface drainage flowing into Silver Creek to mention a few.
3. Reviewing the Draft Plan of Subdivision we question whether a 32 lot layout can in fact achieve "innovative subdivision design and architectural techniques" as required by 5.1 of the GWSP. No doubt the development will be marketed as 'In the Glen', but we are not convinced of the

developers effort to design to the intent of the GWSP (i.e. reflect a rural heritage)

Additional issues such as flooding, domestic water pressure and supply, traffic, buffers, to mention a few are going to be seriously affected if a higher density is allowed to be developed.

In conclusion we feel the developer is making a number of assumptions that are to his advantage and against the wishes of the vast majority of the Glen Williams Community and as such the Council must reject Eden Oaks proposal. It should revert back to building the 8 homes as was expected for this property, both by Gerri Devins and the authors of the GWSP.

Respectfully submitted

Roger Broadwell

Patricia Broadwell.

## Mark Kluge

---

**From:** P Broadwell [REDACTED]  
**Sent:** Monday, December 10, 2012 5:44 PM  
**To:** Jon Hurst; Mike O'Leary; Bryan Lewis; Bob Inglis; Ann Lawlor; Joan Robson; Moya Johnson; Dave Kentner; Clark Somerville; Jane Fogal; Mayor of Halton Hills; Mark Kluge  
**Subject:** File#D12SUB09.001 Eden Oak Development formerly Devins Subdivision  
**Attachments:** eden oaks Dec. 2012.doc

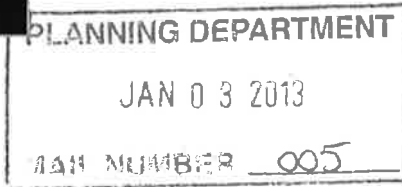
Please see the attached letter hand delivered to Council Offices.

Roger and Patricia Broadwell

Roger and Patricia Broadwell  
12154 Eighth Line  
Glen Williams, L7G 4S4

December 10<sup>th</sup>, 2012

→ Halton Hills Town Council  
1 Halton Hills Dr.  
Halton Hills, Ont. L7G 5G2



DISTRIBUTION NOTICE		
DATE RECEIVED BY CLERKS	Dec. 11/12	
For inclusion in G.I. (check if Yes)	<input type="checkbox"/>	
DEPARTMENT/DIVISION	cc	forward
Mayor & Council		<input checked="" type="checkbox"/>
Office of the Mayor		
Office of the CAO		
Senior Management Team		
Corporate Services		
Infrastructure Services		
Planning, Development & Sustainability		<input checked="" type="checkbox"/>
Recreation & Parks		
Fire		
Libraries		
Additional Instructions:	forward to M. Kluge	
As approved by Clerk or Designate:	[Signature]	

Reference: Eden Oak formerly Devins Subdivision – Public Information Centre  
Files: D12SUB09.001 (24T-09001) & D14ZBA09.006

Dear Council Members:

We recently attended the November 6<sup>th</sup> 2012 public information meeting regarding the above subject development proposal submitted by Eden Oaks. We came away concerned with many aspects of this proposal, some of which we have indicated below:

1. The developer proposes to use the rail trail as his sanitary sewer route. This is a relatively inexpensive way to improve the profitability of the project (increasing the density!) knowing full well that at the time of purchasing this land from Gerri Devins the O.M.B. had ruled only 8 lots could be developed (reduced from 12 originally requested in the Devins proposal). Does the town feel it is appropriate to dig up public land, probably never restore it adequately to its present excellent condition, all in the quest for more profit! It appears to us that the developer is endeavoring to get the town to 'march to his agenda'.
2. The ruling by O.M.B. on 8 lots with septic was based on the serious challenges associated with the soil and water conditions that exist on the site. We are not convinced, especially in an area that has always had a high water table, that proposed storm water management efforts will reduce these problems in fact we suspect they may exacerbate them. Bermed up storm water pond, untreated surface drainage flowing into Silver Creek to mention a few.
3. Reviewing the Draft Plan of Subdivision we question whether a 32 lot layout can in fact achieve "innovative subdivision design and architectural techniques" as required by 5.1 of the GWSP. No doubt the development will be marketed as 'In the Glen', but we are not convinced of the

developers effort to design to the intent of the GWSP (i.e. reflect a rural heritage)

Additional issues such as flooding, domestic water pressure and supply, traffic, buffers, to mention a few are going to be seriously affected if a higher density is allowed to be developed.

In conclusion we feel the developer is making a number of assumptions that are to his advantage and against the wishes of the vast majority of the Glen Williams Community and as such the Council must reject Eden Oaks proposal. It should revert back to building the 8 homes as was expected for this property, both by Gerri Devins and the authors of the GWSP.

Respectfully submitted

A handwritten signature in cursive script that reads "R. Broadwell". The signature is written in black ink and is positioned above the printed name.

Roger Broadwell

A handwritten signature in cursive script that reads "P. Broadwell". The signature is written in black ink and is positioned above the printed name.

Patricia Broadwell.

## Mark Kluge

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**From:** Sharon Collie  
**Sent:** Monday, December 10, 2012 9:50 AM  
**To:** Mark Kluge  
**Cc:** 'Sharon Collie' [REDACTED]  
**Subject:** Eden Oak Development

Hi Mark. I had a couple more suggestions regarding the proposed development.

1. Could the trail from John St. to Wildwood continue behind the Oak Ridge property to connect up to the 'old rail trail'?
2. Could there be a trail link from McMaster to Eighth Line? The subdivision is very close to the Bruce Trail and a trail to get out to the Eighth Line would be helpful.

Thanks,

Sharon Collie, BBA, CPPB  
Purchasing Analyst  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills ON L7G 5G2  
[REDACTED]  
[REDACTED]

## Mark Kluge

---

**From:** Dave Woodward [REDACTED]  
**Sent:** Sunday, December 09, 2012 6:16 PM  
**To:** Mayor of Halton Hills  
**Cc:** Mark Kluge; John Linhardt; Bryan Lewis; Joan Robson; Clark Somerville; Jane Fogal  
**Subject:** File# D12SUB09.001 Eden Oak Development on Former Devon Property

Dear Sirs,

I've spent some time since the town open house chatting with neighbors with regards to the Eden Oak subdivision off of OakRidge/Meagan/McMaster. I've learned the original development proposal for expanding the originally proposed 8 homes to 12 homes with septics, was turned down due to drainage concerns. I've also learned many of my neighbors have sump pumps which either run frequently or constantly without any houses on the proposed property. I'm told one of these neighbors can't get insurance because their basement has flooded multiple times. The new housing proposal which has 32 houses strikes me as a potential drainage issue for existing homeowners. Looking at the plans seems to indicate that the houses along Wildwood and 8th line will bear the brunt of this, but even on Oak Ridge I'm concerned as water damage can be extensive and it is unknown how digging up the area for so many houses will affect the course of the existing underground rivers in the area and the effect on the water table. I heard mention of installing ditches rather than curbs to help address drainage. My home has a curb in front of it and I believe it far more attractive than the unsightly ditches potentially needed to shoe horn in houses to make a builder happy.

I've also learned that this builder considers the pathway on the old rail line is a roadway so has decided it is okay to dig up the path from Gamble street to the proposed subdivision greatly altering the grade and accessibility to the only recreational pathway in the area. I don't want to see alterations to the path, which is enjoyed by many residents just to accommodate the builder. I would view this as lessening the marketability of my home and thus it's value.

It is difficult for me to see as a resident why I would be in favor of allowing other than 8 homes on septics, the proposal adds no benefit to my property, I don't get free sewer hook up, I haven't even heard if my existing water pressure will increase, I just get a lot of negatives. I bought my home because of it's estate nature. If I had wanted to live in a more densely populated area, I wouldn't have purchased my home. Bringing in sewers for some but not all, particularly by altering the single recreational pathway, adversely affects my enjoyment of the property and I believe lowers my house price. Please note, I'm not against development, should the builder stick with the original 8 home design under which the property was purchased and develop using curbs, and septics and address the water pressure issue in the neighborhood (we are barely above town minimum which is measured at ground level but most of the houses are 2 story) I wouldn't be against it.

Having 32 homes being seriously considered by the town on this property, considering the drainage, path impact, water pressure, impact to the water table, construction inconveniences and decline in the value of my home makes me consider moving which is something I don't want to do. How can the town assure me my home's value won't be adversely affected by the proposed 32 homes?

Regards,

Dave Woodward  
16 Oak Ridge Drive  
[REDACTED]

----- Original Message -----

**From:** Dave Woodward



To: Mark Kluge  
Cc: Dave Woodward  
Sent: Thursday, November 15, 2012 8:29 AM  
Subject: Re: Eden Oak formerly Devins PIC November 6, 2012

Mark,

Thank you for putting us on the notification list and introducing yourself to my wife Joy & I. I've had some time to reflect since last Tuesday's meeting and I have some issues with the new development.

When we purchased our home in 1991, we were buying Estate properties which we felt would appreciate over time. Based on my recent assessment our home at 16 Oak Ridge is now assessed at \$859,000 and based on the market could yield as much as \$1,000,000. We've always know that the ends of Meagan & McMaster would at some point have new development but that development was planned with a density of 8 - 12 homes. The current plan is to have a density of 32 homes. We feel this proposed density level will alter the Estate nature of our property and could de-value our home from \$100,000 to \$300,000 and thus would like to see plan amended back to it's original density. Either that or we should seriously consider moving to preserve our investment.

It strikes me that the only winners in the 32 lot development would be the builder and the town. The builder because they can sell more lots and the town because it can collect more tax revenue. As the homeowner I would want to be in a revenue neutral position. To gain the proposed 32 lot density, the builder must fully service the property i.e. water and sewer. Our existing properties are today on town water and septic tanks. This would mean the streets will be torn up and the homeowners inconvenienced for an extended period so that others can reap the rewards while my property devalues, traffic and speeding increases and the greenbelt goes away.

Whether the density turns out to be 8 or 32, there are infrastructure issues with the existing homes which I perceive will worsen with any size development. I'm speaking of water, both and out.

I've had our water pressure measured by the town multiple times and we have 41 lbs pressure. The town minimum is 40 and should there be a fire, I'm sure the insurance company will want an audit of the pressure history to determine whether to pay the claim. Should they feel the pressure was inadequate and nullify my policy, as a homeowner I would need to seek compensation from the town. Adding new homes to the area merely decreases my available pressure. A common complaint among those in attendance was the water pressure. I heard that we might tie into the pipe on 8th line to create a loop aiding the situation, but I also heard one lady on 8th line suggest her pressure was in the 33 lb neighbourhood. Before any development occurs, the water pressure issue must be addressed. From a water out perspective, our surface water on the roads in many places do not drain towards the catch basins creating puddling and the road heaving caused by ice. I would imagine that development in the area would only serve to worsen this condition, so should the development go ahead, this too should be considered.

Regards,

Dave Woodward  
16 Oak Ridge Drive

----- Original Message -----

**From:** Mark Kluge  
**To:** Mark Kluge  
**Sent:** Wednesday, November 14, 2012 9:44 AM

## Mark Kluge

---

**From:** The Taylors [REDACTED]  
**Sent:** Sunday, December 02, 2012 4:30 PM  
**To:** Mark Kluge  
**Cc:** Joan Robson  
**Subject:** RE: Eden Oak formerly Devins PIC November 6, 2012

G'day Mark and thank you for your recent information relating to the Eden Oak development proposal for Glen Williams. Having attended the recent PIC at the Council chamber with the opportunity to speak with representatives from Eden Oak I would like to make the following comments:

1. In January 1990, as a delegation to Council, I expressed concerns regarding the potential for increased flows in the drainage course on two sides of my property in Glen Williams if development occurred within the Credit River Valley watershed. The drainage course serves a catchment area of approximately 210 HA (519ac) and relates to an area generally between 8th Line and 9th Line within and outside of the Glen boundaries.

In response to my concerns Council passed Resolution 90-19 which indicated that 'all development applications within the hamlet of Glen Williams to be premature until such time as Council has adopted an appropriate Master Stormwater Management Study for the Glen Williams hamlet area'.

The Engineering Department at the time considered the following as Development Applications and therefore premature:

Plans of Subdivision / Plans of Condominium / Site Plans / Official Plan Amendments / Rezoning.

I assume that Resolution 90-19 remains valid and that the Eden Oaks proposed subdivision would fall within the catchment area specified. I am not aware of a Master Stormwater Management Study for Glen Williams having been performed and therefore I fail to see how the Eden Oaks proposal can move forward.

However, I note the inclusion of a stormwater management pond at Block 33 on the developer's Draft Plan of Subdivision which may suggest there has been some action taken by the Town relating to regulations governing development within the Credit River Valley Watershed that I am not aware of. If this is the case I would appreciate your advice as to what the regulations are and whether the SMP at Block 33 and intended grading of the property adequately complies with those regulations.

2. The plans displayed at the PIC indicate a further 32 homes being added to the existing Meagen subdivision. This expansion to the existing development is being proposed while maintaining only one egress for the population, i.e., Oak Ridge Drive on to Wildwood Road.

What is the Fire Department's position regarding a single egress for the expanded subdivision?

Shouldn't a second egress be required on to 8th Line for the safety of the population as well as to reduce anticipated increased traffic flow from the entire subdivision on to a recently narrowed Wildwood Road at Oak Ridge Drive?

I look forward to your comments.

Yours truly,

Tony Taylor  
3 Wildwood Road  
Glen Williams, On. L7G 2W9  
[REDACTED]  
[REDACTED]

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Subject: Eden Oak formerly Devins PIC November 6, 2012  
Date: Wed, 14 Nov 2012 09:44:48 -0500

From: [MarkK@haltonhills.ca](mailto:MarkK@haltonhills.ca)

To: [MarkK@haltonhills.ca](mailto:MarkK@haltonhills.ca)

Good Morning

Thank you for attending the PIC last Tuesday, I apologize for not getting back to you sooner.

I will be putting together a package of information that was presented on the boards that evening to send out. I will attempt to send it electronically however if that does not work I will send it via Canada Post.

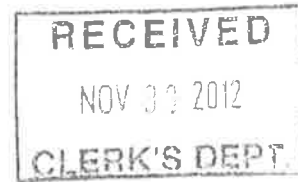
You are now on the NOTIFICATION LIST and you will be notified when this application proceeds to a FORMAL Public Meeting before Town Council, sometime in the New Year.

In the interim should you have any comments on the proposal please do not hesitate to send them to me.

Once again that for your interest in your community and should you have any questions please do not hesitate to contact me.

Regards,

**MARK H. KLUGE**, BAA MCIP RPP  
SENIOR PLANNER|DEVELOPMENT REVIEW  
PLANNING, DEVELOPMENT & SUSTAINABILITY|TOWN OF HALTON HILLS  
T: 905-873-2601 EXT: 2299 | F: 905-877-3524| [MARKK@HALTONHILLS.CA](mailto:MARKK@HALTONHILLS.CA)  
1 HALTON HILLS DRIVE HALTON HILLS ON L7G 5G2



DISTRIBUTION NOTICE		
DATE RECEIVED BY CLERKS <i>Nov 30/12</i>		
For inclusion in G.I. (check if Yes) <input type="checkbox"/>		
DEPARTMENT/DIVISION	cc	forward
Mayor & Council <i>(marked)</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Office of the Mayor	<input type="checkbox"/>	<input type="checkbox"/>
Office of the CAO	<input type="checkbox"/>	<input type="checkbox"/>
Senior Management Team	<input type="checkbox"/>	<input type="checkbox"/>
Corporate Services	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure Services	<input type="checkbox"/>	<input type="checkbox"/>
Planning, Development & Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreation & Parks	<input type="checkbox"/>	<input type="checkbox"/>
Fire	<input type="checkbox"/>	<input type="checkbox"/>
Libraries	<input type="checkbox"/>	<input type="checkbox"/>
Additional Instructions: <i>cc. Mark Kluge</i>		
As approved by Clerk or Designate: <i>[Signature]</i>		

November 28, 2012

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

Members of Council  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, Ont.  
L7G 5G2

Re: Eden Oaks/ Devon Property

Dear Councillors,

On November 6, 2012 I attended the public meeting held by the developer and the town staff with reference to the above noted property. On November 14, 2012 I received an information package from the town planner Mark Kluge further outlining the proposal by the developer in question.

I wish to submit my strongest objections to the approval of 32 building lots for this site.

First, this property has been under review for some time. Because this property has been proven to have very poor soil conditions relative to drainage and filtration, the O.M.B. ruled that only 8 homes should be built on this site. This community has every right and expectation to be able to rely on official decisions by the O.M.B. This council should not be positioning itself to overturn such a clear and decisive ruling, a ruling that has been the basis for other community decisions and that has merit.

Secondly, the proposal is predicated on the use of a publically owned walking trail being used as a sewage line route to facilitate a connection to the main Georgetown line. Under no circumstance should publically owned lands be sacrificed or altered to accommodate a private enterprise development. Our community fought long and hard to have this public area kept in a natural state and now it forms an intricate transportation and communication link, integrating several longstanding subdivisions and communities including the Hamlet of Glen Williams. It should not be disturbed. There are other routes that are far more favourable and that would be a cooperative effort on the part of all Glen Williams developers. The walking trail is not an acceptable choice.

It is my understanding that all or at least most of the mandatory notification area, under the planning act, has been informed of this proposal (i.e. those within 125m etc.) however since this rail walking trail is used by all citizens of Halton Hills and owned and maintained by them, then there must be extensive Public notification and comment invited from all of Georgetown and the cost of this notification must be recuperated from the developer. I stand firm in my objection to the use and destruction of our public trail for the private gain of a developer.

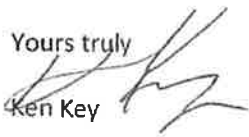
Finally the proposal calls for a drainage pond to be located on the property. This drainage pond is to drain into storm water ditches bordering the Eighth Line and Wildwood Rd. The ditches in this area were built at a time when low density housing was the order of the day. The ditches and pipes are old

and small. They were never designed to handle the amount of water that will flow from a thirty two home subdivision when natural water percolation is disrupted by the construction of hard surface roads, sidewalks, and driveways. Such unnatural and unfiltered flow will most certainly contribute to pollution in the nearby Credit River and pose a serious threat of flooding if a significant rain fall should occur. I would suggest that the town hire an independent unbiased engineer to study the groundwater management of this proposal. At the moment the effects of the proposed drainage pond have not been explained in spite of my requests for information or the effects as they pertain to algae growth, mosquitoes, and transmission of infectious diseases, rodents and unsafe access by area children.

It is my firm belief that this council should reject this development proposal and stand firmly in support of the O.M.B. decision to allow only eight homes on this site with appropriate septic systems.

Yours truly

Ken Key

A handwritten signature in black ink, appearing to read 'Ken Key', is written over the typed name 'Ken Key'.

November 26, 2012

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

Mr. Mark Kluge  
Senior Planner, Development Review  
1 Halton Hills Drive  
Halton Hills ON L7G 5G2

Dear Mr. Kluge:

**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 submitting additional objections and comments, as follow up to Public Information Centre held on November 6, 2012, regarding the proposal to develop the land directly located behind our home at 15 Oak Ridge Drive.

Sewer Lines:

- Proposal to run sewer lines from another planned subdivision located near Anne Street either running down the old railroad track or down Oak Ridge into the proposed 32 single-detached lot residential subdivision.
- If the sewer lines are run down Oak Ridge, during construction, there will be serious disruption to current residents entering and exiting as this is the only route in and out of our subdivision.
- Mature trees will be destroyed which are located on the boulevard down Oak Ridge Drive.
- All homes now are on septic systems. Will homes along the proposed sewer lines be required to pay for septic to be run into the subdivision? At what cost?

Does Not fit with Current Subdivision Design:

- By packing 32 houses into a smaller area than the current subdivision the whole landscape is being changed.
- In comparison to the current number of homes and total area, is the proposal not considered higher density housing?

- 
- We don't believe that this enhances our "executive" subdivision which is well know as the "Wildwood Estates".
  - Possibly will reduce the market value of our home.
  - Fewer homes on septic systems will be a better fit, not high density homes.

Storm Water Pond:

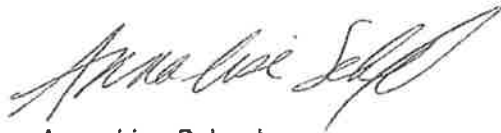
- Concern about proposed storm water pond for reasons of potential for West Nile Virus
- Will the Town complete a study to look at current water drainage and look into any drainage problems being encountered by current residents?
- Are there alternative solutions?

We trust that our concerns that we have raised will be addressed, as well as those outlined in our letter dated July 31, 2010, also attached. Please continue to keep us apprised of any further information.

Sincerely,



Michael Griebling



Anna-Lise Scheel

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

Attachment 1

July 31, 2010

Michael Griebeling 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 Griebling

Anna-Lise Scheel

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

## Mark Kluge

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**From:** Anna-Lise Scheel [REDACTED]  
**Sent:** Wednesday, November 28, 2012 6:49 AM  
**To:** Mark Kluge  
**Cc:** Joan Robson; Bryan Lewis; Clark Somerville; Mike Griebing  
**Subject:** Eden Oaks formerly Devins Subdivision - Correspondence  
**Attachments:** Nov 26-2012 Letter to Halton Hills from Scheel-Griebing.pdf; Letter to Halton Hills re Development of Subdivision July 31-2010.pdf

Good morning Mark,

Please find attached correspondence voicing our additional concerns and objections regarding the Eden Oaks subdivision. Also attached is a copy of our previous letter dated July 31, 2010.

Thank you for forwarding copies of the materials from the November 6 Public Information Centre.

Please let me know if you have any problems accessing the documents.

Thank you,

Anna-Lise Scheel  
15 Oak Ridge Drive  
Glen Williams  
[REDACTED]

## Mark Kluge

---

**From:** Andrew M Leverette [REDACTED]  
**Sent:** Thursday, November 22, 2012 4:04 PM  
**To:** Mayor of Halton Hills; Joan Robson; Bryan Lewis; Clark Somerville; Jane Fogal  
**Cc:** Bett Leverette; Mark Kluge  
**Subject:** Concerns related to Eden Oak's 2 Glen Williams Development Applications

Mayor Rick Bonnette  
Councillor Joan Robson, Ward 2  
Councillor Bryan Lewis, Ward 2  
Regional Councillor Clark Somerville, Wards 1 & 2 Regional Councillor Jane Fogal, Chair Trails  
Committee Town of Halton Hills

Dear Representatives,

I am writing to again voice my opposition to the way developer Eden Oak is proposing to develop his two sites in Glen Williams. Developers should not assume the use of publicly owned land to achieve their plans for subdivision.

**Devins Property** On Nov. 6 2012, there was a Public Information Centre held in the Council Chambers concerning the subdivision planned by Eden Oak for the former Devins property. To achieve their proposed density of homes, the developer is assuming the right to dig up the Wildwood Rail Trail to connect to the Georgetown sewer system on Gamble Street. For his own convenience and cost control, he is proposing to alter the publicly owned trail and avoid participating with the other Glen Williams developers in developing the agreed upon Glen sewer system, as presented in the Glen Williams Secondary Plan. His assumptions are to ensure that he can maximize his yield with the lowest possible investment by developing 32 homes on sewers on land that the OMB ruled should hold 8 homes on private septic systems. This application provides no benefit to the citizens of Glen Williams and his assumptions need to be challenged by staff and elected representatives. He should be asked to present a revised plan that doesn't impact public land.

**Desol Property** A similar approach of assuming the use of public lands can be found in Eden Oak's proposed plan of subdivision for the former Desol property. Instead of providing a Hamlet Buffer on his own lands, the developer's proposal assumes the use of the publicly owned Wildwood Rail Trail to achieve the Hamlet Buffer requirement of the Glen Williams Secondary Plan. His proposed extension of Gamble Street ends with a small cul-de-sac that encroaches on the current right of way of the public rail trail. His proposed emergency connection to Ann Street creates a hole in the rail trail at a much lower elevation than the existing trail. This application does not contribute positively to collective goals of the Secondary Plan and to the communities of Glen Williams and Georgetown. Again, I would

urge staff and representatives to challenge these assumptions and require the developer to resubmit a proposal that doesn't use public land to solve his obligations.

Although each application for subdivision is being filed separately, it appears that there is a coordinated approach being taken by Eden Oak to link the service requirements of each development and to find ways to do the minimum to comply with the intent of the Glen Williams Secondary Plan. Please consider these remarks when these applications for development move forward.

Sincerely,  
Drew Leverette  
Glen Williams ON

## Mark Kluge

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**From:** Moe Lamothe [REDACTED]  
**Sent:** Tuesday, November 20, 2012 9:43 AM  
**To:** Mark Kluge  
**Cc:** [REDACTED]  
**Subject:** Eden Oaks Development

Mark

Concerns to be addressed:

It appeared from the discussion that Eden Oaks is not currently aware of the source and course of the water that is dumping into Oak Ridge and Meagan from underground streams originating on their property. They are preparing for a storm pond on the south corner based on the land falling in the south direction. This will do nothing to help with the water emerging from the northeast side. People along the Meagan/Oak Ridge intersection are already coping with significant ground water. Will there be an investigation of what may happen if the water emerging from the northeast side is diverted/changed.

The current water pressure feed along Oak Ridge is at the legal minimum of 40 PSI. With additional water draw what will be done to not only maintain but to improve the available pressure?

It appears that sewer routing from Wildwood will be down Oak Ridge Drive to Eden Oaks. The current width of the roadway on either side of the boulevards is minimal and from experience vehicles, particularly trucks, parked by the curb cause other vehicles to drive on the boulevard (roll-over curbs). What is planned both during construction and later for restoration?

Currently the neighbours on both sides of the boulevards contribute to the maintenance including grass cutting. How will the boulevard be maintained during construction?

The roadway on either side of the boulevards on Oak Ridge is not suitable for 2-way traffic. What will be done to handle traffic in and out of the area? Parking for construction workers?

Disturbances during construction - what are the noise limits and when can noise start and when must it end daily? What about weekends?

Restoration (damage to trees and grass) and existing roads. What is the amount that is being set aside for repairing the roads and boulevard after construction is completed and how long will it take?

What are the current traffic volumes on Oak Ridge and what is expected based on the density of the development. A second concern is the growing volume on Wildwood based on the failure of Hwy 7 as a ring road with this development adding to the problem. At what point will additional road capacity be added? (Currently there are no sidewalks so there is a lot of pedestrian traffic on the roadway.)

Will the current development be able to hook up to the sewers being brought in? Will the developer connect each property owner to the sewer trunk at no charge?

Will the developer be expected to "do something good" for the community to compensate for the disturbance to the Trail?

Why is there no park space set aside for kids and dogs?

Thank you for organizing the neighbourhood info session.

Moe and Nadine Lamothe  
10 Oak Ridge Drive  
Georgetown, Ontario L7G 5G6



**Mark Kluge**

---

**From:** Tom Nelson [REDACTED]  
**Sent:** Monday, November 19, 2012 3:56 PM  
**To:** Mark Kluge  
**Cc:** [REDACTED]  
**Subject:** [BULK] Devins PIC

**Importance:** Low

Hi Mark:

**Re: Eden Oak application for 32 units on the former Devins property - PIC info.**

I am a my home office today, so this email is being sent from my personal email address, but I have included the office email as a Cc, so would appreciate if the info (if it can be sent by email) be sent to the office email.

If the Devins PIC information cannot be sent by email, our office address is:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

The office telephone number is [REDACTED]

Much appreciated.

Tom Nelson  
for Ken Stroud, AACI

## Mark Kluge

---

**From:** Greg Cospers - [REDACTED]  
**Sent:** Monday, November 19, 2012 9:05 AM  
**To:** Mark Kluge  
**Cc:** Betsy Cospers; Greg Cospers - cosg  
**Subject:** Eden Oak formally Devins PIC November 6, 2012

Mr. Kluge,

My family lives at 19 Oak Ridge Drive and unfortunately we were not able to attend the November 6th meeting regarding Eden Oak.

We would like to be put on the "NOTIFICATION LIST" regarding this development as it backs up to our property.

My wife and I also have a few questions regarding the construction of this development.

- 1) Do we have an easement on the back side of our property that could allow someone to damage the mature trees we have on the back side of our property?
- 2) Has there been talk or consideration of extending the trail between the two developments?
- 3) There is a large slope between our properties, how will that be developed?
- 4) are the lot maps available to review and where will the placement of the houses be on these lots?

Thank you for including us on your list.

Regards,

Greg Cospers  
Vice President of Sales  
Premier Tech Home and Garden

[REDACTED]  
[REDACTED]  
[REDACTED]



## Mark Kluge

---

**From:** Dave Woodward [REDACTED]  
**Sent:** Thursday, November 15, 2012 8:30 AM  
**To:** Mark Kluge  
**Cc:** [REDACTED]  
**Subject:** Re: Eden Oak formerly Devins PIC November 6, 2012

Mark,

Thank you for putting us on the notification list and introducing yourself to my wife Joy & I. I've had some time to reflect since last Tuesday's meeting and I have some issues with the new development.

When we purchased our home in 1991, we were buying Estate properties which we felt would appreciate over time. Based on my recent assessment our home at 16 Oak Ridge is now assessed at \$859,000 and based on the market could yield as much as \$1,000,000. We've always know that the ends of Meagan & McMaster would at some point have new development but that development was planned with a density of 8 - 12 homes. The current plan is to have a density of 32 homes. We feel this proposed density level will alter the Estate nature of our property and could de-value our home from \$100,000 to \$300,000 and thus would like to see plan amended back to it's original density. Either that or we should seriously consider moving to preserve our investment.

It strikes me that the only winners in the 32 lot development would be the builder and the town. The builder because they can sell more lots and the town because it can collect more tax revenue. As the homeowner I would want to be in a revenue neutral position. To gain the proposed 32 lot density, the builder must fully service the property i.e. water and sewer. Our existing properties are today on town water and septic tanks. This would mean the streets will be torn up and the homeowners inconvenienced for an extended period so that others can reap the rewards while my property devalues, traffic and speeding increases and the greenbelt goes away.

Whether the density turns out to be 8 or 32, there are infrastructure issues with the existing homes which I perceive will worsen with any size development. I'm speaking of water, both and out.

I've had our water pressure measured by the town multiple times and we have 41 lbs pressure. The town minimum is 40 and should there be a fire, I'm sure the insurance company will want an audit of the pressure history to determine whether to pay the claim. Should they feel the pressure was inadequate and nullify my policy, as a homeowner I would need to seek compensation from the town. Adding new homes to the area merely decreases my available pressure. A common complaint among those in attendance was the water pressure. I heard that we might tie into the pipe on 8th line to create a loop aiding the situation, but I also heard one lady on 8th line suggest her pressure was in the 33 lb neighbourhood. Before any development occurs, the water pressure issue must be addressed. From a water out perspective, our surface water on the roads in many places do not drain towards the catch basins creating puddling and the road heaving caused by ice. I would imagine that development in the area would only serve to worsen this condition, so should the development go ahead, this too should be considered.

Regards,

Dave Woodward  
16 Oak Ridge Drive

----- Original Message -----

**From:** Mark Kluge  
**To:** Mark Kluge  
**Sent:** Wednesday, November 14, 2012 9:44 AM  
**Subject:** Eden Oak formerly Devins PIC November 6, 2012

Good Morning

Thank you for attending the PIC last Tuesday, I apologize for not getting back to you sooner.

I will be putting together a package of information that was presented on the boards that evening to send out. I will attempt to send it electronically however if that does not work I will send it via Canada Post.

You are now on the NOTIFICATION LIST and you will be notified when this application proceeds to a FORMAL Public Meeting before Town Council, sometime in the New Year.

In the interim should you have any comments on the proposal please do not hesitate to send them to me.

Once again that for your interest in your community and should you have any questions please do not hesitate to contact me.

Regards,

**MARK H. KLUGE**, BAA MCIP RPP  
SENIOR PLANNER|DEVELOPMENT REVIEW  
PLANNING, DEVELOPMENT & SUSTAINABILITY|TOWN OF HALTON HILLS  
T: 905-873-2601 EXT: 2299 | F: 905-877-3524| [MARKK@HALTONHILLS.CA](mailto:MARKK@HALTONHILLS.CA)  
1 HALTON HILLS DRIVE HALTON HILLS ON L7G 5G2

## Mark Kluge

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**From:** The Stulls [REDACTED]  
**Sent:** Tuesday, November 13, 2012 3:47 PM  
**To:** Mark Kluge  
**Subject:** Files D12sub09.001 (24T-09001/H & D14ZBA09.006)

Hello Mark:

I was unable to attend the public meeting held on Nov 6 2012 regarding the Eden Oaks subdivision that abuts our property. Could you please forward the information presented at the meeting and any supporting material including public comments to date . I have a general interest in the plan of subdivision, but specifically how drainage from our property will be dealt with.

Sally Stull  
12249 Eighth Line  
Georgetown ON  
L7G 4S4

## Mark Kluge

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**From:** Dave Shelley [REDACTED]  
**Sent:** Thursday, November 08, 2012 2:02 PM  
**To:** Mark Kluge  
**Subject:** Glen Williams Development

Hi Mark,

It was nice meeting you the other night. I live on Meagan Drive and I have some concerns about the new development off Meagan and McMaster roads.

My concerns are:

- 1) ground water - there is an underground aquifer running through the existing subdivision. My sump pump runs all the time and the basement has flooded on occasion. Any changes to the landscape will alter the water flow and may exacerbate the problem. A comprehensive study of underground water flow should be conducted and drainage upgraded accordingly.
- 2) village character - The Glen is a quaint little village with lots of character. Every new development, expanded road or construction project makes it more and more into a city suburb. It's slowly losing it's character and before long will be just an extension of Brampton or Mississauga.
- 3) property values - I'm concerned that our property values will decrease as a result of the the new development. Supply and demand dictates that an increase in supply will decrease prices. Also the somewhat smaller lot sizes will "cheapen" the whole area. It is hardly fair that the developer will make millions at the expense of the existing homeowners. The development should be built with the original 8 lots it was zoned for. If anyone should make more millions off the land, it should have been the original farm owner, not some greedy developer.
- 4) water pressure - Our water pressure is barely adequate already. New homes will increase the flow rates and reduce the available pressure to existing homes.
- 5) the mosquito pond - West Nile is still a concern. If someone contracts it as a result of increased mosquito infestation, the town may be liable. The pond may also be a death trap for local children who will play on it with thin ice or no ice covering it.
- 6) construction traffic - with only one access point into the area, all the construction vehicles will be a disruption.
- 7) noise, dirt - I work from home most days, and I have some health issues. During construction the increased noise and dust will be a problem for me.
- 8) overload on infrastructure - any increase in population in the area places increased demand on the already overloaded infrastructure. Roads, water, power, cable, libraries, schools, parks etc will all have increased utilization as a result of increased population. In many cases the infrastructure is already overloaded and will only get worse as a result.

Thank you for the opportunity to voice my concerns,

David Shelley  
11 Meagan Dr.

## Mark Kluge

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**From:** Sharon Collie [REDACTED]  
**Sent:** Thursday, November 08, 2012 8:24 PM  
**To:** Mark Kluge  
**Subject:** [BULK] Eden Oaks - 2147925 Ontario Ltd.

**Importance:** Low

Mark, thanks for the information you provided at the PIC the other evening. Could you forward to me a copy of the proposed lots within the subject lands.

David and I have the following concerns:

1. Water Pressure – the water pressure in this area is very low. We would like further information that confirms that the pressure will not be reduced by the new subdivision.
2. Grading – the back area of our lot is already very wet. We would like assurances that the area will have proper drainage prior to approvals.
3. Trees – we have a number of large trees that are at the very edge of our property. From what I understand, the grading will be lowered to meet our property. We are very concerned that the roots of these trees will be damaged. We would like confirmation that this will not be the case and how it will be prevented.
4. We would like to see the lots slightly larger to mirror the lots on our street. This would be more in keeping with the existing lots in the area.
5. We would be interested to know if the Region would entertain the thought of extending the sewer system further up the street if enough neighbours were interested.

Thanks for your consideration.

David & Sharon Collie

## Mark Kluge

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**From:** William Shuttleworth [REDACTED]  
**Sent:** Thursday, November 08, 2012 9:57 PM  
**To:** Mayor of Halton Hills; Bryan Lewis; Joan Robson; Clark Somerville; Jane Fogal  
**Cc:** Mark Kluge  
**Subject:** Eden Oaks dev on Devins property

Hi all,

After the open mtg re the above development proposal on the evening of Nov 6th, and after talking to the Eden Oaks engineer, it was clear that the developer hasn't considered any other route for the sewer other than along the public trail! Doesn't this trail belong to the Town? If so how can they assume that they have the right of way? The Town has fought tirelessly to set up a trail system throughout Halton Hills and I am amazed that a developer has the arrogance to assume that he can use some of it for his own ends, a trail that is very well used by people in this area and beyond. I trust that our representatives on Council will strongly oppose this suggested route as I do.

Yours sincerely,  
Bill Shuttleworth

Sent from my iPhone  
Bill