

Four adjacent owners purchase lakefront lot

Four property owners abutting a large lakeside building lot at the foot of Elmore Drive in Lakeview subdivision have bought the property in common to preserve it as a green belt.

Efforts to have the town purchase the property for an extension of a belt of park land along Fairy Lake did not bear fruit so Mr. and Mrs. J. Bray, Mr. and Mrs. Klaus Schroeder and Mr. and Mrs. A. Vadeika, Elizabeth Drive, and Mr. and Mrs. A. Turner, Elmore Drive, decided they would purchase the property in common to prevent anyone building on the lot.

A narrow walkway still connects Elmore Drive with the parkland that extends parallel with Elizabeth Drive along Fairy Lake.

"Our first interest was to preserve the land for public use," said spokesman Joe Bray, "and we were happy with the support we received from the Lions Club, parks board and the interest shown by other citizens." However, efforts to preserve the land for a green belt got nowhere despite appeals to M. P. Terry O'Connor and the Minister of the Environment, James Auld. Mr. Bray said he was pleased with the response he got from both O'Connor and Auld and the advice they gave.

"Our second interest was to see the property was not built on," Mr. Bray said, "hence we proposed to purchase it ourselves to avoid the sale of the property to someone who intended to build."

Mr. Bray said they were fortunate to pick up the property; that timing was on their side. The deal was closed August 15.

He said it was unfortunate that provincial money was available for the Niagara Escarpment but no provision made for saving lakeside properties such as the one they purchased. The four property owners intend to improve the property, levelling it off and seeding it to prevent further erosion.

Jany property
The property was owned by Joe Jany Jr., a former Acton resident now residing in Montreal, who proposed to establish two building lots from the lakeside lot and had applied for a minor variance

and severance from the committee of adjustment to allow building. The Jany family were original owners of the Lakeview subdivision and had reserved the lot for their own use, plans which were changed when the family moved away. They then proposed to sell it as two lots.

Residents of the area objected and Acton council suggested that the application be changed so as to create two building lots and leave a 17.3 foot walkway along the lake which would be deeded to the town. Nearby residents felt the town should purchase the property to preserve the logical continuation of the approximate 140 foot ribbon of green belt which follows the contours of Fairy Lake.

The case was further complicated by a dredging of the lake. The original shape of the property had been much like a horseshoe with tips on the lake. The centre had been filled in with dredging material. The Jany family felt they required much of the new land by "squatters' rights" but Beardmore, owners of the lake, contested the Jany description of the property. The two parties agreed to a "saw-off" which would straighten out the lot and leave the company with a strip 18 feet wide at the narrowest point along the lake. The town proposed a further 17.3 foot addition to the walkway's width.

The case went before the committee of adjustment who deferred a decision to give residents time to consider council proposals of two 50-foot lots and additional walkway room but residents decided to act themselves when it appeared they would get no financial support from the municipality or province in time to preserve it.

It appears, however, that funds are available from provincial sources and conservation authority but the information was not available in time to save this situation. The information obtained was forwarded to the municipality in the event a similar situation arises in the future.

Meanwhile the four new property owners are happy with their purchase and have unobstructed access to the lake.

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Urges permanent agriculture zones

There is a real need for agricultural zoning on a permanent basis. Agricultural Representative Henry Stanley told Halton County Council's administration committee at a meeting Thursday.

Stanley said there should be land designated as permanent agriculture rather than a holding zone until a higher use, such as recreation or high rise, came along.

He said he had recently travelled from New Brunswick to Thunder Bay and witnessed farmers trying to grow crops and carry on a farm operation under very poor conditions.

"I feel, and many of the farmers in this area feel, it is blooming near time something was done. We have top quality land here and we have an ideal soil for produce."

He said he felt plots of about 1,000 acres each should be set aside and zoned permanent agriculture. Stanley expressed the fear of farmers in the area who have watched what is happening with the Parkway Belt and the Niagara Escarpment Plan.

"Farmers want to know if they should paint their barn or put in draining tile for their acreage. They want some say in the planning. Will it be housing, recreation or farming in the foreseeable future?" he asked.

Both Warden A.J. MacArthur and Deputy Reeve Marjory Powys commended Stanley and the farmers for their interest in

the preservation of good farm land.

Food supply
"There is more than a matter of stability for farmers at stake, there is a matter of food supply for the general population," Mrs. Powys noted.

Oakville Deputy Reeve Terry Munnell indicated Ontario was one of two provinces in Canada without the sort of agricultural zoning Mr. Stanley spoke of.

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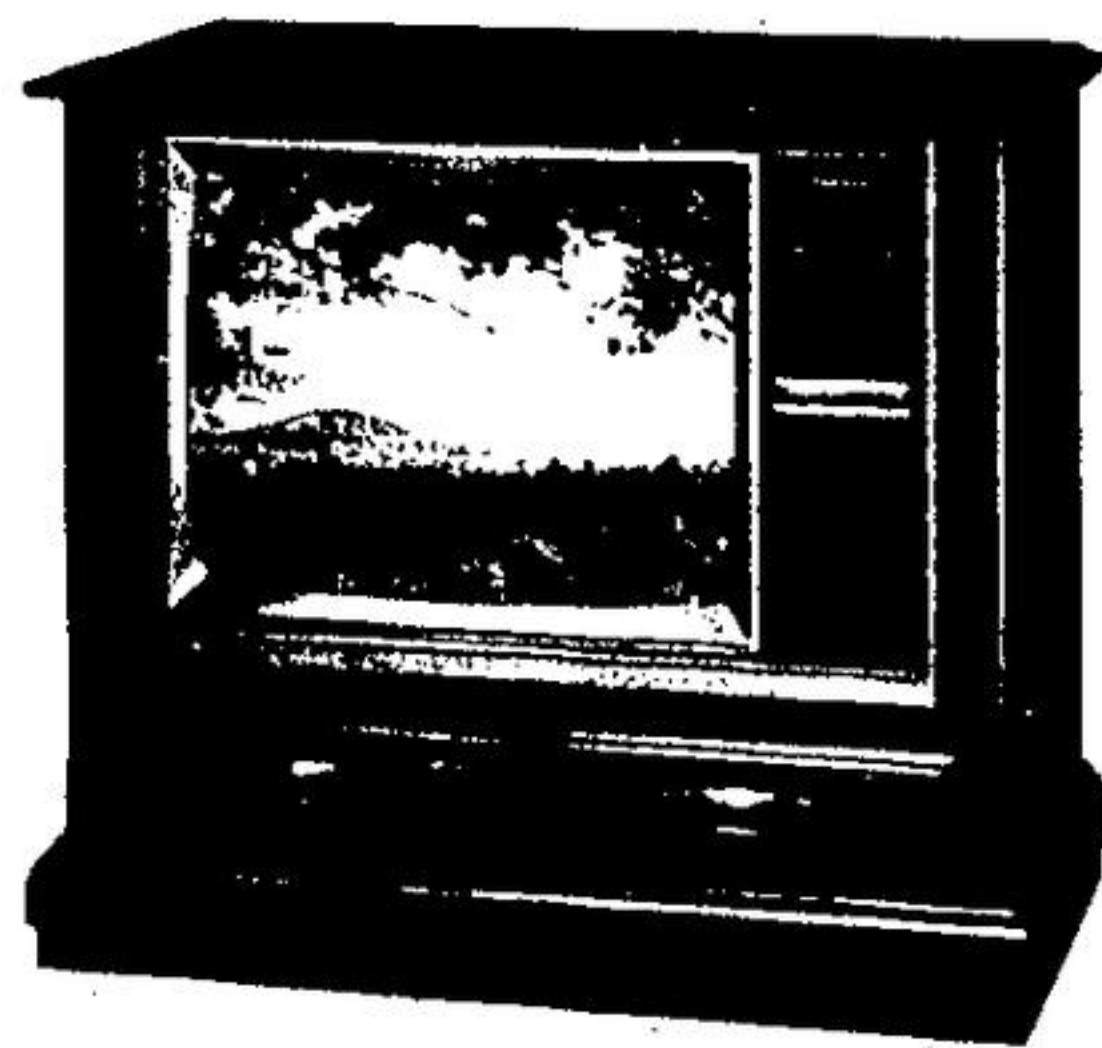
the preservation of good farm land.

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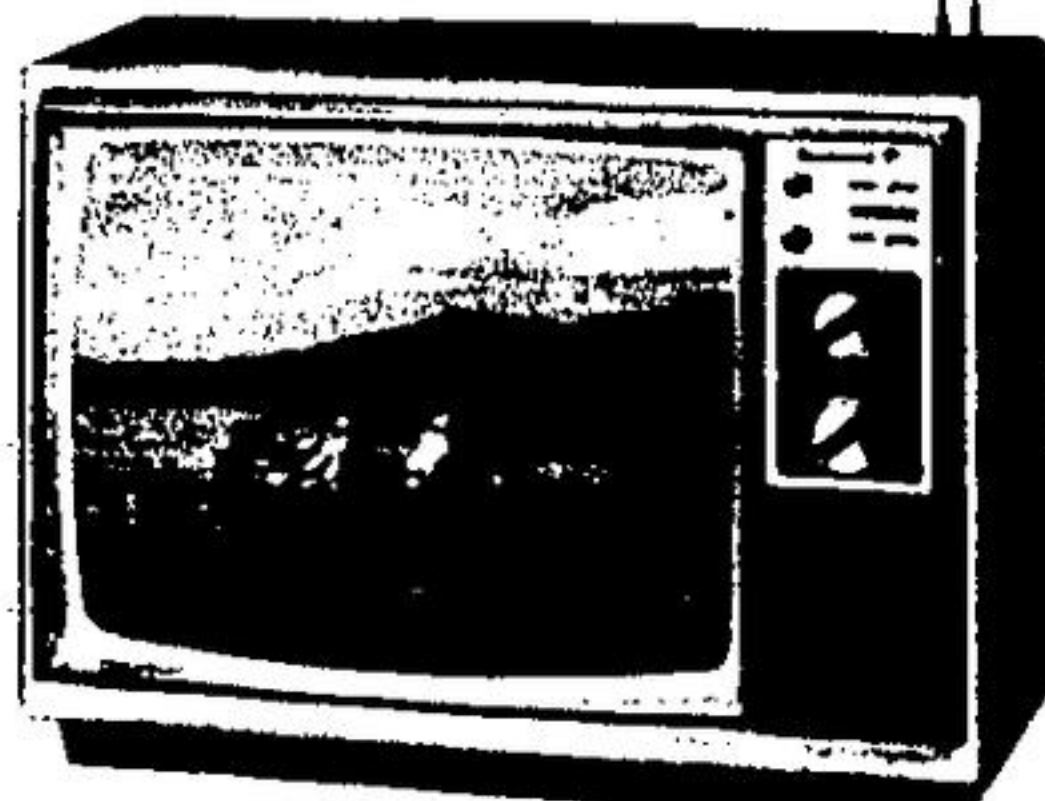


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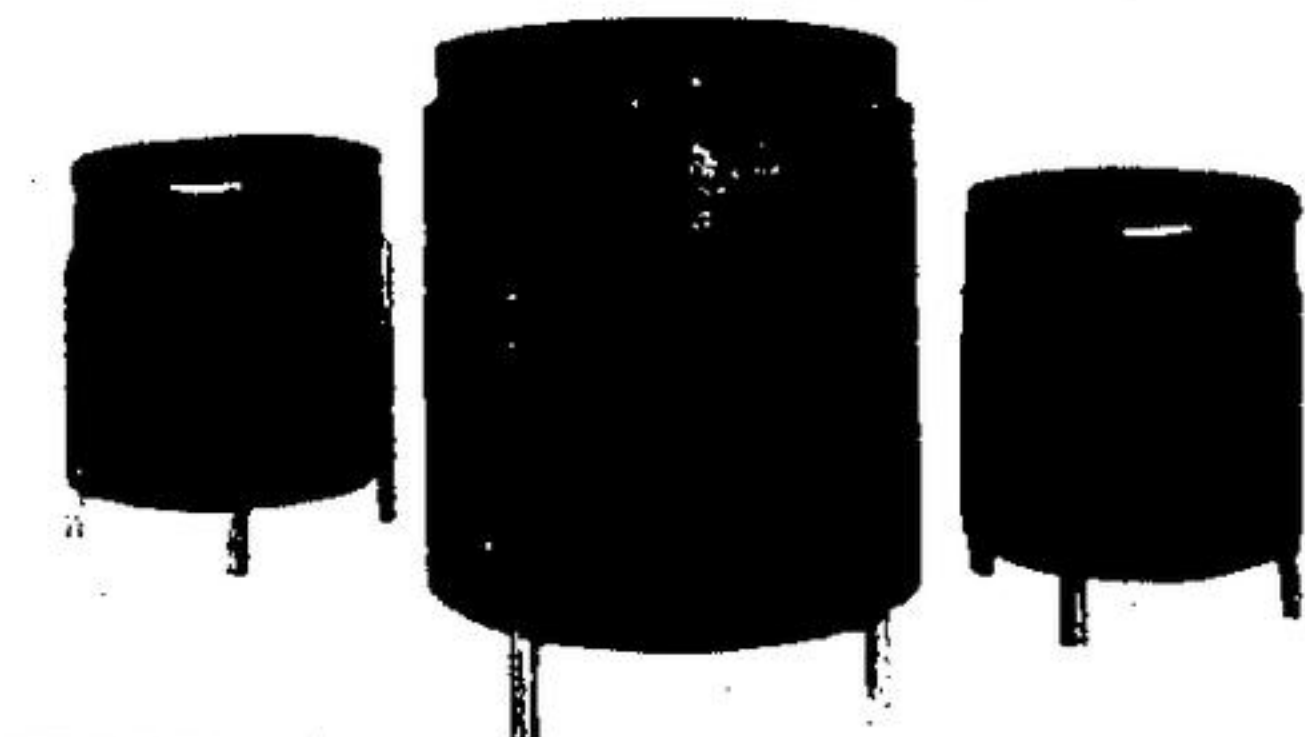


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