



## **PUBLIC MEETING-2020-0006**

**November 23, 2020**

**102 Confederation Street, Glen Williams, An Application to amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 2010 0050, as amended, and for approval of a Draft Plan of Subdivision, to permit the development of 34 lots for single detached dwellings on a new public road.**

Minutes of the Public Meeting held on Monday, November 23, 2020, 6:03 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 an application;
- 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.

Recognizing this is not the final staff report on this matter, the applicant and staff will attempt to answer questions this evening.

## **SPECIFIC PROPOSAL**

This Public Meeting involves an application by Glenn Wellings of Wellings Planning Consultants Inc., on behalf of Glen Williams Estates Inc. to amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 2010 0050, as amended, and for approval of a Draft Plan of Subdivision and to permit the development of 34 lots for single detached dwellings on a new public road.

## **TOWN'S OPPORTUNITY**

The Chair called upon the Town's representative, Greg MacDonald, Senior Planner to come forward to explain the proposal.

G. MacDonald stated that the purpose of tonight's public meeting is to provide a summary of the Official Plan & Zoning By-law Amendment applications and an application for a Draft Plan of Subdivision currently entitled "Glen Williams Estates" submitted by Glenn Wellings Planning Consultant Inc. on behalf of Glen Williams Estates Inc. A Public Meeting is required for Official Plan and Zoning By-law Amendments and for a Draft Plan of Subdivision under the Planning Act.

This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter.

G. MacDonald stated that 102 Confederation Street is located on the west side of Confederation Street in Glen Williams. The subject lands have frontage on Confederation Street just south of Mountain Street and north of Main Street and Wildwood Road.

The 18.6 ha (46.0 acre) property is predominantly rectangular in shape and has 20.2 m (66.3 ft.) of frontage on Confederation Street. The lands are currently vacant and contain a variety natural heritage features consisting of valley lands, woodlands and wetlands. Of the 18.6 ha total property size, approximately 4.9 ha (12 acres) are proposed for residential development.

Surrounding uses are single detached dwellings, open space and natural heritage lands and agricultural uses (to the north).

The proposed plan of subdivision consists of 34 lots for single detached dwellings on a new public road. All of the lots would be accessed from the new public road that would access Confederation Street. Lot sizes vary from 0.1 ha (1/4 of an acre) to approximately 1/2 an acre but most of the lots are closer to 1/4 of an acre. There are additional blocks of land for natural open space areas and for buffers to further protect the open space. These lands would all be dedicated to the Town.

In addition, there is a block for storm water drainage and a block for a trail access connection into the valley lands to the rear. These blocks would also be dedicated to the Town.

The applicants have noted a theme of conceptual heritage architecture reinterpreted in a contemporary manner.

The portion of the subject lands proposed to be developed are already designated as Hamlet Residential Area. Existing natural heritage lands are designated as Greenlands in the Glen Williams Secondary Plan.

This Hamlet Residential designation permits single detached dwellings but at a maximum density of 5 units per hectare. The proposed development is at a density of 7 units per ha. An Official Plan Amendment therefore proposes to maintain the Hamilton Residential Area designation but introduce a site specific policy that would allow these lands to have this increase in density. The staff report contains further information about other Glen Williams Secondary Plan policies that must be considered as part of the review of the applications.

The portion of the property proposed for residential development is zoned Development (D) Zone, which only permits existing uses. The remainder of the subject lands are zoned for Environmental Protection.

The applicant is proposing to rezone the portion of the lands zoned Development (D) Zone to the Hamlet Residential One (HR1) Zone with a special exception. In addition, a portion of lands currently zoned (D) would be rezoned for Environmental Protection to reflect identified environmental features and buffers. The rest of the property is not proposed to be rezoned and would remain in Environmental Protection zones. Site Specific provisions are identified that would allow for building envelopes on each lot consistent with the design objectives for the subdivision.

The Applications were circulated to Town staff and external agencies for review and comment. Most of the first submission comments have been received and some of these comments need to be addressed to properly evaluate the proposal before a recommendation report can be presented to Planning Committee. These include from development review, greater justification for the increase in density, clarification on how the design objectives for the subdivision would be implemented; and, how the hamlet buffer policies have been met.

The Town's Engineering Division continues to review the proposed site grading drainage to determine if it would meet Town's standards with a particular emphasis on ensuring adequate site lines at the entrance to the subdivision.

The Town's Transportation Section is also requiring changes to the Traffic Impact Study to ensure safety and accurate information has been provided. Transportation will also review further area residents concerns about site lines and speeding on Confederation Street.

The Town's Parks and Recreation Division requires further information about proposed trails, the hamlet buffer, and tree compensation and protection.

Finally, after the staff report was completed, the Credit Valley Conservation Authority has provided initial comments. They will require addendums to the various technical studies mostly to address the size of buffers and natural heritage setbacks; justification for grading in buffers; the evaluation and study of possible future trail locations; water quality and quantity being addressed as part of the outlet to the wetland; and, mitigation for tree losses.

For notification on September 17, 2020 there was an initial Notice of Received Applications mailed to all properties within 120 m of the subject lands. On October 29, 2020 a Public Notice was published in the Independent & Free Press, with a courtesy notice published on November 19, 2020. On October 30, 2020 a Public Meeting Notice was mailed to all properties within 120 m of the subject lands

As a result of the public notice mailing, 3 emails and 2 phone calls were received. Since the staff report was finalized, additional emails and correspondence has been received as part of the public record. The comments received from the public include feedback provided to the applicants at a Virtual Public Information Centre. I want to ensure all members of the public that all correspondence received, regardless if it was sent to staff directly, will be included in the project file for review.

The applicants hosted a Virtual Public Information Centre in the evening of October 15, 2020 to provide an overview of the proposal and to allow local residents the opportunity to comment and ask questions of the developer and their consultants. About 59 residents at the peak of the meeting were in attendance. Town staff from planning and engineering also attended. Questions and comments from the public were generally included on the previous slide.

Staff will continue to receive comments from internal and external departments and agencies. They will work through comments and concerns raised from area residents.

This will result in the applicants having to resubmit more information and revise the various studies. It is possible that changes to the draft plan could be a result of this. There is no guarantee that one resubmission would be sufficient to satisfy all issues. It goes without saying that this is a complicated application with a large amount of technical review needed and no decisions or recommendations will be rushed. The appropriate amount of time will be taken to fully evaluate the proposal.

Further public consultation by the applicants and/or the Town may also be part of the work plan. However, at some point, staff will be reporting back to Council with a recommendation to be considered.

## **APPLICANT'S OPPORTUNITY**

The Chair called upon the applicant's representative, Glenn Wellings of Wellings Planning Consultants Inc., on behalf of Glen Williams Estates Inc. to provide further information and details on the proposal.

G. Wellings stated that a public open house was held on October 15, 2020 that was held virtually was well attended and created lots of good discussion. He noted that they are in receipt of the

agency and public comments but have not been able to review them fully yet. He noted that these lands have been identified for several years for development. With applications that have been submitted to the Town environmental protection has been at the forefront of these applications and the development proposal. A significant amount of lands will be conveyed to the Town as part of this application approximately 75% of the subject lands will be conveyed to the Town as part of the natural heritage system, that would consist of valley lands and buffer blocks to the natural heritage system that will leave the remaining 25% for the residential development.

The approved Glen Williams Secondary Plan designates 8.2 hectares of the subject lands for hamlet residential, when you take that land and study it and take in to account the environmental factors the hamlet residential we are now looking at is 4.9 hectares so it is a reduction of over 3 hectares from the approved amount in the secondary plan. Things have changed since that secondary plan was implemented.

The goal of these applications is to have a compact development that is both strong on an environmental part and strong in architectural design. A development that would be complementary to the land

Builder is Branthaven Homes based out of Burlington, they are a very good quality builder with a great reputation. Returning to their roots as a custom home builder, this development takes them back to where they began.

In terms of public engagement this is early days, our client has shown a willingness to work with the Glen Williams Community Association and a willingness to work with the public who may not be part of the association in terms of tackling all of the issues. It is a complicated site there are a lot of issues and competing issues, we are certainly willing to further engage with the public and we expect that that will be on going. The next step after hearing the public tonight is to go back and visit all of the comments received both written and verbal and then come back to the Town.

## **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 came forward to speak:

**Don Robinson 25 Tweedle Street, Glen Williams speaking on behalf of the Glen Williams Community Association of which he is the current president.**

Mr. Robinson wanted to put on record that the Glen Williams Community Association has no formal objection to this proposed development in principal as long as it is planned properly, working with the Town on some of the issues that have been identified.

There are number of smaller issues that the Glen Williams Community Association (GWCA) proposes to discuss both with Glen Williams Estate Incorporated and also with Town staff as the planning process proceeds.

Mr. Robinson stated that tonight he wants to focus on three items of significant concern to the GWCA. Noted that GWCA is active in the role of review and update of the Glen Williams Secondary Plan (GWSP) and some of their comments will reflect the importance of this plan going forward.

First issue is the need for road improvements for pedestrian and traffic safety. The stretch of Confederation Street from Wildwood Road to Mountain Street is very narrow, it is a two lane road with no space on the sides for anyone to walk. There are no sidewalks or even formal paths and if you visit there on any day you will see kids walking up and down the hill to get to school or to the store and you will see cars darting around trying to miss people walking. It is a real safety concern for the GWCA.

As this stretch of road is already hazardous combine that with limited sight lines with the entrance from the new development there will be increased issues. This area already has frequent speeders that no matter what is done we cannot seem to slow them down and with the entrance to the new development being on a hill just south of Mountain Street with no sidewalks or pathways and a very narrow road there is concern for the safety of pedestrians. The GWCA are aware that improvements to Confederation Street including sidewalks have been budgeted as project for more than ten years but keeps getting pushed back.

Mr. Robinson referred to the traffic impact assessment and noted that the conclusion contained in the assessment indicates that off site traffic improvements are not required for the application, it is recommended that the development proceed as planned. My personal opinion but is also the opinion of most of the GWCA Board that without road improvements being made having the entrance to the development placed where it is proposed just south of Mountain Street is a recipe for disaster, an accident waiting to happen.

The GWCA has two recommendations that they would like the Town to take into consideration. We see that the creation of the Glen Williams Estate creates both an impetus and an opportunity to address the long standing safety issues on Confederation in that area. What we recommend that they consider doing is implementing at least as a minimum a formal path between Mountain Street and Wildwood Road, we prefer a rural design and that is why we talk about path, not looking for hard paved sidewalks. The other thing is the installation of a stop sign south bound on Confederation at Mountain Street.

There are other issues to be addressed about the traffic but we think we can trust the Town to address these.

The second topic is the land that will be deeded to the Town and what the GWCA would like to do is to encourage the Town use that land that already falls under the natural heritage designation as a unique opportunity to address the concerns expressed by The Glen on numerous occasion about the lack of availability of parkland. This land provides a cost effective place to develop trails and open space to serve the broader needs of The Glen and will also link together the Glen Williams Estates, Oakridges and McMaster Meagan with planned development for the core of the Hamlet. We are very big on trying to tie things together.

Of the two proceeding applications in The Glen (The Chase and McMaster Meagan) the Town

has accepted money in lieu of parkland. This practice has been voiced quite loudly by GWCA as being unfair as the money does not go into the coffers for The Glen specifically but in the general coffers for Halton Hills as a whole. We have subsequently since those developments have been launched held some positive meetings with park staff to find cost effective options for trails and open spaces. We are not out to have a lot of money spent we want things to be done very cost effectively and we have tried to lay out some ideas for this.

The objectives stated in the GWSP, include reinforcing the visual and physical access to open space including trails and parks. This is an integral part of the Glen Williams land pattern and also to provide improved linkages. This ties in many ways our desire to get better space for parks and trails, to the active transportation initiatives of the Town. The GWCA highly support that. What the GWCA would like to ask for in their presentation is Council's support in having the Town's park staff create some trails and open spaces on this deeded land using some of the low cost ideas proposed previously by the GWCA. Secondly to encourage the Town's park staff to involve the GWCA in the discussions.

The third item that the GWCA wished to discuss is the proposed housing density of 6.9 units per hectare. The GWSP presently prescribes 5 units per hectare. The GWCA disagrees with the increase in density and that the proposed lots do not conform with the surrounding area. Mr. Robinson referred to the Provincial Policy Statement and the GWSP and noted that GWCA does not feel that this increase in density from 5 units per hectare is consistent with the intent of these documents.

Mr. Robinson reminded Council that the GWSP was the culmination of years of work by GWCA representatives and Town staff, it was approved by the OMB and was officially incorporated into the Official Town Plan and that the density allowance is a key element of the GWSP.

The GWCA has two recommendations to request, first is to note the GWCA's objection to the proposed 40% increase in density, which in our opinion is overreaching and insensitive to the plan and desires of the general community, Second the GWCA recommend that the intent stated at the October Open House of the secondary plan update be applied in assessing the density applied to the Glen Williams.

### **Chris Sargent, 118 Confederation Street**

Mr. Sargent stated that he has some concerns about the entrance on Confederation, a lot have been addressed. His major concern is that this entrance was a laneway that was put in by the previous owner who intended to develop it and was stopped by the Town simply because it was too close to the brough of the hill and too close to Mountain Street. The last really major improvement that was every really done to this road was in the 60's, it was regarded tarred and chipped, where Bishops dip was to accommodate the gravel trucks. So the road is basically the same as it has always been.

Mr. Sargent did a little survey on the weekend, since that time there has been 133 homes added on the roads that feed into Confederation, with two to three vehicles per home ow much the traffic has increased as well as the speed. If it wasn't safe then how can it be safe now.

Other concern is the majority of the land that is not being developed is swamp. A trail hooking into Oakridge sounds great but the end of McMaster is private property and they are not open to having a trail go through. This is great in theory but not sure how it is going to happen.

Final point is that in the slides provided there were no visuals of what is known as the bowl, the northeast quadrant of the property. This is where the drainage comes from the farms above. It does not show the slope and the depth of it. It was a former sand pit that they hauled sand out of it. This would have to be leveled and filled in to accommodate a subdivision of that magnitude.

### **Greg MacDonald responded to the previous speakers**

G. Macdonald acknowledged the grade difference with the bowl and noted that it is one of the things that engineering is reviewing and will be providing input on this matter.

The Town understands the importance of trails and open space and will work with the applicant to establish proper trails and linkages, recognizing the recreational opportunities and the protection of valley and lands

With regards to the density Mr. McDonald stated that staff give appropriate weight to all policies and are not trying to diminish the weight or the intent of the GWSP.

As for the pedestrian safety aspects they have heard that from many residents already and they are working with transportation and engineering staff to address these concerns.

### **Phil Lewin, Joseph Street in Glen Williams**

P. Lewin wanted to know what level of energy efficiency these homes are going to be built with.

P. Lewin stated that he thinks it is important that new homes become leaders in energy efficiency and would like to see these homes be leaders in energy efficiency.

### **Greg MacDonald responded**

Town does have green development standards that will be applied to this development that may provide improvements to energy efficiency some of this is directed to the applicant as part of their home sales.

### **Glen Wellings responded.**

G. Wellings stated that it is early days in this process to be discussing this, however he will take the suggestions back to the builder



**Sherri Thomson, 20 Credit Street**

S. Thomson stated that she wished to clarify the communication between the Town and herself. Going forward on this development she stated that she was very interested in receiving all communication on this project and that she has had difficulty doing that in the past.

She wished to find out how any new person moving to this town ensures that their voice is actually being heard directly with the people that make decisions. How does someone get on the list and get emails directly.

**Greg MacDonald responded**

G. MacDonald stated that staff have been in contact with the speaker and that she is now included on their notification list for a number of ongoing developments. Anyone within a 120 m radius are notified of any development or construction projects within the area.

**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.

No further information was provided.

**CONCLUSION OF MEETING**

The Chair declared the Public Meeting closed and advised that 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, Greg Macdonald, following the meeting.

The meeting adjourned at 7:02 p.m.

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Rick Bonnette

MAYOR

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Suzanne Jones

CLERK