



MEMORANDUM

TO: Mayor Lawlor and Members of Council

FROM: Jeff Markowiak, Director of Development Review

DATE: April 4, 2023

MEMO NO.: PD-2023-001

SUBJECT: OLT decision issued for the Eden Oak – McMaster Street & Megan Drive Draft Plan of Subdivision and Zoning By-law Amendment applications (Glen Williams)

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to advise Council of the issuance of a decision by the Ontario Land Tribunal (OLT) regarding Eden Oak's appeal of their Draft Plan of Subdivision and Zoning By-law Amendment applications for a 32-lot residential development (referred to as the Eden Oak – McMaster/Megan development) on lands located in the Hamlet of Glen Williams.

BACKGROUND:

In 2009 Eden Oak – 2147925 Ontario Inc. filed Draft Plan of Subdivision and Zoning By-law Amendment applications for a proposed 32 lot residential development (referred to as the Eden Oak – McMaster/Megan development – File No(s). D12SUB09.001 & D14ZBA09.006) on lands located in the Hamlet of Glen Williams; see SCHEDULE 1 – LOCATION MAP and SCHEDULE 2 – DRAFT PLAN OF SUBDIVISION.

On June 26, 2017, Eden Oak appealed the Draft Plan of Subdivision and Zoning By-law Amendment applications to what is now referred to as the Ontario Land Tribunal (OLT) for lack of a decision by the municipality. Following the appeal Town and agency staff continued to engage in discussions with Eden Oak and review provided materials, but on a without prejudice basis. In the last quarter of 2022 and early January 2023 Eden Oak provided submissions to the Town that resolved the remaining outstanding concerns associated with the 32-lot development proposal. Given the foregoing, on January 23, 2023, Council authorized the Town Solicitor to seek a settlement on the applications subject to appropriate conditions.

On March 9, 2023, the OLT issued a decision approving the Zoning By-law Amendment and extensive list of Draft Plan of Subdivision conditions agreed to by the Town and

Eden Oak as part of the settlement reached between the parties. It should be noted that the Glen Williams Community Association was also a party to the hearing and also consented to the settlement reached between the Town and Eden Oak.

COMMENTS:

The decision of the Ontario Municipal Board is attached to this memorandum as SCHEDULE 3.

Development of the 32-lot subdivision cannot occur until Eden Oak has cleared the 123 conditions of Draft Plan approval to the satisfaction of the Town, Region, Credit Valley Conservation (CVC) and other involved agencies.

CONCLUSION:

The decision of the OLT for the Eden Oak McMaster/Megan Zoning Bylaw and Draft Plan of Subdivision applications in the Hamlet of Glen Williams has been issued and is attached for Council's information.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer