



PUBLIC MEETING-2021-0009

October 25, 2021

D12/Charleston Developments & 24T83008/H **Charleston Homes – Bishop Court Phase 2 (Glen Williams)**

Minutes of the Public Meeting held on Monday, October 25, 2021, 7:03 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Ontario Land Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Land Tribunal. In addition, if a person or public body does not make oral submission at a public meeting or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of the applications;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information.

Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an application by: Glenn Wellings of Wellings Planning Consultants Inc. on behalf of Charleston Homes.

To amend the Town's Zoning By-law and seek approval of a Draft Plan of Subdivision.

To permit the development of 28 lots for single detached dwellings on an extension of Bishop Court.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Ruth Conard, Planner – Development Review to come forward to explain the proposal.

R. Conard provided an overview of the Draft Plan of Subdivision and Zoning By-law Amendment applications proposing 28 single-detached lots on an extension of Bishop Court (Glen Williams).

(PowerPoint on file in the Clerks Office)

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant Glenn Wellings of Wellings Planning Consultants Inc. on behalf of Charleston Homes to provide further information and details on the proposal. Glenn Wellings - Glenn Wellings Planning Consultants Inc., Charlie Kuiken – Charleston Homes, Chris Matson – Matson Planning and Development Inc., Rick McConnell – Matson, McConnell Ltd., and Stephen Braun -Matrix Solutions Inc. provided a presentation with further information and details on the proposal.

(PowerPoint on file in the Clerks Office)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online that have questions, require further clarification or information or wish to present their views on the proposal to come forward.

The following persons provided comments and asked questions:

Derek Smith, 40 Bishop Court

D. Smith inquired about lot sizes and why the decision was made to make the lots smaller and narrower than lots from Phase 1.

G. Wellings responded that through the Secondary Plan exercise in an assessment from the Phase 1 development, it was determined that the lots from Phase 1 were too large. It was determined that the smaller lots sizes were more efficient and more appropriate.

D. Smith inquired if data for this could be made public.

G. Wellings advised that this data is already on the public record.

David Markham, 66 Regan Crescent

D. Markham asked for an approximate timeline for when they may see the development continue.

G. Wellings responded that it is probably a couple years away from seeing development on this property.

Kim Dawson, 165 Confederation Street

K. Dawson raised concern regarding an increase in traffic on Confederation from this development. Concern was also raised regarding retrofitting of the existing storm management pond which has now become a nature habitat for some wildlife. K. Dawson inquired about what mitigation Charleston Homes will be doing to protect the wildlife in that area.

G. Wellings responded that Charleston Homes is willing to work with the Town on any traffic calming measures and things that can improve the existing traffic situation.

S. Braun responded regarding the retrofitting of the storm management pond. He advised that there will be some disturbance and how to do this in the best way possible has not been determined as of yet. He noted that Credit Valley has been approached as well as the Town, to continue to work together going forward.

Shawn Delahunt, 179 Confederation Street

S. Delahunt advised that the current storm management pond is located on lots 6, 7 and 8 and he is not sure how homes will be built on those lots. S. Delahunt also noted that more trees should be kept instead of clear cutting. He also spoke to the smaller lot size of the estate homes in Phase 2.

G. Wellings responded regarding the lots sizes in Phase 2 noting that the lot sizes do facilitate estate residential development. G. Wellings advised that the plantation has been in decline for many years and is dead and he noted that they would like to speak with the Town further regarding a replanting strategy.

G. Wellings noted that the intent is that there will not be houses built on a storm water management pond. S. Braun advised that the storm water management pond is located south of the extended street of Bishop Court and not at lots 6, 7 and 8.

S. Delahunt advised that the current storm management pond that has had the trench dug is

located on lots 6, 7 and 8 so is the plan to fill that and put houses on it?

S. Braun advised that that is correct, and the area will be filled.

S. Delahunt spoke to the forest advising that it is not dead and inquired how many trees will be replanted.

G. Wellings advised that he has watch this plantation decline over the years. At this point the number of trees to be replanted has not been determined.

Laura Whiteford, 1 Bishop Court

L. Whiteford raised concern regarding water pressure and fire safety. There is currently very poor water pressure, how will building more houses affect this?

S. Braun responded that hydraulic modelling has been presented to the Region and it shows that adequate water pressure will be there for both fire flows and regular domestic use.

L. Whiteford inquired what the estimated pressure will be.

S. Braun advised that the estimated pressure for fire flows for the existing Bishop Court area and the extension will be above the minimum required. The extension of the water main according to the hydraulic analysis shows that the minimums will be met going forward.

L. Whiteford asked if that is available for public viewing.

G. Wellings advised that all planning reports are on file with the Town.

Walter Schmidt, 12707 Ninth Line

W. Schmidt advised he is speaking on behalf of Gail Spence, owner of 12707 Ninth Line. W. Schmidt advised that the Spence family is in support of this development but raised concern regarding safety mitigation measures for this development and the Spence property. W. Schmidt requested that a meeting be held between the developers, the Town and the Spence family.

G. Wellings responded that they can meet to discuss concerns. S. Braun noted that it is not the intent of this development to have water run off onto the Spence lands.

Tim Chisholm, 17 Bishop Court

T. Chisholm inquired what risk mitigation can be put in place for the storm water facility in regards to the global warming changes that are going on right now. Referenced concern to what has been happening in the Eden Oak subdivision.

S. Braun responded that the plan for that storm water pond is to remove accumulated sediment and then to utilize as much as that block as is available. It will be designed for a hundred-year storm under the most recent Town standards. It will also be able to pass through without really affecting the flow rate.

Kim Dawson, 165 Confederation Street (Second time speaker)

K. Dawson asked if the water way is under CVC jurisdiction and if it requires CVC approval.

S. Braun responded that CVC was worked with to determine the exact perimeters of what they would like to see in regards to the pond. This pond will control flows up to one hundred-year level but will allow larger storm flows to go through.

Derek Smith, 40 Bishop Court (Second time speaker)

D. Smith asked who the Councillor is for the Bishop Court area.

Mayor R. Bonnette responded that Councillor C. Somerville is the Regional Councillor, and the local Councillors are Councillor B. Lewis and Councillor T. Brown.

D. Smith asked where the report regarding the sizing of the lots can be accessed. Raised concern regarding the narrow size of the lots and the decrease in lot size compared to Phase 1.

G. Wellings responded that Phase 1 and Phase 2 do have a difference in lot sizes which causes a difference in lot frontage but assured that the product is a similar type product as Charleston also built Phase 1.

Colleen Johnstone, 38 Bishop Court

C. Johnstone raised concern regarding the proposed lot sizes for Phase 2. Phase 2 does not maintain consistency as new lot frontages will be considerably less than Phase 1.

G. Wellings responded that the lot sizes that are being proposed conform to the Secondary Plan. The minimum lot size is one acre.

C. Johnstone responded that the frontage that is being proposed is not complimentary to what residents have now.

Derek Smith, 40 Bishop Court (Third time speaker)

D. Smith inquired how five estate homes will fit in that area and still remain with an estate looking feel.

G. Wellings responded that the comment has been received and noted that secondary plan compliance has been achieved with this plan.

D. Smith advised that it is very narrow frontage, and it will not be a consistent look between Phase 1 and Phase 2.

Kim Delahunt, 179 Confederation Street

K. Delahunt asked for comment on the size of homes in Phase 2. Will there be larger homes on smaller lots?

G. Wellings advised that the size of these homes will be consistent with Phase 1, the designs have not been completed yet but that is the intent.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had nothing further to add.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further information regarding this proposal please contact the Planner, Ruth Conard following the meeting.

The meeting adjourned at 8:28 p.m.

Rick Bonnette

MAYOR

Valerie Petryniak

TOWN CLERK