



Regional Official Plan Review

North Aldershot Planning Area ROPR

Attention: Ms. Karyn Poad

Dear Ms. Poad

I am addressing this letter to your attention as I believe you are the staff lead on this aspect of the ROPR. I will be sending a copy to various individuals within the Region of Halton and the City of Burlington whom I feel will be involved in the decision making process for this area.

My name is William (Bill) DeLuca. I reside at 230 Flatt Road and own the properties also at 206 and 166 Flatt Road. Owned by William DeLuca (206) and Grindstone Holdings (166).

On the lands designated as 206 and 166 Flatt Road, I own and operate Burlington Tree Farms Limited, Aldershot Landscape Contractors Limited and Aldershot Landscape Maintenance Contractors Limited. We have owned and operated from these lands since 1972. The OMB granted us Special Designation zoning to operate a Landscape and Nursery Business on these lands. We also rent the Hydro Right-of-Ways for our operation. We are in the Central sector of North Aldershot.

We presently employ approximately 240 individuals. Our fleet comprises of over 100 vehicles of all sizes from crane trucks, dump trucks, crew cabs, pickups, as well as a complete variety of trailers, tractors, loaders, dozers, backhoes, etc. In addition to our own operation, our yard is serviced by fuel trucks, parts suppliers, dump trucks, tractor trailers delivering goods and products and courier vehicles. We are a twelve(12) month operation performing snow removal services

throughout the winter. Our valley lands are presently concreted in places with numerous bins holding our landscape materials, stone, topsoil, gravel, mulch, etc.

The big question for us is do we expand our operation in this present location? I have fully read the Discussion Paper dated June 2020 on the North Aldershot Planning Area – ROPR and note your two Discussion Questions in Appendix “A”.

- 1) “Are there any additional considerations or trends that Halton Region should review in terms of the North Aldershot Planning Area review of the ROPR?”

The obvious things we know are that our lands in the Central Sector of North Aldershot were removed from the Green Belt by the OMB decision on the Paletta lands. His application for 1100 units was approved for 550 by the Province. An agreement by the City of Burlington with Mr. Paletta increased that to 890. Legally Paletta has his approvals by all levels of government if he adjusts to the new setbacks requested by Halton conservation. I know they are back at the Province to attempt a settlement on various issues. But in reality once issues are resolved, Eagle Heights will be developed.

Our lands on the south side of Flatt Road, DeLuca, Cama Woodlands was also approved for development at the same time as Paletta received his 550 from the Province. We were arbitrarily given an approved number of 48 units for our lands at that time. Once the City approved the increased units to 890, for Paletta, our lands were not recognized for any increase. We strongly feel we have not been treated equally or fairly .

The North Aldershot Inter-Agency Review (NAIR) of 1993, recommended not widening Waterdown Road. Waterdown Road will soon be widened to 3 lanes with a 4 lane roadbed being installed now for future growth. The road will accommodate the joining of two established urban areas, Waterdown and Aldershot, with greater access to 403 and GO services. The widening of Waterdown Road will change our designation from rural to major urban transit route.

166 Flatt Road, Burlington, Ontario, Canada L7P 0T3

All services have been reviewed with the Regional Engineers. The Central Sector has Regional water supply and sanitary sewers now north of 403 and it is the intent to extend these services up the new Waterdown Road to the existing houses. Why not accommodate Eagle Heights and our lands at the same time. With Covid in play, does it not make sense to maximize the new infrastructure that is to be built; recover some of this years lost revenue and protect the investment.

In reviewing the Discussion Paper on North Aldershot, I wish to note these answers to some of the comments and guidelines presented in the report.
Page 23 – Growth Plan 2019 – Section 3.2

Our lands in the Central Sector meet the definition of vast majority of growth requirements. We have delineated built boundaries. We have existing or planned municipal water and wastewater systems. We can support the achievement of complete communities.

Pages 41 and 42 – Section 5.2

“Land use patterns within settlement areas should be based on densities and a mix of land uses”. We conform to all these following items (a) to (g) in the Central Sector. They indicate we may be a scattered new development. This will not apply to the Central Sector of North Aldershot as we would create a complete neighbourhood adjacent to major urban route, Waterdown Road. Nor scattered but a planned community.

Section 5.2.. We meet all the requirements of land use patterns especially active transportation will be supported by the widening of Waterdown Road, by the 403 exit and the proximity to GO services.

Page 43 – Policy Tests. Policy tests for a proposed settlement expansion – all can be met in the Central and even possibly the East Sector of North Aldershot.

- 2) “Given the environmental and other provincial policy constraints what are appropriate future land uses that should be permitted in the North Aldershot Area?”

In the report, North Aldershot is not considered prime agricultural lands. We are not a hamlet in the Central Sector but we have several rural clusters, thus a Settlement Area.

The City of Burlington and the Region of Halton need future single family residential development. Their needs can easily be met here with large and medium size single family units. The aging population of Aldershot are also demanding more townhomes in their hope of downsizing not wanting apartment or high rise condo buildings. Eagle Heights and our adjoining lands will provide for those needs.

North Aldershot is on the downslope from the Niagara Escarpment. All of the 'now' village of Aldershot was a continuation of the downslope of the Niagara Escarpment as well as Tyandaga. With good development these areas have become beautiful neighbourhoods without erasing the environmental features. Creeks and woodlots have been maintained with housing built on lesser setbacks from top of bank than would be demanded in North Aldershot. In fact, all of Burlington is in the downslope from the Niagara Escarpment.

We are co-operating with Hodero Holdings Ltd. and Branthaven Homes to persue residential development of our lands. They are presently presenting to the City and the Region proposals for a planned community. In co-operation with the Paletta lands, they plan to create a neighbourhood community that will respect the natural environmental features and conform to the requirements set out already by the Conservation Halton. Development of my lands will allow our companies to move to a new location and not have our trucks and employees compete with the future residential traffic. It will clean up our valley lands of landscape materials and allow for re-channelization and re-forestation. The 3 acre pond can be either maintained as a natural feature or developed as the Conservation Authority recommends.

But failure by these developers, Hodero/Branthaven, to obtain proper density will not allow us the resources needed to move from this location and plans for expansion will have to be considered on Flatt Road.

Hodero Holdings Limited is headed by Mr. Frank Doracin whom has been developing planned communities all his life. Branthaven Homes is well known as an excellent builder of homes on the lot sizes that is envisioned for these lands. They are proposing a well developed community with parks, proper setbacks, all services, nature trails and joint development with Eagle Heights to the north. The south of Flatt Road section should actually have the greater density because of its proximity to the highway and GO service. The houses will be within walking distance of the GO station at Aldershot.

With the development of Eagle Heights being legally approved, development of the Central section of North Aldershot is on the horizon. The opportunity to remove a large competing landscape operation is also possible allowing the development of a planned Community neighbourhood that both the City and the Region need and meets the need of the Province for population growth next to transportation hubs and available infrastructure services.

Thank you for the opportunity to express my views. I am available for any questions or inquiries to my letter.

Yours truly
ALDERSHOT LANDSCAPE CONTRACTORS LP

William DeLuca
President