

GWCA Annual Report for 2019 to 2021

A “challenging” couple of years on a number of key topics – plus dealing with COVID-19.

1. Engaging with residents

- a) We send out our Newsletter that lands in your inbox as “Glen Williams Newsletter”. Almost 1,000 subscribers have received more than 20 news letters in 2021 to date and more than 30 were sent in 2020.
We share stories, history, pictures, community events, events for kids and community engagement opportunities. Interested residents can find out what’s going on, including meetings and virtual engagement opportunities.
Our website, glenwilliams.org gets thousands of visits each year and contains local information.
- b) Please contact us if you have an issue that doesn’t appear to being addressed. However we encourage residents to express your concerns directly to Councillors and Town staff.
- c) Keeping residents informed about Development projects is challenging due to: the number of active projects; the amount of work involved in reviewing each proposal; and the need for timely comments. We have tried to improve by posting significant comments and issues on our website.
- d) In the Newsletter, we have added reporting on key items discussed at GWCA Board meetings.

2. Engaging with Council members and Town staff on issues

- a) We try to keep the Councillors aware of issues of major concern to Glen residents.
- b) GWCA representatives attend meetings of Council dealing with issues of particular interest to Glen residents. We make presentations to Council on selected issues.
- c) We engage with Town staff (e.g. Planning and Engineering) on various issues of concern to the Glen. We appreciate the staff keeping us informed on selected topics and meeting to air our concerns. We don’t always agree on each item but by engaging cooperatively we get more done.

3. Mature Neighborhoods study

- a) A Key Objective was to protect the nature and character of the Glen
- b) Need identified by GWCA when Glen was not included in study for Acton & Georgetown.
Efforts started in March, 2018
- c) GWCA representatives and other Glen citizens participated in the study and in creation of Mature Neighborhood rules.
- d) Final report was approved and associated new Bylaw passed by Council in **April 2019**.
- e) **ADVICE to residents re Rights:**
If you receive notice of a modification to an existing home (e.g. a teardown or a replacement), you have only 10 days to register any objection – otherwise a permit may be issued.

4. GWSP (Glen Williams Secondary Plan) Update

- a) A Key Objective was to ensure the rural nature of The Glen is retained; we are a formal Hamlet.
- b) GWCA participated in establishing the Terms of Reference for the update process. Started in **June, 2019**
- c) A consulting firm was retained by Town to lead the study.
- d) GWCA representatives and other Glen citizens had representation on the team creating the draft.
- e) Public involvement became active with an Open House held **October 28, 2020** to share initial findings.

- f) Final report was adopted by Council at its meeting of **October 4, 2021**

5. Cultural Heritage Master Plan

- a) GWCA representatives recently participated in the Stakeholder workshop.
- b) The Cultural Heritage Master Plan is in the initial information-gathering phase – the project will take place over 2 years.
- c) The plan will help to highlight the Town’s significant cultural resources and their many positive impacts on our community as well as better leverage these resources for our community’s future

6. Prince St redevelopment

- a) Traffic and safety have been ongoing concerns for this steep/winding road. E.g. large trucks.
- b) In June, 2019 GWCA reps interacted with the Engineering department to help initiate a study.
- c) A formal survey of concerns and design preferences was launched by Engineering in June, 2020.
Wayne VanHinte of Prince Street helped in ensuring residents in the immediate area were aware.
- d) The survey results were used to create a Request for Proposal for an engineering firm to conduct a formal study and plan. A formal contract for the Engineering study was issued in January, 2021.
Tasks: Complete a topographic survey / subsurface utility engineering field work. Develop a number of high level alternatives aimed at improving upon current conditions.
- e) Have completed the Topographic Survey and Subsurface Utility Engineering investigations. The results of the field program have been incorporated into base engineering plans.
High level alternatives have been developed as planned. The consulting team is currently incorporating Town feedback to the alternatives. Next steps are preparation of Public Information Centre (PIC) materials and holding PIC#1 to obtain the public’s feedback – no schedule yet.

7. Issue re Changes to Keller Williams building 519 Main St

- a) GWCA became aware in August, 2020 of a submission to Heritage Committee for proposed alterations.
- b) There was considerable misunderstanding re the scope of proposed changes e.g. no external changes.
- c) GWCA got involved and met with Keller-Williams owners plus some neighbors to clarify issues.

8. Parks, Trails and Open Spaces

- a) GWCA has actively worked with Town Parks staff over several years to discuss concepts for cost effective parks, trails and open spaces.
- b) GWCA are actively encouraging Town Parks staff to require Developers to incorporate parks, trails and open spaces into new developments. An important element in protecting the environment.
- c) GWCA is aware of Town concerns re construction and maintenance costs.
Therefore GWCA representatives have worked with Parks staff to identify lower cost designs more suited to a rural area.
- d) GWCA have provided input to expand records of both formal and informal trails in the Glen.
- e) GWCA has participated in meetings with the Credit Valley Trail organization as it develops its plans.

9. Traffic issues

- a) Traffic issues and concerns have been a growing headache for residents and the GWCA. E.g:
 - i. Speeding (includes ourselves)

- ii. Volume of trucks
 - iii. Traffic congestion and hazards near Glen school
 - iv. Rolling stops – including large trucks
 - v. Trucks using some restricted roads
 - vi. Use of Glen roads as throughways for other traffic.
- b) GWCA has actively engaged with Town traffic department on a number of items
- i. Lobbying for increased & improved signage in critical areas e.g. near the Glen Public School
 - ii. Lobbying for increased measures and signage to prevent truck traffic on Prince St
 - iii. Lobbying for installation of speed measuring devices
- c) GWCA recently launched an on-line survey of Traffic issues in the Glen.

10. Development Projects

a) Eden Oak (The Chase)

- i. Prior to approval, GWCA registered strenuous objections to a number of factors & processes re the plan submitted by Eden Oak.
- ii. Formally approved by the OMB in February, 2017. The approval stipulated 114 conditions to be satisfied by EO.
- iii. The GWCA invested considerable efforts in ensuing years to ensure conformance to the OMB “conditions”. Meetings were held with Town staff to review progress & resolve issues.
- iv. Town Engineering gave formal approval for issuance of a construction permit in June, 2021.
- v. **THE FLOODING ISSUES – 2020 and 2021**
 - 1. Flooding from the site occurred in August, 2020 and even worse in August and September of 2021. This was precipitated by construction work on the site.
 - 2. In September, 2021, Town Council put a hold on issuing permits for further construction and met with representatives of Eden Oak at two subsequent Council meetings.
 - 3. The GWCA submitted formal concerns re the flooding issues and made formal recommendations at the October 4, 2021 Council meeting.
 - 4. The Council removed the hold on construction at the Council meeting of October 4, 2021.

b) Eden Oak (McMaster-Meagan)

- i. This project has been in planning by Eden Oak since a Public Information Centre was held on Nov. 6, 2012.
- ii. The development is under OMB procedures due to when plan was initiated by EO.
 - 1. At an OMB Pre-Hearing Conference held on November 17, 2017, GWCA was granted **Party status**
 - 2. As such, we can submit issues and participate in OMB hearings to resolve.
- iii. A new submission was filed by Eden Oak on November 28, 2019.
- iv. Due to many delays, the project is currently undergoing reviews of an updated plan submitted by Developer on **May 3, 2021** in response to comments by Town, Region, CVCA and others separately by GWCA.
 - 1. The Town has responded and still has technical issues to be resolved.
 - 2. The GWCA has met with EO’s consultant and have resolved all but two of our issues.

If these can be adequately addressed with Town staff, GWCA will relinquish Party status.

c) Doracin Terra Strategies (102 Confederation Street) Just north of stop sign at Main and Wildwood

- i. In June, 2019 Doracin Terra Strategies Ltd. firmed up its purchase of the land.
- ii. A formal application was submitted to the Town on August 26th, 2020 for 34 homes.
 1. An active PIC (Public Information Conference) was hosted by Doracin on Oct 15, 2020. GWCA raised a number of significant concerns as well as individual residents.
 2. Town Council held a statutory Public meeting on November 23, 2020. GWCA made a presentation on its top 3 issues.
- iii. An updated application was submitted by Doracin on May 20, 2021. Proposed number of homes (i.e. 34) is not yet approved; it is a challenging site. The site will be serviced by Sewers via a connection to Sewer station next to ballpark.
- iv. GWCA submitted a number of comments to Doracin and the Town on the updated plan. GWCA has a number of concerns: Key ones are:
 1. Traffic and related safety issues for Confederation St.
 2. Density of housing requested - 40% more than allowed by GWSP
 3. Utilizing opportunities for trails and open space
 4. Impact on topology of the property and related environmental issues
- v. GWE responded in July, 2021 to each GWCA comment. A meeting will be held to address disagreements on some responses.

d) Bishop Court – Phase 2

- i. Considerable activity in the past couple of years preparing the property for construction. There were numerous resident complaints to Town regarding apparent trucking violations of: a) Approved numbers and time of trips; b) Routing; and c) Speeding. GWCA encouraged increased monitoring by Town staff and police.
- ii. Formal plan for Phase 2 submitted April 7, 2021.
 1. GWCA only made aware of submittal informally on September 29, 2021.
 2. A Public Information session was held on Oct 25th with considerable concerns tabled by residents:
 - a. Environmental impacts e.g.: Significant removal of trees; Dredging of existing Storm water Management Pond; Potential flooding.
 - b. Considerably smaller lots than those of Phase 1 properties
 3. GWCA is just initiating its formal review of documents. Town staff anticipate a long review process.

11. Committee of Adjustment COA) - Variance requests

- a) GWCA has made presentations at a number of COA meetings.

12. General comment re Developments

- a) A lot of work for a volunteer organization to try to keep up with extensive documents and activities. If interested in issues and helping, we would welcome people onto a committee.
- b) We try to keep residents informed of status and issues via information in Newsletter
- c) If specific concerns or issues, please advise us and we'll try to address.