

Glen planning policies raise questions, concerns

By PAUL DORSEY
Herald staff writer

Glen Williams residents packed the Halton Hills council chambers last Tuesday night as the town planning department unveiled its newly-completed Secondary Policy Plan for the hamlet, which predicts a population increase from the present 1,100 to about 1,500 within the next seven to ten years.

The 17-page document an amendment to the Existing Official Plan, which is itself destined to become part of Halton Hills' first Official Plan now being finalized, drew a generally favorable response



Georgetown resident Bob Elnesky, has been posted to the Downsview detachment of the Ontario Provincial Police after graduating from the OPP Training and Development Centre in Toronto.

Constable Elnesky, his wife, Jane, and their family live on Mountainview Road South, Constable Elnesky was previously employed with the Ministry of Corrections.

from Glen Williams residents who attended the special public meeting of the town planning board.

There were several concerns raised, however, over the availability of land for even a slight increase in residential development and over the eventual provision of municipal services to existing and future homes.

COMMENTS WELCOME

Citizens have until Nov. 20 to submit comments or ask questions about the Secondary Plan according to town planning director Mario Venditti, who described Glen Williams as "a very desirable community to live in". All public input will be taken into consideration when planning staff sets out to make final revisions, he said.

Intermediate planner Jim Shewchuk stressed that the plan's chief aim is to set development policies for future growth while at the same time trying to perpetuate the unique identity of the community and preserving its character.

Reviewing the boundaries of areas in Glen Williams designated for residential, commercial, industrial, institutional, rural and open space uses, Mr. Shewchuk noted that the plan's policies are subject to change through amendments of the official plan or zoning bylaw.

The plan's basic assumptions include the "predominantly dormitory" nature of Glen Williams and its manageable growth rate, estimated to be about 5.5 per cent annually, over the next seven to ten years.

"Housing developments permitted to take place shall be predominantly single-family detached units at an average density of seven units per hectare," the plan states. "No major changes are anticipated in the commercial or industrial base of Glen Williams".

PROPOSAL REJECTED

Developer Wilfred Snow, whose proposal to build a residential subdivision in a non-residential area of the hamlet was rejected by the town, questioned the planning department's methods of projecting Glen Williams' population growth, since department staff appeared unaware of exactly how many vacant acres are available for future developments.

Planning board chairman Roy Booth advised Mr. Shaw that if certain rural zones, included in the plan as "buffer zones" for future residential development, are to be re-designated for that purpose, public hearings will be arranged so that all concerned can be kept informed.

Erin Street resident Ron Wilson said the plan "looks good on paper" but makes no provision for the future extension of municipal water services to the hamlet from urban Georgetown, despite its population increase projections. He asked whether Glen Williams residents could petition council to amend the plan and take steps to provide the service, thus resolving "a very borderline water situation" that exists.

Mr. Venditti reported that Halton region's public works department is currently examining the feasibility of linking Mullin Place and other homes close to the Georgetown boundary with the municipal water system. Any future development proposals for other areas of the Glen, he said, will probably prompt similar studies that would ultimately see a looped water main system carrying water into the hamlet and back to Georgetown.

RESIDENTS ADVISED

Coun. Booth advised the residents to submit petitions or applications to council or the planning board if they feel water should be provided as soon as possible.

"The plan anticipates some sort of water system to be implemented in Glen Williams at some future point," Mr. Venditti added, "but it doesn't contemplate any form of sewage treatment capacity being offered to the hamlet within its ten-year span".

In response to another question from Jack Van Der Meer, the planning director speculated that the Credit Valley Conservation Authority will be "satisfied" with the town's plan, despite the fact that the town has greatly reduced the area designated as "hazard land" by the Authority.

Mr. Van Der Meer expressed pleasure at the town's decision to keep the size of houses built in Glen Williams in the future small, although Tweedle Street resident John Mims said that the minimum floor space for new homes stipulated in the plan - approximately 900 square feet - is "very small".

Mr. Mims noted the plan's "good intentions" in regulating the hamlet's future growth, however, and was assured that upcoming development proposals will all necessitate similar public hearings aimed at protecting the interests of present residents.

A.D. Taylor of Confederation Street asked whether the increased traffic that will probably result from residential developments anticipated in the plan for an area near his home would necessitate the widening of Confederation Street and the expropriation of parts of some properties.

DOUBLE TRAFFIC

Mr. Venditti conceded that the future development of a subdivision in the hamlet's north end could double traffic flow through the hamlet Glen, but would not create any hardships for residents.

"The region is considering making improvements to regional road 32," he said, "but there are no other major road widening schemes that I'm aware of at this time".

Bob Watts of the Ninth Line

was informed that Glen Williams' population growth rate during the past decade has amounted to only about one per cent per year. Mr. Venditti justified his prediction of a 400-resident jump in the population during the next decade by explaining that more local residents, mostly from Georgetown, are expected to look to the hamlet to build themselves bigger and better homes.

A garden supplies outlet proposed by Sheridan Nurseries on the Tenth Line has not been shown as a commercial operation in and otherwise rural zone, Terry Gorman of Main Street was told, because the proposal has yet to be considered by council. If the retail outlet wins approval, alterations to the plan's designations will be considered, Coun. Booth said.

Tenth Line resident John Mitchell received a round of applause from his Glen neighbors when he criticized the plan for upholding the town's practice of allocating its sewage treatment capacity to developments other than those already existing in satellite communities like Glen Williams, Stewarttown and Norval.

FUTURE SEWAGE

"The plan's lack of attention to providing future sewage facilities to the Glen means that all of the town's treatment capacity will likely be directed elsewhere," Mr. Mitchell said. "There will be no chance that Glen Williams will ever be served by a central sewage system, and that doesn't make much sense. Many of our homes are already suffering a breakdown of tile and drain facilities, and the lot sizes set out in this plan wouldn't allow the installation of our tile fields by today's standards. We have ponding and then a run-off into the Credit".

Coun. Pete Pomeroy pointed out, though, that council has approved a bylaw which gives the servicing of its hamlets a higher priority than the servicing of any developments that would extend Georgetown's urban boundaries, such as the 1,740-home proposal by Focal Properties Ltd.



LAST CHANCE FOR A FALL FROLIC?

Jill and Jason Carter, Karum Parker and Stephen Burns took advantage of what will probably be the last opportunity this

year to experience the fun of burying as much as possible of themselves in a huge pile of leaves. With November at the halfway point, and the weather turning colder, it seems likely those piles of leaves will be hauled away or covered with snow before much longer.

(Photo by Lori Taylor)

Newcomer, two incumbents on Erin Twp. council

In Erin Township, incumbent Jo Schneider, incumbent George Root and newcomer Duncan Armstrong were elected as the three councillors for Erin Township council.

Mrs. Schneider topped the polls with 334 votes, Mr. Root received 278 votes and Duncan Armstrong attracted 247 votes. Harry Ash received 505 votes and Eleanor Rimmer received 323 votes.

In Erin Village, incumbent Evelyn O'Sullivan, newcomer Paul Dray and incumbent Jim Scott were elected as the three councillors for Erin Village council. Mrs. O'Sullivan topped the polls with 391 votes, Paul Dray received 267 and Jim Scott received 254 votes. Tim Inkster received 252 votes, Dana L. Mundell received 213 votes, Wayne Stewart received 172 and Kenneth R. Nichols received 107 votes.

In Eramosa Township, Murray Cox defeated Audrey Hilton 625 votes to 418 votes for a seat on Eramosa Township council. Rick Lewis will be a Rockwood trustee, attracting 270 votes compared to 63 votes for Jack Vlasblom.

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REPORTER REPORTED

Herald reporter Lori Taylor found herself on the receiving end of an interview for a change recently when Ryerson Journalism student Cathy Kurylowicz interviewed her for about weekly newspapers for a school

assignment. Ms. Taylor reported that it was a novel experience answering questions instead of asking them. (Herald photo)

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