

November 18, 2024

Proposed Zoning By-law Amendment and Draft Plan of Subdivision Bishop Court – Phase 2
(Glen Williams)

Glen Williams Community Association (GWCA) Delegation Presentation

Hello, my name is Mike Brown and I am representing the Glen Williams Community Association regarding the Recommendation Report for a Proposed Zoning By-law Amendment and Draft Plan of Subdivision to permit an extension of Bishop Ct. in Glen Williams.

First, I would like to thank Town Staff for their time and focus on our questions and concerns following reviews of all filed key documents. We appreciate that they'll be following up with us on all outstanding issues discussed.

We are generally supportive of the Conditions of Draft Approval For Plan of Subdivision as tabled by the planning department. There are several issues however we strongly feel need to be highlighted, while we also reserve the right to continue to monitor previously noted outstanding issues and question subsequent reviews of the plan moving forward.

The issues we strongly feel should be highlighted include:

The removal of 35% of the conifer plantation. It is acknowledged that this plantation is in its latter stage of life. While we appreciate the efforts to-date to reduce the amount of canopy removal, the proposed replacement plantings will take many years to replace the lost carbon footprint. We acknowledge the intent to create more diversity with the replanting plan, however the language used in current documentation, when referencing replacement plantings, for example "best efforts" or "as opportunities are available", does not reflect an absolute commitment for equivalency. We will continue to monitor this as the loss of canopy in the Glen is a priority concern for residents, as the hamlet continues to experience negative impacts of climate change.

It was most disheartening to see what we feel was a superficial assessment of wildlife activity throughout Phase 2 property and Phase 1 pond area, and to see that this data supported canopy removal decisions. It should be noted that it is not only Cottontail Rabbits, Squirrels, Blue Jays, an American Crow, Red-breasted Nuthatch, a few frogs and a few turtles that inhabit these lands, rather what will more accurately be impacted are additional wildlife such as Pileated and Downy Woodpeckers, deer, foxes and coyotes that actively inhabit/track these lands today. Beavers, muskrats and snapping turtles have also been sighted in the Phase 1 pond area. There are currently many bird nesting boxes actively in-use and maintained by a local resident, throughout the Phase 2 property and Phase 1 pond area. We expect that the replacement planting density and caliper sizes will provide the continued habitat required for

this diversity of wildlife to continue to thrive. There is a reference that numbers of calling amphibians were generally low, with no full choruses heard on the ponds or adjacent to the site. As a resident of Bishop Court, and adjacent to Phase 1 Pond area, that is not an accurate observation, as full choruses are evident throughout the spring and summer.

Protecting wildlife access to the wilderness areas and tributaries is critical along with the sensitivity to birds, amphibians and mammals. As an example, the fencing proposed along the hamlet buffer will unduly restrict access to these areas for such mammals as deer, who are currently active in this area. We appreciate that this will be assessed and hope plans can be modified to maintain this key access.

The proposed slope for the retrofitted and expanded Phase 1 storm water management pond suggests a fence will be required around the pond. This is a great concern, as an enclosed fence would not allow access for wildlife for water, foraging and habitat. We ask that the grading be reconsidered to design the slopes around the pond such that no fence is required. The existing trail around this pond is a favourite hike and viewing spot for residents to observe wildlife in this area, which residents do not want to lose.

It's great to hear this pond will remain a wet pond. Today, snapping turtles, an occasional beaver, muskrats, frogs, herons and ducks form part of the wildlife that inhabit the pond. It is our expectation that the retrofit will be done in such a manner to protect the existing wildlife and allow for the diversity of wildlife to flourish there. We recognize and appreciate an adjacent Wetland is proposed to provide a breeding habitat for amphibian species, however this should not be considered as compensation for losses from pond 1.

Regarding Trails, we are pleased to see a proposal for a trail system but have specific concerns / requests here:

- First, in phase 1, a trail system was proposed. It was never implemented by the developer. There is access off Bishop Ct. between #s 28 and 30, that goes nowhere. There is Town land behind the properties, along the right side of Bishop Ct., for the trail system, however it was never implemented. It is our request that this be included in this draft plan of subdivision, as part of the overall trail system. Failing this being added to the draft plan of subdivision, we would expect the Town include this project in the appropriate corresponding budget year.
- Second, it's great to see the trail system to be incorporated into the hamlet buffer, however, there should be a connecting trail from behind lot 16 on the hamlet buffer to connect to the proposed trail system completion in Phase 1, to ensure trail contiguity.
- Third, we are pleased to see trail access through this area, for passive recreational use, however are requesting that it extend through to, and include the area of the existing

stormwater management pond beside Bishop Ct. The existing trail, locally developed and managed, requires improvements including removing hazards, such as old tree stakes, and old tires.

In closing, we want to bring attention to a long-standing issue with property flooding along the lower west side of Bishop Ct. Phase 1. This problem has not gone away, in fact, has worsened in frequency and flow with the recent work in Phase 2 lands. We would like assurances that this issue will be addressed, at least not further compromised by this new development.

Thank you