

A Hamlet "Hello"



Hello And Happy New Year!

Here's hoping this greeting finds you well and that you had an opportunity over the holidays to enjoy the peace and joy of the season.

Now that we have turned the calendar on 2020, it feels there are many hopes for the year ahead. For one and all, may it be a year of restoration and healing. A year where we can grow in the knowledge we learned about the world, our neighbours and ourselves. A year of coming together and caring for one another and for this planet and our small corner of it here in the Hamlet of Glen Williams.

Over the last year, a dedicated group of Glen Williams residents have been working to watch over the concerns of the hamlet through their work in the Glen Williams Community Association. The associations commitment to sharing and creating opportunities for residents to become involved in decisions being made about matters concerning their every day lives did not take a break over the last months. It became more of a challenge, but it was one that many residents, the Town of Halton Hills, staff, stakeholders and members of the Glen Williams Community Association Board worked together to navigate.

The report attached outlines some of the many areas the GWCA has focused on. Please take time to acquaint yourself with all that is going on in the hamlet. You will see there is much that has been done... **and** that there is much more to do. If you feel you can contribute in any way and are able to offer a bit of your time to help the Glen Williams Community Association, please get in touch. We need folks who want to help to continue the legacy of Glen Williams as we grow into the new decade ahead with all of its changes and challenges. It is no small thing that this is one of the last intact remaining hamlets in Ontario and your help is needed to see it continues to be a strong, long lasting and unique community. One that enriches the lives of all who live here and one that builds on its historic natural legacy and built heritage. What do you say?

Give the Hamlet a Hand!

Best Wishes,

The Glen Williams Community Association Board

Don Robinson Claudia Russell Matt Kindbom Derek Remes
Fernanda Amaral Rebecca Moore-Whitsitt Elizabeth Bailey

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SUMMARY OF GLEN WILLIAMS COMMUNITY ASSOCIATION ACTIVITIES 2019 and 2020

The GWCA continues to work cooperatively with various Town departments to remain in touch with key developments so that we may provide our input.

- We want to acknowledge the cooperation of those staff in keeping us informed and scheduling meetings to air our concerns.
- We are working cooperatively with all to get more done.

For more information on some items referenced in this report, please refer to the links to the Town of Halton Hills website contained in this report or contact

the GWCA directly.

2019 ACTIVITIES

Mature Neighbourhoods Study

- A study was done for Acton and for Georgetown but the Glen was not included. GWCA made inquiry of the Town about this omission and reached an agreement on a similar study for the Glen.
- The **GWCA had representatives on the committee** which developed Mature Neighbourhood rules specific for the Glen.
- The end product was a related new bylaw applicable to infills and tear-downs of existing homes.
- **ADVICE to Resident's re their Rights:**
If you receive notice of a major modification to an existing home (e.g., a teardown/replacement), you have only 10 days to register any objection – otherwise a permit is issued.

Update of the Glen Williams Secondary Plan

- The current version of the GWSP was incorporated into the official Town Plan via a Regional Bylaw in 2005 and approved by the Ontario Municipal Board in 2007. A key objective is to ensure the rural nature of The Glen is retained; it is a formal Hamlet.
- GWCA Board members participated in establishing the Terms of Reference to be used by a consultant retained to lead the effort and for guiding the committee's deliberations.
- The GWCA has a member participating in the meetings and discussions.

Report On Developments

The Chase (Eden Oak)

End of Gamble Street; East of the Railroad Trail.

- This development is under OMB procedures; it was approved by the OMB in 2017.
- GWCA expended considerable efforts in 2019 to monitor progress and try to ensure the developer's conformance with the 114 conditions imposed by the OMB.
The Town staff cooperated with the GWCA to keep us advised of submissions and reviews.

- The GWCA reviewed design documents and attended several meetings with Town staff to provide substantive comment on items found unacceptable to date. E.g.:
 1. Concerns re heights of sections of the retaining walls.
 2. Selection of materials for the walls.
 3. Adequacy of planning and materials for landscaping.

McMaster-Meagan (Eden Oak)

Located Northeast of Intersection of Wildwood Road and 8th Line

- This development is under OMB procedures due to when a plan was first submitted.
- The GWCA made a formal presentation at an OMB hearing held in November, 2017 and was granted formal Party standing under OMB rules.

This enables us to provide formal input in defining issues and schedule for an OMB review.
- Considerable Town, Region, neighbour and GWCA concerns and objections were filed in 2017 regarding the original plan submitted. These required that Eden Oak file an updated Plan.
- During 2019, the development was still seeking acceptance of a formal plan.
- A new submission (Amendment Applications – 1st Submission) was filed by Eden Oak on November 30, 2019.

Bishop Court – Phase 2 - Charleston Homes

North End of the Glen; East of Confederation

- The development involves deposit of considerable earth materials prior to house construction. The allowable volumes and trucking provisions are set by the Town/Ministry.
- During 2019, there were numerous complaints to the Town regarding apparent trucking violations of: a) Approved number of trips and time; b) Routing; and c) Speeding.
- GWCA have encouraged increased monitoring by Town staff and police.

Rinaldi Property

West of Confederation St; Just North of the Stop sign at Main and Wildwood

- In June, 2019, GWCA was advised that Doracin Terra Strategies Ltd. Had firmed up purchase of the land. No formal plan was submitted in 2019.

Parks, Trails and Open Spaces

- GWCA representatives had meetings with Town Parks staff to define cost effective concepts for parks, trails and open spaces. GWCA acknowledges and appreciates this cooperation.
- We have also been actively encouraging Town Parks staff to require Developers to incorporate parks, trails and open spaces into new developments.
- GWCA recognizes Town concerns about construction and maintenance costs for such facilities. Hence the GWCA has been working with Parks staff to identify lower cost designs more suited to a rural area.
- GWCA representatives have provided input to expand the Town's record of both formal and informal trails.
- The GWCA is connecting with the Credit Valley Trail organization as it develops plans and initiatives to establish a trail from Orangeville to Lake Ontario. We are encouraging effective integration with the Glen infrastructure e.g. to ensure associated developments do not exacerbate existing problems such as parking.

Report on Roads and Traffic

- Traffic complaints and concerns have been an ongoing headache. These include:
 - Speeding
 - Trucks using some restricted roads illegally.
 - Volume of trucks on Confederation St. for buildup of Bishop Court, Phase 2
 - Traffic congestion and hazards near the Glen school
 - Rolling stops – including large trucks
 - Some people using Glen roads as throughways.
- GWCA has interfaced with the Town's Traffic department to report on problem areas and suggest actions.

This has created some improvements e.g.:

 - Increased and targeted traffic measurements on key roads.
 - Increased police presence on some days.
 - Improved signage e.g. in area of Glen School to warn of children.
 - Implementation of new signs to prevent large trucks from using Prince Street.
- GWCA reps met with staff from Engineering to help plan a survey to define options for improving and upgrading Prince St.

2020 ACTIVITIES

Glen Williams Secondary Plan Update

- The GWCA has continued to have a member participating in deliberations by the GWSP Update committee.
- The Update is scheduled to be completed by Winter, 2021.

REPORT ON DEVELOPMENTS

The Chase (Eden Oak)

End of Gamble Street; East of the Railroad Trail.

- GWCA continued to monitor progress on construction.
- GWCA forwarded concerns to Town staff regarding flooding caused by storms in August, 2020 due to construction activities.

McMaster-Meagan Development (Eden Oak)

Located Northeast of Intersection of Wildwood Road and 8th Line

- The developer submitted Amendment Applications – 1st Submission on November 30, 2019.
- GWCA reps reviewed the submission. GWCA reps then met with Town staff to compare lists of concerns and issues. There was considerable overlap.
- The Town issued formal comments to the developer on April 30, 2020.
- The GWCA issued formal comments to the developer on June 1, 2020. These focussed on issues of particular concern to the GWCA.
- The GWCA subsequently met with residents of Oak Ridges to share insights and concerns.
- An updated submittal of Plan (i.e. Update #2) is due to be submitted by Dec 31, 2020

Bishop Court – Phase 2

North End of the Glen; East of Confederation

- The development involves deposit of considerable earth materials prior to house construction. The allowable volumes and trucking provisions are set by the Town/Ministry.
- During 2020, there continued to be complaints to the Town regarding apparent trucking violations of: a) Approved numbers and time; b) Routing; and c) Speeding.
GWCA have encouraged increased monitoring by Town staff and police.

Glen Williams Estate GWE Inc. (Doracin Terra Strategies Ltd.)

Located at 102 Confederation Street - to the west

- On Sept 2, 2020, the GWCA was informed by Glen Williams Estates Inc. that it has submitted an application to the Town as of August 26th, 2020. **This was a historic first** i.e. a Developer directly advising the GWCA of a proposed Plan.
- GWCA recommended to the owner that it host an Open House for the Glen residents.
Upon receiving notice of a meeting being set up, GWCA issued a blast to the community to alert residents to the opportunity to get facts and raise concerns/questions.
- A virtual Open House was held on October 15, 2020. A total of about 60 people participated. GWCA authored 10 of the 11 questions submitted in advance of the meeting.
GWCA reps reviewed a considerable portion of the formal documents (e.g. engineering reports) submitted with the proposed Plan.
- On November 23, 2020 Halton Hills Town Council hosted a virtual meeting for resident to provide an overview of the proposed Plan and to provide an initial forum for resident comments.
 - The GWCA made a formal presentation which focussed on 3 major concerns.
We noted our intent to submit comments on other issues directly to Town staff.
 - We forwarded a copy of the presentation to Town staff to formally document our concerns.
 - The GWCA is continuing its review of the engineering reports and has submitted additional concerns to Town staff.

Keller Williams Real Estate Office

519-521 Main Street

- In August, 2020, GWCA became aware that new owners had purchased the historic buildings located at the intersection of Main Street and Prince Street.
We further learned that the new owners had submitted an application to the Heritage Committee seeking some changes to the buildings and property.
- There was a flurry of e-Mails among residents; several having a significant misunderstanding of facts and plans.

- GWCA interfaced with representatives of the Town Hall board and the Heritage Committee to get facts straight.
We then participated in a meeting with the owners of the real estate, our two Councillors and two neighbours directly impacted by the proposed changes.
- The final result was clarification that:
 - There were no proposed changes to the exterior of the buildings.
 - The plan would result in a couple of added parking spots.

REPORT ON ROADS & TRAFFIC

Prince Street Redevelopment

- A survey was issued by the Town in July, 2020 to gather information from residents in the area of Prince Street as to desired features of a redeveloped roadway.
- As of the date of this report, the Town has received 3 bids for a formal engineering study (consultant) re Prince St.
None had been selected to date.

Confederation Street Issues

- In the Town Council presentation of Nov 23rd, GWCA registered its frustrations re lack of improvements to Confederation St.

Traffic Issues

- GWCA continued to receive complaints, particularly about speeders on Confederation Street (both north and south) and on portions of Main Street.
We advocated with Town traffic staff to assess possible improvements including increased police presence.
- We had some success with having Radar Monitoring Boards placed for limited periods of time.
- Thanks to the efforts of Drew Leverette some improvements were made to traffic calming features on Wildwood Road.
- It has been established that heavy trucks are not permitted on that route and residents have been contacting the police directly to report infractions of truck traffic.

Parks, Trails and Open Spaces

- The GWCA has continued its connection with the Credit Valley Trail organization as it develops plans and initiatives to establish a trail from Orangeville to Lake Ontario. Two of the Board members are tracking plans and meetings.
- In the November 23, 2020 Town Council meeting re Glen Williams Estates Inc. the GWCA advocated for the Town taking advantage of the land to be deeded to the Town to create trails and open spaces.

WEBSITE LINKS:

TOWN OF HALTON HILLS GENERAL WEBSITE <https://www.haltonhills.ca/>

Hamlet of Glen Williams Secondary Plan Review

<https://www.haltonhills.ca/en/residents/glen-williams-secondary-plan-review.aspx>

Glen Williams Mature Neighbourhood Study

<https://www.haltonhills.ca/en/residents/glen-williams-neighbourhood-study.aspx>

Glen Williams Estates Inc.

<https://www.haltonhills.ca/en/residents/glen-williams-estate-subdivision.aspx>

Eden Oak Creditview Heights Inc. (The Chase)

<https://www.haltonhills.ca/en/business/eden-oak-creditview-heights-the-chase.aspx>

Eden Oak (McMaster St. and Meagan Dr.)

<https://www.haltonhills.ca/en/business/eden-oak---mcmaster-st-and-meagan-dr.aspx>

Prepared by GWCA Board Member Don Robinson

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