

Mayor circumvents urban boundary delays

Go-ahead for Acton East

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Herald Staff Writer

Developers with residential projects proposed for Acton's eastern boundary may be spared delays that were expected as the town and the region begin to install the community's new urban limits.

Two small projects by P. Civierno Investments Ltd. and Cedar Roads Development Ltd. planned for Acton's northeastern corner, as well as larger developments southeast, should not be held up because of the urban boundary implementation program, Mayor Pete Pomeroy argued at last week's regional planning and public works committee.

He charged that the region's planning department had been "dragging its feet and putting roadblocks in front of everything" regarding the smaller developments proposed around Acton's high school.

By exempting them from the implementation program, at least for the time being, the larger developers wishing to build on about 150 acres of property in the Churchill Road South area would be allowed to go ahead with studies to bolster future subdivision proposals.

Council will decide to-

tomorrow (Wednesday) whether it wants to examine the ramifications of exempting the residential projects.

THREE MONTHS

In addition, Mayor Pomeroy suggested that one member of regional council, most likely Acton's Dave Whiting, should join staff on a special committee to oversee the boundary implementation. Originally, the planning department was to form the committee in three months, but Mayor Pomeroy asked that it be ready in January.

Part of the approximately 13-home Civierno project has been left outside the Acton urban boundary and the 14-lot Cedar Road project on the west side of Churchill has been entirely excluded, making it ineligible for full water and sewer servicing.

Halton Hills has supported the two projects, but the region, strictly adhering to the urban boundary, was reluctant to approve two-year old draft plans until the boundary review determined that the sewage treatment plant could handle more waste from residential development.

The review, completed earlier this year, has determined that Acton's 7,000 population could

grow to 10,000 (with industry) and still be accommodated by the present sewage plant.

However, the provincial ministry of environment has expressed concern about Acton's water supply, and planners are reluctant to allow new development in the community until the water issue is solved to the ministry's satisfaction. The region's position does not affect development on registered lots requiring building permits.

FIVE YEARS

Speaking on behalf of the Civierno and Cedar Road projects, Georgetown lawyer Bert Arnold told the planning committee that the projects, each about five years old, have been around longer than

other development schemes on the eastern boundary.

Water and sewer lines pass the properties, he pointed out, and development in the area would support the region's goals of "infilling" vacant land in the urban area.

The implementation program is expected to concentrate on outstanding issues about Acton's industrial land, particularly in the north end where it must be determined if a proposed industrial park will accommodate private septic systems while being supplied with municipal water ("partially serviced property").

Councillors have argued that the industrial matters which will be

addressed in the program shouldn't hold up residential projects.

Three large developers wanting to build in the Churchill Road South area have asked to go ahead with their own water study rather than wait for boundary implementation.

Depending on how staff responds to Mayor Pomeroy's recommendations, council could decide to treat implementations and residential development in Acton east as separate issues.

But regional planning director Raj Mohammed warned committee members that the environment ministry isn't likely to approve new residential development unless the water problem is solved.

Committee established for boundary changes

The town has agreed to a regional proposal to set up a committee overseeing new policies formed as changes are made to Acton's urban boundary.

Acton's expanded urban area, which includes 57 acres of non-residential serviceable land and another 150 acres of partially serviced property in the community's north end, has been fitted to the capacity of its sewage treatment plant to treat waste.

Following studies conducted over the last two years, the province's ministry of environment determined that the plant



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