

T O W N O F
HALTON HILLS
Working Together Working for You!

PLANNING DEPARTMENT

AUG 11 2010

MAIL NUMBER 757

Memorandum

70-003-19615

Ref.: 10-250

To: Mark H. Kluge
Senior Planner – Development Review

From: Michael Cuthbertson
Zoning Officer

Date: August 10, 2010

Re: **Town of Halton Hills Zoning By-law Amendment and Subdivision Applications – Eden Oak 2147925 Ontario Inc. Part Lot 21, Concession 9**
Town of Halton Hills (Esquensing)
Town of Halton Hills File Nos: D12/SUB09.001 24T-09001/H
D14/ZBA09.006

The proposed zoning by-law has no requirements for minimum exterior side yards.

Building and Zoning staff has no other objections to the proposal subject to confirmation by the applicant's Ontario Land Surveyor that the resulting lots comply with the lot area and frontage requirements of the site specific zoning by-law prior to subdivision registration.

Michael Cuthbertson
Zoning Officer

MC:eo



September 28, 2010

Mark H. Kluge BAA MCIP RPP
Senior Planner – Development Review
1 Halton Hills Drive
Halton Hills, ON L7G 5G2

PLANNING DEPARTMENT
SEP 30 2010
MAIL NUMBER 884

Attention: Mr. Kluge:

Re: File: 24T-09001/H & D14ZBA09.006
Formerly Devins
Part of Lots 21, Concession 9
Town of Halton Hills

CVC has reviewed the most recent submission received on July 14, 2010. The proposed development consists of a 32-lot residential subdivision for single-detached houses.

The proposed development is to be serviced by the Municipality. It is located outside of the regulated area and the SWM pond is to discharge to a Municipal drain. As such CVC has no comments for the proposed development.

If alterations to the proposed development result in private servicing or development within a Regulated Area, CVC will resume the review of the proposed development.

Please let me know if you have any questions.

Regards,

Colleen Ditner
Planner

CD/rf

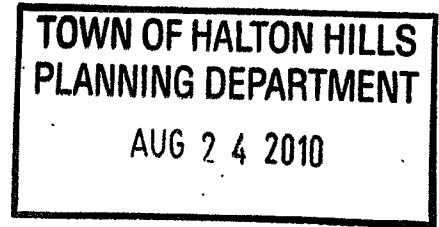
cc: Matthews Planning & Management Ltd.
Attn: David Matthews
1470 Hurontario St.
Mississauga, ON L5G 3H4

Arnold Foster (Barrister & Solicitor)
232A Guelph St. Suite 201
Georgetown, ON L7G 4B1

August 24, 2010

With reference to:
Part of Lot 20, Concession 9, Town of Halton Hills

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



Mark Kluge,
Senior Planner - Development Review
Town of Halton Hills

Dear Mark:

Our response of July 21 requested that additional material be supplied by the developer:

- Transportation Study
- Urban Design Guidelines
- Combined Draft Development Plan (showing 8 lots Georgetown Investments plan, proposed 32 lot Desol lands plan, proposed 33 lot Devins lands plan, with all their lots and the surrounding neighbourhoods' lots shown and sized for comparison)

These requested reports would help us assess if the developer's private and public space designs in fact support or ignore **the intent of the Glen Williams Secondary Plan (GWSP) to maintain the rural character of the hamlet.** Without these, we have had to make some assumptions for our comments.

Here are some initial comments based on the available reports:

1. Sanitary Sewage:

It was never the intent of the GWSP that this property be serviced by sewers hooked into the Georgetown sewer allocation. All discussions for this property at the time of the GWSP pertained to the provision of private septic systems. Any provision of sewers in Glen Williams would be part of the Glen Developers' Joint Agreement. How can this current developer not honour these understandings and assume that this Glen property can access the Georgetown allocation? We need a review and a decision by the appropriate authorities (Town, Region, CVC) about the viability of a development proposal that does not comply with this agreement.

What elevation changes will there be to the Eden Oak Creditview Heights subdivision, ie: lots and streets as a result of adding sewers to the Eden Oak Devins development and lowering the proposed Gamble Street sewer extension into the Creditview Hts. development?

If a sewer to this area does go forward, what provision will be made for residents of the Meagan/Oak Ridge development and Wildwood Road to connect to sewers at construction at cheaper rates?

2. Water Supply:

The extent of water pressure problems for existing residents needs to be properly assessed. A problem has been identified on the 8th Line near the hamlet boundary. It is expected that this proposed development of 32 homes will deteriorate the pressure in the wider area. Similar water pressure problems already exist in the Glen in the Bishop Court area. The developer will need to add a pressure booster.

3. Stormwater:

The current stormwater management design appears to be following an urban approach of hard road and curb surfaces, underground storm sewers, SWM Pond, etc. Change the design to provide a more sustainable development with open ditches, turfstone, bio-swales, etc. rather than storm sewers, in order to improve infiltration on the land and give a rural appearance to the development. As per Environmental Implementation Report Pg. 18, 19 and 22, this should

reduce flow across 8th Line, down Wildwood Road and into Silver Creek. We need some creative design input from CVC, Town and Region to find a greener solution than the one proposed.

Stormwater drainage from this property on to neighbouring properties is already a concern. We question the effectiveness of rear lot drainage after the land is redeveloped since there would be less infiltration. Suggest lowering sewer and street to provide for all lot drainage to the front ditches, especially where lots back on each other.

4. Number of Lots:

The proposed 33 lots greatly exceed the original plan for 12 lots on this rural property. In fact, the OMB endorsed the reduction of 12 large lots to 8 large lots because of poor soil conditions at the time of GWSP Hearings. The lots in the proposed development are smaller than those of the immediate neighbours. 33 lots on this poor soil with increased lot side ditches, hard surface driveways and paved roads will adversely impact stormwater management in the wider area. There a variety of issues to be addressed that will affect the number of lots, but all things considered the number needs to be reduced.

5. Lot Pattern:

More attention needs to be paid to creating a varied lot pattern to reflect the intent of the GWSP. The lot design between McMaster and Meagan is to some extent irregular, except each half is a mirror image. Eliminate long narrow lots and add driveways to create front and rear lots. More innovative design should be used on the outside of the crescent, ie: front and rear lots.

6. Hamlet Buffer:

Given that the number of lots has risen to 33, a hamlet buffer of 20m not 4.5m is required. The suggested 4.5m hamlet buffer might have been acceptable under the previous Devins proposal for 8 large lots, but this is no longer the case with the increased quantity and smaller size of the lots being proposed. A full and proper 20m buffer as presented in the GWSP is needed to reinforce the hamlet boundary and provide naturalized space between the new homes and the adjacent working farm.

7. Park/Green Space

The developer offering funds in lieu of parkland does not create a development that encourages interaction between neighbours. A destination park connected to trails is needed in this neighbourhood. Planning should be completed now for the provision of a future connection to the Rail Trail, should it ever be able to be extended.

8. Access to Glen Williams Public School

We need assurance the Glen Williams Public School can accommodate the pupils generated from the increased size of this proposed development. It is important to the sense of community that all students living in the Glen are able to attend their local school.

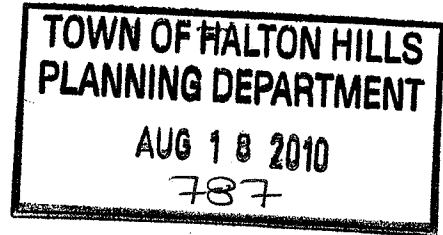
From the materials reviewed, it is our view that this proposed development needs to be redesigned if it is to meet the intent of the Glen Williams Secondary Plan. Further comments will be made once we have seen the remainder of the reports, ie: traffic, road design, urban design, etc.

Regards,

Wayne Van Hinte
Gary Adamson
Thom Gallagher
Drew Leverette
Keith Powell
Bill Shuttleworth

Glen Williams Community Association (GWCA)

Memo



To: Mark Kluge, Senior Planner-Development Review

From: Warren Harris, Manager Parks and Open Space

Date: August 16, 2010

Re: **D12 Eden Oak - formally Devins (24T-03002/H)**

File: D12 DE

We have reviewed the Draft Plan of Subdivision drawings dated June 08 and Dec 01 2009, and EIR dated June 2010 for the subject property and note the following issues that impact finalization of the Draft Plan:

- A. We require confirmation that the lotting size is consistent with Town/Regional planning policies so that the total number of lots can be known.
- B. We request that the Functional Servicing Report be amended to include a justification for the sanitary sewer connection through Town owned lands (Wildwood Trail –former CN railway lands). The justification should define the net benefit with regard to environmental, planning and servicing policies, as well as mitigative measures to offset the impact/disruption to the existing Town trail. The justification is important to illustrate overall net benefit in the best interests of the public.
- C. Schedule A of the Glen Williams Secondary Plan shows a potential trail linkage to the former CN Rail Line, now the Trans Canada Trail east of Halton Hills. An on-street connection would be made from the existing Wildwood Trail to the proposed subdivision. The Town requires the provisions of a future trail linkage to the former CN Railway as a condition of approval (see Item 3 below).

We will update the Trails Advisory Committee of this application at their next meeting (Fall 2010).

- D. Additional discussion is required with Town Planning-Policy staff around the Hamlet Buffer and how to integrate the Secondary Plan principle with the Draft Plan.
- E. Review of Hamlet Design Guidelines should be considered as part of refined Draft Plan E.g. street rights of way, gateways, corner lots. Coordination is required with Town Infrastructure Services staff to review swm block, road cross sections, sidewalks, etc.

Pending the review of these key issues, the following are standard conditions that would apply to the Draft Plan of Subdivision.

Parkland Dedication

1. That the Owner agrees to convey cash-in-lieu of parkland at a rate of five per cent of the total developable area pursuant to the requirements of the Planning Act.

Open Space

2. That the Owner agrees to have prepared by a qualified Landscape Architect and submitted to the Director of Recreation and Parks for approval, prior to any on-site works being undertaken, a Tree Inventory and Preservation Report, which shall address the existing trees along the perimeter of the site. Recommendations from this report shall be implemented in the design and construction phases of the development. The Terms of Reference for this report must be approved by the Director of Engineering and Public Works prior to the report being prepared. The report must be submitted and approved prior to finalization of the Engineering Drawings.

Note that the EIR submitted July 14, 2010 makes reference to this information being available later in 2010.

3. That the Owner agrees to satisfy the Town of Halton Hills with respect to the following:

Convey, free and clear, a 6m easement on the east side of Lot 21 to the Town for the purposes of a future trail linkage. The easement will be maintained by the Owner of Lot 21. The Town will require the following restrictions: easement is to be kept clear, no buildings or structures, grading. The Town may install a fence at the east and west sides of the easement when a recreational trail link is established.

4. The Owner agrees to include in offers of purchase and sale of the identified lots, a statement that advises prospective purchasers of the following:

- a) Lots 21 and 22:
 - (i) Recreational Trail link may be provided within an easement on Lot 21

Signage

4. That the Owner agrees that, prior to execution of the subdivision agreement, an information sign be erected in conformity with the Town Sign By-law 2003-0065. This sign shall be designed and located to the satisfaction of the Director of Planning. It is further agreed that the Owner is not required to obtain a permit under the Town Sign By-law if the provisions of this condition are followed. The Owner shall only erect the sign after the contents have been approved. Further the Owner agrees to maintain the sign and only remove the sign upon sale of the last residential lot in the plan or such other time as may be approved by the Director of Planning. The information sign shall accurately depict a colour rendered plan of subdivision which clearly details the following information:

- a) Approved zoning categories of the lands, including reference to the amending By-law number;
- b) Storm Water Management block;
- c) Residential lotting pattern;
- d) Public walkways and future trail linkages;
- e) Canada Post facilities;
- f) Reserve blocks;
- g) Street names and collector road designation;

Please contact me at extension 2274 if you require any further information.

Warren Harris

Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

Bell

July 26, 2010

Town of Halton Hills
Planning Department
1 Halton Hills Drive
Halton Hills, Ontario
L7G 5G2

**TOWN OF HALTON HILLS
PLANNING DEPARTMENT**

JUL 29 2010
725

Attention: Mark Kluge

Dear Sir/Madam:

RE: Draft Plan of Subdivision
McMaster St. and Oak Ridge Dr.
Your File No: 24T-09001/H, D12SUB09.001, D14ZBA09.006
Bell File No: 45664

Further to our comments of July 22, 2010 Bell Canada is pleased to provide the following additional comments.

A detailed review of the Draft Plan of Subdivision has been completed.

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
2. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

3. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Should you have any questions please contact Sushannah Spataro at 416-296-6214.

Yours truly

for *R. Cules*

John La Chapelle, MCIP, RPP
Manager - Development & Municipal Services, Ontario

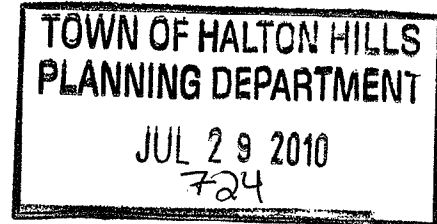


Halton District School Board

Planning Department

July 26, 2010

Mark H. Kluge
Development Review
Town of Halton Hills
1 Halton Hills Drive
Halton Hills ON L7G 5G2



Dear Mark:

Subject: Eden Oak (2147925 Ontario Inc) Glen Williams
Draft Plan of Subdivision and Zoning By-law Applications
Our File No.: 24T-09001/H
Your File No.: D12SUB09.001, D14ZBA09.006

Thank you for the opportunity to review the application. It is understood that this application replaces a previous file (24T-03002) that is now closed. Our conditions for draft plan approval have been amended which replaces any of our previous comments and conditions that were applied to the previous application.

The Halton District School Board has no objection to the development application subject to the following:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
 - b. Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton District School Board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which includes the above statement.
3. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.

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

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

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

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

Sincerely,



Laureen Choi,
Senior Planner

Cc: David Matthews, Matthews Planning & Management Ltd.



NOTICE OF A RECEIVED APPLICATION

**Concerning Applications for the approval of a Plan of Subdivision and
an amendment to the Town of Halton Hills Zoning By-law for
lands legally described as
Part of Lot 20, Concession 9, Town of Halton Hills**

**Town of Halton Hills Files: D12SUB09.001 (244-09001/H) & D14ZBA09.006
Eden Oaks – 2147925 Ontario Ltd. (Glen Williams)
(Formerly File D12/D14 Devins)**

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

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

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

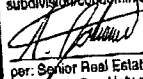
If you wish to be notified of the decision of the Town of Halton Hills in respect of this Plan of Subdivision and Rezoning, you must make a written request to the Director of Planning, Development & Sustainability, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills (Georgetown), Ontario, L7G 5G2.

NOTES:

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

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

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

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

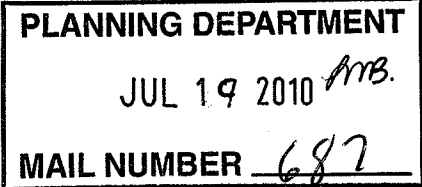


HALTON CATHOLIC DISTRICT SCHOOL BOARD

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

July 15, 2010

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



Dear Mr. Kluge:

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

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

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

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

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

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

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

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

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

Yours truly,



Scott Bland
Administrator, Planning Services

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



TOWN OF
HALTON HILLS
Working Together Working for You!

Planning, Development & Sustainability Department

Circulation Response Form

PLANNING DEPARTMENT
JUL 15 2010
MAIL NUMBER 683.

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

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

Fax Number: (905) 877-3524

(No cover page is necessary)

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

UNION GAS

Agency Name
(Please Print)

BRYAN DAY

Representative Name
(Please Print)

CONSTRUCTION & GROWTH REP

Representative Title
(Please Print)

Bryan Day

Signature

July 15 2010

Date