

Gas bar gets approval from OMB

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Staff Writer



The OMB has approved a gas bar/convenience store for the corner of Maple Avenue and Trafalgar Road. *File photo*

decreased setbacks, drainage, environmental concerns resulting from fuel spills, and impact on the neighbourhood home values.

Acheson ruled that "there is no compelling evidence presented to the Board that the proposed use presents a public safety concern. The setbacks of the building and the underground location of the fuel storage tanks have all been recommended for approval by the respective approval authorities and meet contemporary safety standards. ... "and that traffic and transportation matters can be dealt at the site plan stage."

He added, "The Board understands that change can be disconcerting to people that have lived in an area for many years and have seen their neighbours change over time."

A developer has won his appeal at the Ontario Municipal Board, paving the way for a gas bar and convenience store on the northwest corner of Trafalgar Rd. and Maple Ave. (17 Sideroad).

OMB member J.P. Acheson ruled on Sept. 23 that the project represents "good planning and orderly development of the subject property in conformity with the long-term planning directions for the municipality."

In March the project failed to get Halton Hills council approval. In an unusual move that even Mayor Rick Bonnette hadn't seen in his 30 years of political life, the proposal failed to win support after two tie votes.

The developer had been seeking site-specific Official Plan and zoning bylaw changes on two residential properties to allow the three-pump gas bar and 1,350 sq. ft. convenience store on the combined 0.2 hectares (half acre). The proposal would be fully serviced via a municipal wastewater line from Thompson Dr.

No agencies circulated on the proposal objected but local residents had a number of concerns, including traffic safety and congestion, noise, lighting,

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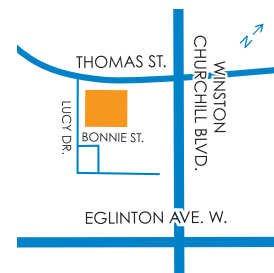
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