

**Angela Janzen**

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**From:** Gagan Kasana [REDACTED]  
**Sent:** Tuesday, November 19, 2024 5:43 PM  
**To:** Angela Janzen  
**Cc:** Zechariah Bouchard; Karen Bennett; Mark Condello  
**Subject:** Re: 9755 Derry Road - Branthaven Fourth Line Proposal - Background Information Available for Viewing

Thanks, Angela,

Well, the proposal you have given is more alarming to me now.

So now, since you guys propose Right-in and right-out movements, that means in the morning, either the folks in the newly constructed area take a U-turn on Derry, causing traffic mayhem.

Or they now go through the front of my house if they wish to get to 401 or 407.

The proposal to build a tower and townhouses in such a small cluster is obnoxious and will spoil the existing community.

I know Bravenhurst being a developer will just develop and move out it's the resident spl. the one like me who bought houses 10 years ago and plans to retire here will have to suffer.

Further section 4.3 of the traffic impact study by GHD, did not do a thorough analysis of the traffic by considering East & west development separately and has not catered to the development which is happening at Derry and Ontario St S. The traffic from there; with the school zone will be an issue so, in short, the analysis done by GSAI is biased for the developer and a second independent review of the supposed plan need to be done.

Thanks & regards  
Gagan Kasana

On Tue, Nov 19, 2024 at 4:43 PM [angela.janzen@milton.ca](mailto:angela.janzen@milton.ca) <[angela.janzen@milton.ca](mailto:angela.janzen@milton.ca)> wrote:

Hi Gagan,

A copy of the Traffic Study as well as other technical studies can be found at this location on the Town's website: [https://www.milton.ca/en/business-and-development/ward-2-development-applications.aspx#Supporting-studies-and-drawings\\_1](https://www.milton.ca/en/business-and-development/ward-2-development-applications.aspx#Supporting-studies-and-drawings_1)

The Boyne Survey Secondary Plan can be accessed on the Town's website here: <https://www.milton.ca/en/business-and-development/official-plan.aspx#View-the-Official-Plan> under the Official Plan tab #1 – go to the secondary plan section – The Boyne section is C.10. Then under the second tab, you can find the Boyne Survey Schedules.

With respect to Point 2, similar to other development applications, the Town and the Region will review and evaluate their policies and guidelines as it relates to, among other things, access, intersection spacing and other technical matters relating to road infrastructure as well as the input from the Traffic Impact Study and all other technical background studies prior to making a recommendation regarding the preferred access(es) to the development. Given that the Town Departments and agencies have just begun the review of the first submission materials, conclusions are still pending.

As you may know, the applicant held an informal public meeting (virtually) on October 16, 2024. In preparation for that meeting, I asked our Transportation staff for a few notes about the status of Cedar Hedge Road and items that they would consider through the review of the proposed development in relation to access via Cedar Hedge Road . The following preliminary notes/comments were provided:

- This leg of Cedar Hedge was closed off before the median on Derry Road was implemented. The closure was due to it originally being a 2-way stop control intersection. The intent was never to have it permanently closed off. It was due to the unsafe intersection configuration at the time.
- The re-opening of Cedar Hedge Road at Derry Road would be restricted to Right-in Right-out movements (Similar to Fourth Line/Derry Road directly opposite from this leg).
- The proposed intersection is expected to alleviate traffic volumes at the intersection of Trudeau Drive/Derry Road as residents will have an alternative path of travel. This will also translate to fewer trips using Laurier Avenue.
  - o The alternative would be to only provide access to residents along the existing Cedar Hedge Road at the elbow. This will result in most of the new development traffic to travel along Cedar Hedge Road or Laurier Avenue.
  - o Should the intersection not be re-opened, the proposed access to the development will result in an irregular configuration. This may pose safety concerns as it will be located within the elbow at Cedar Hedge Road. Re-opening Cedar Hedge Road (south of the bend) will result in a regular 3-legged intersection configuration.

- Emergency services will have a more direct path of travel to the subdivision as multiple turning movements will not be required.

- This portion of Cedar Hedge has remained as a Town Right-of-Way. The cross-section at the moment is projected to have a Multi-Use-Trail run along the east side of the roadway, sidewalk along the west side of the roadway and one lane of travel in each direction. This has not yet been finalized, however the Town is working on maintaining the “trail” use along the roadway and will be further discussed at the time of draft plan submission when more details are available.

Please note that I have saved your email as a formal written submission. Staff will review all written submissions received as part of the overall evaluation of the application and will respond to the issues raised through a future recommendation report. Timing of that report is yet to be determined.

A statutory public meeting for this application is scheduled for December 9<sup>th</sup>. Notice has been mailed out to all residents within 200 m of the proposed development. In addition, the same notice has been posted on the Town’s website here: <https://www.milton.ca/en/news/statutory-public-meeting-notice-9755-derry-road.aspx>

I am hoping the above noted is helpful for the time being.

Angela



**Angela Janzen**

Senior Planner, Development Review  
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**From:** Gagan Kasana [REDACTED]  
**Sent:** Thursday, November 14, 2024 7:27 PM  
**To:** Mark Condello <[MarkC@gsai.ca](mailto:MarkC@gsai.ca)>  
**Cc:** Angela Janzen <[angela.janzen@milton.ca](mailto:angela.janzen@milton.ca)>; Zechariah Bouchard <[zechariahb@gsai.ca](mailto:zechariahb@gsai.ca)>; Karen Bennett <[karenb@gsai.ca](mailto:karenb@gsai.ca)>  
**Subject:** Re: 9755 Derry Road, Milton

Hi Mark ,

For **Point 1** I would like a copy of the Traffic Study and if possible the credentials of the qualified Traffic Engineer who made the traffic plan.

For **Point 2** Can you share the details of the Town and Halton Region-initiated request as I need to discuss this with our councillors as to how such a request can be raised without any information to the residents of the concerned area.

For Point 3 where can I access the secondary plan for this area ?

Also when is the plan for you to present this and the public hearing for this in the Town of Milton .

Thanks & Regards

Gagan Kasana  
[REDACTED]

On Thu, Nov 14, 2024 at 10:19 AM Mark Condello <[MarkC@gsai.ca](mailto:MarkC@gsai.ca)> wrote:

Hi Gagan,

Thank you for reaching out, I've copied Angela Janzen, the Town Planner who is currently reviewing the 9755 Derry Road application.

I can assure you assure you Branthaven and my office undertake a tremendous amount of due diligence before advancing any project. The proposal at 9755 Derry Road is no different. It is important to note that the proposal conforms to the Town's Official Plan and Secondary Plan documents.

In response to your comments below:

1. A Traffic Study has been prepared by a qualified Traffic Engineer. This Study is being reviewed by the Town and can be made available upon request. The findings of the Study support the proposed development. The development proposal does not plan to change Derry Road. Through discussions with Town Staff, a connection from Cedar Hedge Road to Derry Road was requested; however, this will be a controlled right-in-right-out configuration.
2. Through the development proposal, the extension of Cedar Hedge Road to Derry Road is being reviewed by Town staff. Please note, that Branthaven does not own these lands, these are Town-owned lands. The request to explore this connection is a Town and Halton Region-initiated request.
3. Your comments on the park location are noted; however, the location of the park is consistent with where the Town wants to see a park in this neighbourhood. This location conforms to the Town's Approved Secondary Plan for this area.

I trust the above information helps. Please let me know if you have any further comments or questions. Alternatively, you can also reach out to Angela Janzen at the Town.

Thank you,

Mark

**Mark Condello, MCIP, RPP | Associate**

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Please do not feel obliged to reply to this email outside of your normal working hours.

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**From:** Gagan Kasana [REDACTED]  
**Sent:** Thursday, November 7, 2024 11:01 PM  
**To:** Mark Condello <[MarkC@gsai.ca](mailto:MarkC@gsai.ca)>  
**Subject:** Re: 9755 Derry Road, Milton

Hi Mark,

I have a few questions. It looks like the planners have not done their due diligence on the area, and the plan presented is just to maximize the number of units.

- 1) How do you plan to move 100 people from your apartment in the morning to 401? Will there be a U-turn on Derry in front of a school, making a mess of already congested traffic?
- 2) The fourth line is not connected to Derry, and the link shown in your maps is not possible. The town has a deal with folks on Ceader Hedge Road that this will not be opened. Will you be opening this road to Derry? We are not open to traffic flowing into our area from your newly constructed houses.
- 3) Your east side in maps has no parks and the west side has a lofty park why don't you move the building to that park and give a park in the center of the east side?

To be truly honest your design has many loopholes and I will be fighting against your proposal.

Thanks & regards

Gagan Kasana



On Thu, Nov 7, 2024 at 2:25 PM Mark Condello <[MarkC@gsai.ca](mailto:MarkC@gsai.ca)> wrote:

GSAI File No. 656-025

Good Afternoon Gagan,

I understand you reached out to our office requesting a copy of the presentation shared at the Community Information Meeting for 9755 Derry Road. As requested, please see attached.

Let me know if you have any questions.

Regards,

Mark

**Mark Condello, MCIP, RPP | Associate**

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## Angela Janzen

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**From:** glenn mclay [REDACTED]  
**Sent:** Friday, November 15, 2024 5:22 PM  
**To:** Angela Janzen  
**Cc:** [REDACTED]  
**Subject:** Proposed Development 9755 Derry Road File 24T-24003/M & Z-23/24

Dear Angela,

Thank you for contacting us about the proposed development plans in our neighborhood.

We acknowledge that Milton is continually growing in accordance to the mandate imposed by the province to build a specific number of dwellings.

Our main concern is the opening of Cedar Hedge road to Derry road. Even though the posted speed limit is 40km/h drivers continually speed along Cedar Hedge as they use it as an alternate to reach Laurier and continue to James Snow. They want to bypass turning left from Derry onto James Snow.

On a more personal note part of the decision to buy here was the fact that the proposed lot was not zoned for residential and Derry was never intended to be connected to Cedar Hedge/Fourth line. The increased traffic by opening Derry will cause serious safety concerns to the many children that play and ride their bikes in the area.

We would like to see the development closer to the western end of Derry and keep traffic along Rusk and Sauve where there are already townhouses and apartments. Please consider a greenspace along Cedar Hedge as it compliments the Dynne Adam school. This will also provide some refuge for wildlife.

We have lived in this house close to 20 years. Please consider carefully the decisions that will ultimately affect the fragility of our environment and our current safe, quiet and beautiful neighborhood.

Sincerely,

Jajn and Glenn McLay  
[REDACTED]



## Angela Janzen

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**From:** Vyshnavi Yoheswaran [REDACTED]  
**Sent:** Thursday, November 7, 2024 10:40 AM  
**To:** Angela Janzen  
**Subject:** 9755 Derry Road Town file 24T-2400/M &Z-23/24

Hi

My name is Vyshnavi from [REDACTED].

We have received the above subject letter.

Thank you for considering public views. Really appreciate it.

However please do not approve this construction. Milton is over crowded already. Please let us live us and breath. Our kids need a safer environment.

If you bring condos and houses think about the traffic in the morning. There are 2 schools and cross streets.

So many kids around that area goes to school peacefully now. Please do not ruin that.

This is my kind request.

Thank you

Vyshnavi