

Summary of Discussion

Public Meeting, March 23, 2015

3455 Milton Road

The following is a summary of the public meeting held March 23, 2015, at Navan Memorial Community Centre, 1295 Colonial Road. It was attended by 30 people from the community, City staff, and representatives of the property Owner (the applicants), and the Councillor's office.

The summary is organized by theme for clarity. Questions posed are in italics, followed by responses provided by City Staff and the applicants.

Planning, process, and zoning

How was the 120m radius for public meeting notification established? There are those beyond the 120 metre radius that would be impacted.

The notification requirement (120 metres) is a regulation under the Planning Act. To ensure that notification reaches a broader audience, the Municipality also undertakes supplementary notification such as posting of a sign and notifying community association, in hopes that the message will travel to those who did not receive a notice in the mail. Despite being a resident within 120 metres, participation in the application is welcome from anyone, which includes providing comments or attending public meetings.

What are the timelines for the development?

Depending on the submission and review of detailed plans, it could be next spring before the first building permit may be issued. Developing this property as proposed requires two planning applications. The first, a plan of subdivision is currently under review. Once Staff are satisfied with the general proposal, draft approval will be issued. Those who participated in the application will receive notice of draft approval and will have the opportunity to appeal the decision to the Ontario Municipal Board. The appeal period is 20 days from the date of the notice. If no appeal is received, then the subdivision is considered draft approved, which is a conditional approval. The Owner/Applicant will have to satisfy the conditions of the draft approval before being able to register the subdivision, ie. create the lots for sale. It is through this stage that a detailed review of the engineering proposal is done, as the requirements are outlined in the conditions of draft approval.

The other application is a rezoning which is currently on-hold until draft approval is achieved and the detailed review is done. Currently, the lands are zoned Development Reserve which identifies that these lands are intended for residential development. The purpose of the rezoning is to specifically apply regulations that will control performance standards such as minimum lot area, lot width, and setbacks of

the houses, and anything else that needs to be controlled. These are all identified through the detailed review. The decision on this application is also subject to a 20-day appeal period.

Following registration of the subdivision, it is the intent of this Owner to sell the lots for individual property Owners to construct their own homes. It is possible that people who purchase the lots may not construct right away.

What will be built first, the lots or roads?

Before the lots can be legally created, road frontage must be provided. As a condition prior to registration, the roads will have to be designed and constructed to City standards.

What controls does the city have in terms of house and lot size?

Much control. This is regulated through the Zoning By-law. The site is currently zoned Development Reserve and it is the intent to zone the property to a Village designation that permits for single-detached dwellings. The lot area and lot width will be written in the zoning by-law as well as the required setbacks from lot lines. The City will not zone for a minimum house size, however, if it is the current Owners desire to ensure that all homes are built to a certain size, they can enforce this through restrictive covenants.

Do we need to indicate whether we support or do not support the application?

No. You are welcome to provide as little or as much comments on this application as you wish. Your presence at the meeting is enough to indicate your interest and participation in the process. You can support some ideas and not others. Any questions you would like to ask or feedback you would like to give is entirely up to you. All comments received are considered and anyone who was part of the process, even if they didn't provide specific comments, will have the right to appeal the decision.

What is the history of the existing policies, ie. zoning and official plan designations.

Pre-Amalgamation, the Rural Official Plan for Cumberland (Village of Nava), the lands were zoned village-Residential. Through the Village review in 2012, the plan was picked up and reflected in the current Secondary Plan. During the Village review, two facilitations with the public were held at the community centre to discuss the plan. The Development Reserve, Subzone 3 zoning was implemented in 2008. Prior to this it was Development Reserve, Subzone 1.

Engineering Design, Servicing and Stormwater

How will drainage be managed? What happens if an issue arises? What will the design look like? Will fill be utilized? How will drainage be managed on Milton Road towards Smith Road?

Sites will be designed such that post-development rates will not exceed that of the pre-development rates. Sites will be graded such that the water from the lots will drain directly towards the public road. For lots that are next to the existing development, an 8 metre drainage easement is proposed as a means of handling the run-off that is currently draining from the existing lots on to the subject property.

This easement will be a shallow swale. Current design options are being looked at but will most likely be a natural design. Other options for drainage control are being investigated. At the detailed design stage we will have a more definitive design proposal. If issues arise, contact the City and we will investigate to determine whether or not the site was constructed to the approved plans.

Are there requirements for the size of an open ditch versus a swale, and which form of drainage would be utilized? Would a pond be proposed and what would it look like?

There are low impact development guidelines that push away from open ditch design to a swallow swale system. A retention pond is planned for the site and will be designed as a City pond with a linear design. Currently, the pond is not at detailed design. Stormwater will be outleted appropriately based on the relevant engineering requirements. Stormwater management will be designed so that the post-development rate does not exceed the pre-development. The Stormwater Management Report looked at the area to be captured and the level of imperviousness from the site to the storm pond. The pond will be designed as a dry pond.

How many wells are proposed? What is their feasibility? What impact will new wells have on water quality and quantity of existing wells? Is there enough water quantity for service the 21 lots proposed? Will an updated hydrogeological study be available for review?

Each lot will contain an individual well. The Hydrogeological Study must meet the Ministry of Environment guidelines, which will include a pumping test in the subdivision package as well as taking into account comments from the Conservation Authority that will ensure the feasibility of wells in the development. Currently, the latest samples meet the standards. The results of the hydrogeological study determine how many lots can be serviced, and the study takes into consideration existing development. As revised studies are submitted, they will be uploaded to the development application search tool where they can be viewed.

There is a concern over the dispersal of solid waste, especially with existing sandy soils?

There is a test in the Hydrogeological Study that looks into the soil and the related impact of nitrate dilution as well as septic field design, which account for existing soil conditions. The design will be based on the conceptual septic field system

What is the mitigation strategy? If something goes wrong, what is the recourse?

The necessary studies and reports are completed to ensure that all the engineering and design details are accounted for and that the related standards are met, so that impact on surroundings is mitigated. If something in the surrounding area is disrupted as a result of the development, it is recommended to contact the City to discuss the issue in order to determine the appropriate action towards addressing the specific issue.

How will erosion and slope stability be addressed, particularly with lots 3, 4, 5 and 21?

Development is proposed to occur outside of the erosion access area and a calculation has been made to determine the no touch zone to ensure where safe development can occur. There are mechanisms available to ensure that these limits are respected such as notices on title or through the zoning.

Can the City consider a performance bond/insurance coverage to provide assurance that if the developer contaminates wells or causes water shortages, that the bond would cover costs of to correct the problem?

As part of the subdivision agreement, the City requires securities to be held for servicing design and construction that is to be undertaken by the developer. The purpose of the security is such that if something is not designed and constructed to approved plan, then the City will use the security to construct accordingly, if the developer doesn't correct it themselves. Once the plans are constructed as approved and have obtained final inspection approval, securities are then released. The design itself is based on standards which take into consideration extreme events to ensure that the high risk possibilities are mitigated for. But, there is no guarantee, making bonding very difficult. Systems such as these are impacted by a multitude of factors, including the design of the impacted system itself. In this case, the developer is proposing to construct a drain system and the roads. Future, landowners who will have individual titles to each lot will be responsible for constructing their homes, their own wells, and their own septic systems. If there is an issue with an existing well, and the cause is the practice of another Owner, then a process holding them accountable for that will have to be undertaken. The current Owner/Developer cannot be held responsible for the actions of another Owner. During construction, changes to the system are possible and as such it is recommended that your systems are well maintained, taking regular samples, so that change can be monitored.

Transportation

What are the plans for managing traffic?

Traffic engineers have studied the potential for increased traffic and trips to be generated from the development and will manage such impact accordingly. Staff heard at this meeting that there is a concern with the speed of existing traffic approaching Kentucky lane from Mustang Avenue. To address this, the best approach is to contact *311 and report the concern. Give as much details as possible to the service representative so they can direct the issue to the appropriate department.

Was consideration given to accessing Milton Road from the new development as opposed to Meteor Avenue?

It was considered however, there are safety issues associated with Milton Road that did not support the connection. Further, the existing topography does not support a road connection as there are potential issues with grading.

There is a concern with construction vehicles using the existing residential roads. Is there an alternative? How can safety be managed?

Access to Milton Road is not an option as it would require unnecessary removal of trees and raise safety concerns on Milton Road. Construction vehicles are to exercise caution like all drivers. If you witness unsafe practices, do not hesitate to contact emergency services.

Environment, Forestry, and Species

The existing trees in the woodlot have been there for many years, would the developer consider alternative measures for drainage in order to better protect the trees along the back of the lots?

The best tree conservation strategy is being considered and the trees will be protected as much as possible. Engineering will have to work with the existing conditions in order to provide the necessary services and while ensuring protection of the woodlot.

The tree line on the back of the lots should be protected, could the drainage be placed on the street like on Kentucky Lane?

If drainage was to run to the front of the street, then increased tree removal would be required, but consultation with the civil engineer will be required to determine the best strategy.

The trees should be retained; otherwise there will be issues with the view and buffer area.

The development will strongly consider the protection of the woodlot as well as ensure that the necessary engineering and servicing is put into place.

There may be additional species not currently identified, such as frogs, in the wooded area. Will they be looked into?

The environmental consultant has been made aware of the potential for significant wildlife habitat, and has been asked to further investigate. The Environmental Impact Statement will be updated to reflect significant wildlife habitat if one is identified.