

# Two more housing developments proposed for Milton's west end

By MELANIE HENNESSEY

The Champion

Two subdivisions have been proposed for Milton's west end that, if approved, would bring 800 more homes to town.

The plans were the subject of public meetings held before the Town's administration and planning committee Monday.

One proposal for 770 houses on about 115 acres has been put forward by Mattamy Homes for land on the east side of Tremaine Road, south of Main Street. The housing giant has yet to put forward its plans on whether the homes will be singles, semis, townhouses or a mix of all.

The second comes from Fieldgate Homes for 30 houses on an approximate 38-acre property on the south side of Main Street, east of Tremaine Road, abutting the Mattamy property.

Several citizens came forward to voice their concerns during the first meeting on the smaller of the two proposals.

Main Street West resident Anna Graybreck told the committee if it was just 30 houses being developed, she'd probably say okay. But she pointed out another proposal for 597 homes recently came forward for a nearby property.

"Our big concern is just the traffic in front of our house," she noted.

Fellow Main Street West resident Dana Weatherell, whose home is adjacent to the

Fieldgate property, questioned whether the existing mature trees on the lot are going to be preserved.

"There are several and I'd hate to see them go," she said.

Town Senior Planner Barbara Koopmans said a tree preservation report from the developer has been submitted to the Town, but pointed out that individual trees are often difficult to maintain.

She noted if they are on the portion of the property that's designated as greenlands, the trees will be protected.

Colin Best, another Main Street West resident, spoke about both of the proposals at the meeting and also raised traffic issues.

He noted he has great concern regarding the timing for the reconstruction and realignment of Main Street West and Tremaine Road, since all of the recent subdivision proposals for the area could bring more than 3,000 homes to the west end.

"Main Street West is already handling some construction and diversion traffic as Derry Road is reconstructed," he said.

During the Mattamy public meeting, Hugh Street resident Sue Leeder noted she thinks houses are being built in Milton at "break-neck speed."

"But, our social facilities don't seem to be proceeding at the same break-neck speed," she pointed out.

Ward 4 Councillor John Challinor ques-

tioned Mattamy's lawyer, Colin Chung, during the session on how the company has envisaged the proposed subdivision so that it's compliant with council's vision for this area of town.

"It looks an awful lot like other subdivisions you've developed," Mr. Challinor remarked.

Mr. Chung acknowledged that while the proposal has a typical suburban street layout, Mattamy recognizes the importance of creating a "character image" along Tremaine Road.

"We recognize this is a unique area," he said, noting the streetscape will respect the subdivision's proximity to Niagara Escarpment lands.

In addition to houses, the potential Mattamy Homes development would have space for an elementary school, village squares, woodlots and greenlands.

Fieldgate Homes' proposal also includes space for an elementary school, a large district park, woodlot and greenlands.

Both developers have applied to the Town for zoning bylaw amendments to make way for the houses. Once Town staff has received all comments on the two proposals, it'll report back to council with recommendations on whether they should be approved or denied.

Melanie Hennessey can be reached at [mhennessey@miltoncanadianchampion.com](mailto:mhennessey@miltoncanadianchampion.com).

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