



DS-095-21 PM – Milton Meadows

Subject: Website Delegation Request - Wendy Roberts -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Wednesday December 8th 2021 12:23 PM with reference number 2021-12-08-169.

<https://forms.milton.ca/Management/Response/View/3062410e-8228-4faa-b9c5-2de7cc25aa14>

Application Information

- **First Name:**
Wendy
- **Last Name**
Roberts
- **Email Address:**
[REDACTED]
- **Phone number:**
[REDACTED]
- **Street Address:**
[REDACTED]
- **Town**
Milton
- **Postal Code:**
[REDACTED]
- **Are you representing a group?**
No
- **Council Meeting Date**
12/13/2021



- **Please indicate how you intend to interact with the online Council Meeting**

Both audio and video

- **Please describe the issue you intend to present:**

The development planning for Milton Heights by the Milton Heights Landowners Group (MHLG) continues to be piecemeal and falls short of building a "complete community". The Milton Meadows South (MMS) development is but one of many developments in the works for Milton Heights/Peru. These developments need to be looked at together, not in a piecemeal fashion, particularly those developments planned by the MHLG. A conservative estimate of the number of residential units already approved (conditionally by the OMB) and in the wings (e.g. Pinder Real Estate Developers Inc., the 170 units proposed for MMS and other smaller developments by Milton Meadows), is between 1,100 - 1,200 units. That is approximately 9X the existing number of homes in Milton Heights/Peru, two former hamlets tucked just beneath the escarpment. As of 2014, there were no schools planned. Has that changed? Where could a school even go now? The location of the community park has changed a number of times and, although it will land somewhere on the Century Grove property, exactly where is still to be determined - more than seven years after the conclusion of the OMB decision. Wherever that park does land, the community centre that was once planned for it is now off the table, the same community centre included in various iterations of MHLG's reports and lauded by the Town's legal counsel to the OMB Chair as proof that Milton Heights will be a complete community. If the location of the park does change, will the acre Council agreed to shave off of it to achieve a settlement at the OMB be added back on to the park, thus honouring the assurance the Town's legal counsel gave to the OMB Participants, myself included, after being asked by the OMB Chair to seek our position, that the size of the park would not change. It was on that basis that we did not object to the relocation of the park. Counsel was able to advise the OMB Chair that the Participants did not object. Well, contrary to counsel's assurance, the size of the park did change because Council approved Staff's recommendation to reduce the size by an acre in order to achieve a settlement at the OMB. What is the public transit plan for Milton Heights?

How will the Town address the cumulative impact of all of the development in Milton Heights/Peru, not just that of MMS, on climate change, including but not limited to flood risk? The new developments will require a lot of new infrastructure, including a lot more pavement. The Region's New Tremaine Road and the new 401 interchange "displaced" the only provincially "significant" wetland in Milton Heights and encroached on one smaller wetland. With plans to expand New Tremaine to six lanes in the future, additional habitat will be eroded and road surfaces and run-off will increase even more. The Town's settlement with the MHLG at the OMB approved the removal of the two wetlands on the Andrin property, another MHLG



developer. That settlement also approved changes to seven or eight watercourses in Milton Heights, all but the Sixteen Mile Creek. Some of those creeks will be removed and others realigned.

There were 50 Participants registered for the OMB proceedings, the majority of whom were residents of Milton Heights and Peru. The majority expressed concerns about the impact of the MHLG development on natural habitat and traffic. Given there are fewer than 125 homes in Milton Heights, the fact that there were 50 registered Participants at the OMB demonstrated that local residents want to be engaged in the planning for our community. Apart from the requisite statutory public meeting and making reports available, what can the Town do to engage the residents of Milton Heights/Peru in timely and meaningful consultation?

I am still reviewing the reports related to the MMS application. I may have additional issues to speak to once I have completed my review.

- **Please describe specific actions you want Council to take:**

I'd like Council to do the following:

- provide the public with the full picture of the scope of all the development planned for Milton Heights/Peru, not just the MMS proposal, but all of the MHLG's developments and other developments in the wings - both MHLG (e.g. Milton Meadows developments along the east side of Tremaine north of 3rd Side Road, Pinder Real Estate Developers). The map of the Participating Milton Properties in the Region's 2020 Allocation Program (Attachment #1 to LPS74-20) provides a good illustration, although there have been other SDEs approved (e.g. those for Century Groves).
- require the MHLG, including the MMS development, to respect all of the existing required buffers and setbacks from all watercourses and other natural heritage features, without exception.
- ask Town staff to engage the developers, local residents and other interested groups/parties (e.g. Sustainable Milton) in conversations/dialogue about how this and the other developments planned for Milton Heights/Peru can be leaders in climate change mitigation and adaptation, e.g. use of green infrastructure, green development standards, green roofs and/or solar, etc.
- require Town staff to explore what the Town can require the developers to do to mitigate climate change impacts and what incentives the Town can offer the developers to encourage them to incorporate green development standards and other sustainable initiatives.
- clarify what is needed and what steps it will take to ensure Milton Heights is a "complete community".



I may have other requests once I have completed my review of the various documents and reports.

- **Staff Report Number (if known)**

DS-095-21

- **Please provide your comments in support of or in opposition to the staff recommendation:**

I am in support of the recommendation that Report DS-095-21 be received for information. However, I ask that Council and Town staff be proactive and, between now and the next time this proposed development returns to Council, to begin to take the actions requested above.

- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**

Yes I give my permission