

CONCERNS RAISED OVER HAMLET FLOODING

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Glen Williams residents and members of Halton Hills council are sounding the alarm about muddy flood waters that recently poured from a housing development site into the hamlet, with the municipality investigating a potential stop-work order for the construction.

The incident occurred Aug. 28 when a severe thunderstorm rolled through the area, delivering a heavy rainfall in a short period of time.

It was then that the "Glen Williams version of a mudslide" took place, said Coun. Bryan Lewis during last week's council meeting, when he told his fellow councillors about the runoff that flowed like "a chocolate milk river" from developer Eden Oak's site at the terminus of Gamble Street down to Credit and Park streets below.

"This is totally, absolutely unacceptable," he said, noting that residents also had to deal with a similar situation this past spring. "I don't know why this would happen at the development stage."

Council went on to defer two Eden Oak-related reports on the agenda, directing staff to seek a legal opinion and investigate a stop-work order for the site, which is slated for 31 executive homes approved by the Ontario Municipal Board following a lengthy

and contentious application process.

According to Eden Oak contracts manager Dennis Nam, the "extreme flow conditions" resulting from the Aug. 28 storm caused the siltation control fencing on the Eden Oak property to fail in three locations, impacting a trio of Glen Williams properties.

Joan Griffin's Credit Street home was among the most heavily affected by the silt-filled waters that rolled in quickly, creating a muddy river and pond in her yard.

"I looked outside to this deluge of water running just like Niagara Falls next to the window," she recalled, noting she immediately sent an email to members of council and town staff to alert them to the problem.

The next morning, she said Mayor Rick Bonnette was on her doorstep to survey the damage firsthand, with Eden Oak also sending personnel shortly thereafter to assess the situation and commence cleanup.

"But my concern is for the village below this development, not just my property," said Griffin. "We need to take a look at what's going on up there and ensure we have the right design in place to mitigate any future issues."

The sentiment was echoed by Park Street residents Mike and Jennifer Martinec, along with neighbours Bob and Bonnie Clark, who are also con-

cerned about the brown river that came flowing down the hill toward their properties for the second time this year.

"This is out of control. There is a water problem, and it needs to be addressed," said Bonnie, pointing to the safety issue for children when the deep ditches in the area fill with water after such heavy run-off.

The waters were largely diverted by berms onto a tract of land between the couples' homes that's owned by Eden Oak. The long, rectangular plot once served as a driveway for a home at the top of the hill. Now, the developer is planning to erect a house there as well.

"If we didn't have this berm, all of this (water) would've gone into our pool and our house," said Jennifer. "We understand that towns need to grow, but you also need to respect existing homeowners who've been paying taxes all these years."

The Martinecs and Clarks acknowledge that water run-off has long been an issue for them as they live at the bottom of a hill—hence the reason for berms and other drainage measures on their properties. But they both say the problem has increased substantially since the Eden Oak lands were cleared for development, taking away the natural drainage that was afforded by vegetation on the site.

Now, the neighbours are



Joan Griffin photo

Muddy waters from the Eden Oak development site flow across Joan Griffin's Glen Williams property on Aug. 28.

looking for assurances that their properties will be protected from future storm water from the Eden Oak site and are hoping that Credit Valley Conservation (CVC) will become involved in the process—a measure that Lewis also called for.

In a statement to the Independent, Nam said that Condeland Engineering prepared an engineering design for the subdivision that included erosion and sedimentation control (ESC) plans.

"The engineering design was reviewed and approved by the town, CVC

and region, and peer reviewed by an external consulting engineer retained by the town," he said.

"Eden Oak has entered into subdivision agreements with the town and region to ensure the implementation of all aspects of the engineering design. Eden Oak has also provided securities to the town and region to ensure the design obligations are met."

Nam said the ESC measures were implemented in September 2020 and have been monitored since by Eden Oak, Condeland and the town.

He acknowledged two incidents have occurred this year "where there was a breach of the ESC measures."

"In March 2021 on Park Street, siltation control fencing dislodged. The area was immediately cleaned up and the ESC measures were reinstated," he said.

Following the more recent incident, he said Eden Oak attended Glen Williams on Aug. 29 to assess the conditions, with a crew commencing cleanup on Aug. 30.

He added that Condeland is currently reviewing an increase in ESC measures and provided a proposal to the municipality by the end of last week.

"Eden Oak and Condeland will continue to remain diligent with respect to on-site monitoring and maintaining the ESC measures," he said.

STORY BEHIND THE STORY: After learning about the heavy water that ran off the Eden Oak property during a recent storm, we wanted to take a closer look at how this impacted residents, and what's happening next to address the issue.

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