

GWCA Committee of Adjustment Letter of Concern re March 1st Eden Oak request for variance.

Tue, Feb 28, 1:36 PM
(7 days ago)

Glen Williams Community Association <glenwilliamsca@gm

to NilooH, Jeff, Jeff

Hello Niloo

The Glen Williams Community Association on behalf of Glen residents would like to register our concerns about the Eden Oak Minor variance request as noted in the subject line.

We would like to share the below with Town staff and COA members as they consider this variance request and as they continue to review and make decisions on variance requests from Eden Oak in future.

- There is growing frustration and concern amongst Glen residents regarding the notice process. We would ask that Town staff and the COA members keep this in mind. There are only approximately two fully built homes in this development within the 60m notice perimeter. How can existing residents in the Glen surrounding this development site possibly know about each of the Eden Oak requests for exceptions so that they can bring their concerns forward about what they see evolving in this development and the impact on current surrounding residents and the character of the hamlet given this development sits on the edge of the hamlet ridge.
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- This is not the first exception that Eden Oak is requesting for properties within the development. Concerns are mounting across residents that it appears as though this is a continuing work around by Eden Oak; chipping away property by property at the requirements of the Glen Williams Secondary Plan and possibly conditions of approval for the development.
- We recognize that there are no objections by Town staff for this request however we would appeal to the COA members to remember that this request and all the previous COA variance requests that were approved for Eden Oak are not coming from individual home owners across Halton Hills. They were and continue to come to you from the developer of this small development. So the impact of each decision to allow more, bigger or higher is concentrated in this development.
- Residents would encourage Town staff and the COA members to consider "no impact". While we recognize that for this request the above grade of the garage will be 44 m² (instead of the permitted 40 m²) , every request for more, bigger,

higher, that has been made to date will all have cumulative potential environmental and climate change impacts taking away land area, green space, potentially impacting groundwater runoff, more water run off to the sewers not soaking into the ground. There have already been many issues with water runoff impacting current Glen residents along the base of the ridge below the development.

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- Lastly regarding "no visual impact" residents would ask Town staff and COA members to consider this from not only street level visual impact within the development but from all aspects, considering impact for surrounding residents and the natural beauty and character of the hamlet - please see the two pictures attached. One is taken from the top of Credit St. The back of this home looks like a small apartment building and can be seen from across the hamlet. Yet from street level this home looks like a bungalow. The other picture is taken from Park St. The current residents are not against development, however would appeal to Town staff, other agencies and the COA members to consider how we can avoid this in the future. How could these two home designs that sit on the edge of the ridge have been constructed differently so as not to create this appearance.

Top of Credit St.



Top of Alexander and Park St.



Thank you in advance.

Joan Griffin
President

Glen Williams
Community Association
Our Hamlet - Our Home

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