

## Neighbors back-by-law block 'another' house

Twenty-three George Street residents succeeded in keeping their neighborhood the way they want it, though a real estate broker told last week's Land Division Committee (LDC) meeting one house would stay ugly unless a severance was granted.

Will Shaw, the real estate broker, said to leave the house run down the way it is is unthinkable. "It'll continue to be an eyesore unless the severance is granted," he said.

The house, on the north side of George Street, is vacant. The property is in mortgage receipt.

The application for conveyance came from Arnold Somers who told the committee he intended to buy the

house, renovate and sell it. First, though, he wanted to divide the lot on which the house sits, so there would be two owners instead of one.

The objectors to the Somers' application pegged most of their arguments on a town bylaw which does not permit semi-detached homes in the vicinity. Also, the half dozen neighbors at the meeting, argued the difficulty in creating an extra parking spot for the house. Bonnie Ostler, an objector, told committee members there is no parking on George Street. They also wanted to maintain the aesthetics of the neighborhood.

A letter from objectors to the bid carries 23 signatures. The house was built prior to the passing of the by-law and

therefore the building is classed as legal non-conforming in use.

Somers said the use of the property will remain the same. Only the title will change, with a line down the middle of the house.

All four LDC members voted against the Somers' application.

LDC member Des Morrow said he believed the land use would change from a multiple house on one lot to one house on two lots.

The legal non-conforming issue was taken up by Bill Coats, a committee member. The town's hope that non-conforming places will eventually conform. "If we separate it (the lot) it may never conform to the bylaw and that's my main reason to objecting," Coats said.

## LDC grants severance to Limehouse couple

Regional Land Division Committee (LDC) granted a severance to a rural Limehouse couple off their farmland north of Highway 7, on the 6th Line.

The LDC OK'd the application from Donald and Dorothy Hackett, RR1 Limehouse to sever about an acre from their holding of 45 acres during the meeting in the 7th Line town offices last Tuesday (June 6).

The main reason for approval by the LDC was because the acre is flanked by two houses and so is, as committee member Des Morrow

said, an almost perfect case of infilling.

Georgetown lawyer Walter Sopinka told the committee the Hackett's property is just opposite lands where about 50 estate lots may be going in on the old drag strip.

Sopinka also said the application meets the test of infilling from the Interim planning policy and the draft official plan for Halton.

LDC members Morrow and Bill Coats, however, said they were not impressed with the argument concerning existing residential development.

"It's an almost perfect, classic case of infilling," said Morrow, "and as for farming, you can hardly turn in it."

The provincial ministry of agriculture agreed by stating the severance will have no or little significance to farming.

Both the region and local planning departments recommended denial because the farm has been owned only since 1972 and because the severance represented an urban intrusion into the countryside.

Severances are normally granted to a retiring farmer who has owned the land for at least ten years.



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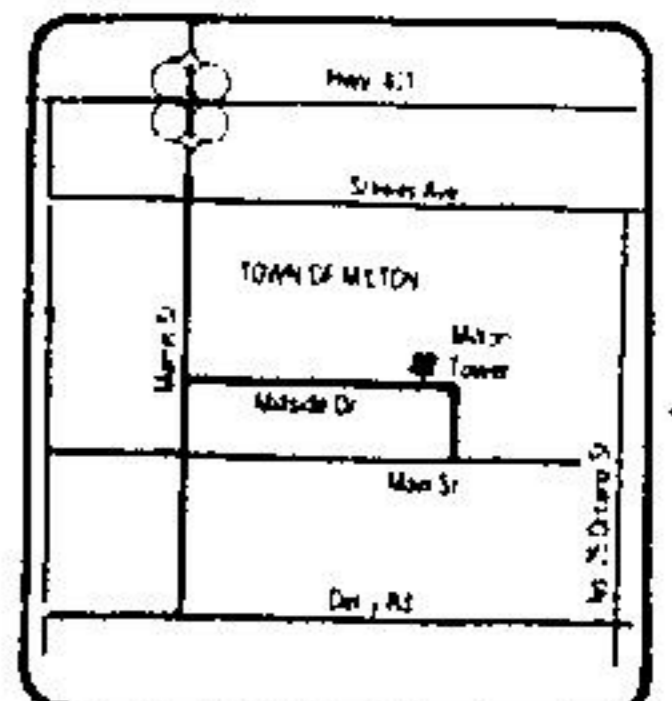
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**SEE THIS** spacious back split. It's been newly decorated and features 3 bedrooms, 1½ baths, extra large family kitchen, a ground floor family room and laundry, broadloom throughout, and it's set on a large lot in Fairy Lake area of Acton. It's a must to see at \$58,900.

**ATTRACTIVE SIDE SPLIT** located in a prime area close to Fairy Lake, this nine year old home features 3 bedrooms, living and dining area, eat-in kitchen with built in stove and refrigerator, large 4 pc. bath with vanity, den, future rec room and laundry in the basement and garage. Asking \$57,500.

**PERFECT FAMILY** home centrally located close to all amenities. This brick two storey features 4 bedrooms, 1½ baths, large living room and dining area overlooking rear yard. Lovely kitchen with roomy dinette, fully insulated and wired basement including 5th bedroom, laundry, workshop, fruit cellar and future rec room, carport and paved drive. Asking only \$55,900.



**NEWLY RENOVATED**, this centrally located two storey. It's covered with aluminum siding and features 3 bedrooms, separate dining room, large bathroom, broadloom and garage. Priced at \$47,300.

**CENTURY STONE HOME** set on 1½ acres minutes from Acton. This home has been completely renovated with the greatest of care taken to preserve its original charm, almost 3000 sq. ft. of living area with many features too numerous to mention, must be seen to be appreciated. Priced at \$139,900.

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**HORSE LOVERS** see this 20 acre property with fenced paddocks, a large fully equipped barn with excellent box stalls, a pond and a 4 bedroom brick and aluminum side split located on a paved road close to a main hwy. south of Acton. Call today for all the features included with this property. Asking \$129,900.

**IN MINT CONDITION** and beautifully decorated throughout describes this 3 bedroom townhouse, which also includes 3 bedrooms, walkout from living room to patio, broadloom and a finished rec room with artificial fireplace. This one must be seen to be appreciated. Asking \$38,900.