

Four acres in Stewarttown would accommodate three houses

Region seeks OMB homes appeal

By CHRIS AAGAARD
Herald Staff Writer
Halton regional council has upheld a staff recommendation to appeal before the Ontario Municipal Board a Land Division Committee (LDC) decision concerning development of a piece of land near Stewarttown.

Recently, the LDC agreed that Aler Investments Ltd. and Senga Construction Ltd., two Georgetown firms, should be allowed to divide a 3.6-acre property on Side-road 15, east of Stewarttown, into three lots. According to a planning staff report, there are already two "run down", uninhabited buildings which the firms would like to demolish.

New houses would be built on the three lots.

Noting that the property is not in the Georgetown urban boundary or Stewarttown's hamlet boundary, but in the rural area, planning department officials argued that allowing the project to proceed would erode newly established planning policies.

Regional and town planning policies tend to discourage residential severances in the rural area and, while the property is close to the hamlet boundary, the region is concerned that construction along boundary fringes will only erode the integrity of its official

plan. But two weeks ago, the region's planning and public works committee maintained that with two houses already on the property, a third isn't going to contribute to the "erosion" of regional or town planning practices. In fact, the Halton Hills planning department has no objection to the Aler-Senga proposal.

Councillors took a different point of view last Wednesday afternoon.

"I ask council to defeat this motion (from the planning committee) if we believe in planning at all," Burlington Coun. Joan Little said. "The Stewarttown secondary plan and the Halton Hills official plan don't allow it."

Burlington Coun. Steve

Toth added that the public has the right to expect that planning policies will remain intact and argued that even the planning staff's recommendation to allow two lots may have gone too far. He said the developers should be allowed to build only one lot.

Led by Coun. Dave Whiting, Halton Hills councillors Russ Miller

and Mayor Pete Pomeroy voiced their opposition to support for the development proposal.

The region's official plan should have some flexibility, Coun. Whiting said.

IN STONE

"If it's etched in stone, we might as well do away with the planning department and council," he said, stressing that coun-

cil has the option of making changes to the document.

Coun. Miller told the council that the land is not good farmland and echoed earlier statements made by Coun. Whiting that nearby farmers would probably prefer to see smaller lots than two bigger ones; smaller lots are better maintained by their owners, he argued.

"If you allow two lots, what difference will a third make," Mayor Pomeroy asked.

In a recorded vote, councillors Miller, Whiting, Pomeroy and fellow reps John McDonald and Mike Armstrong joined six other councillors in an unsuccessful bid to support the planning committee's recommendation.

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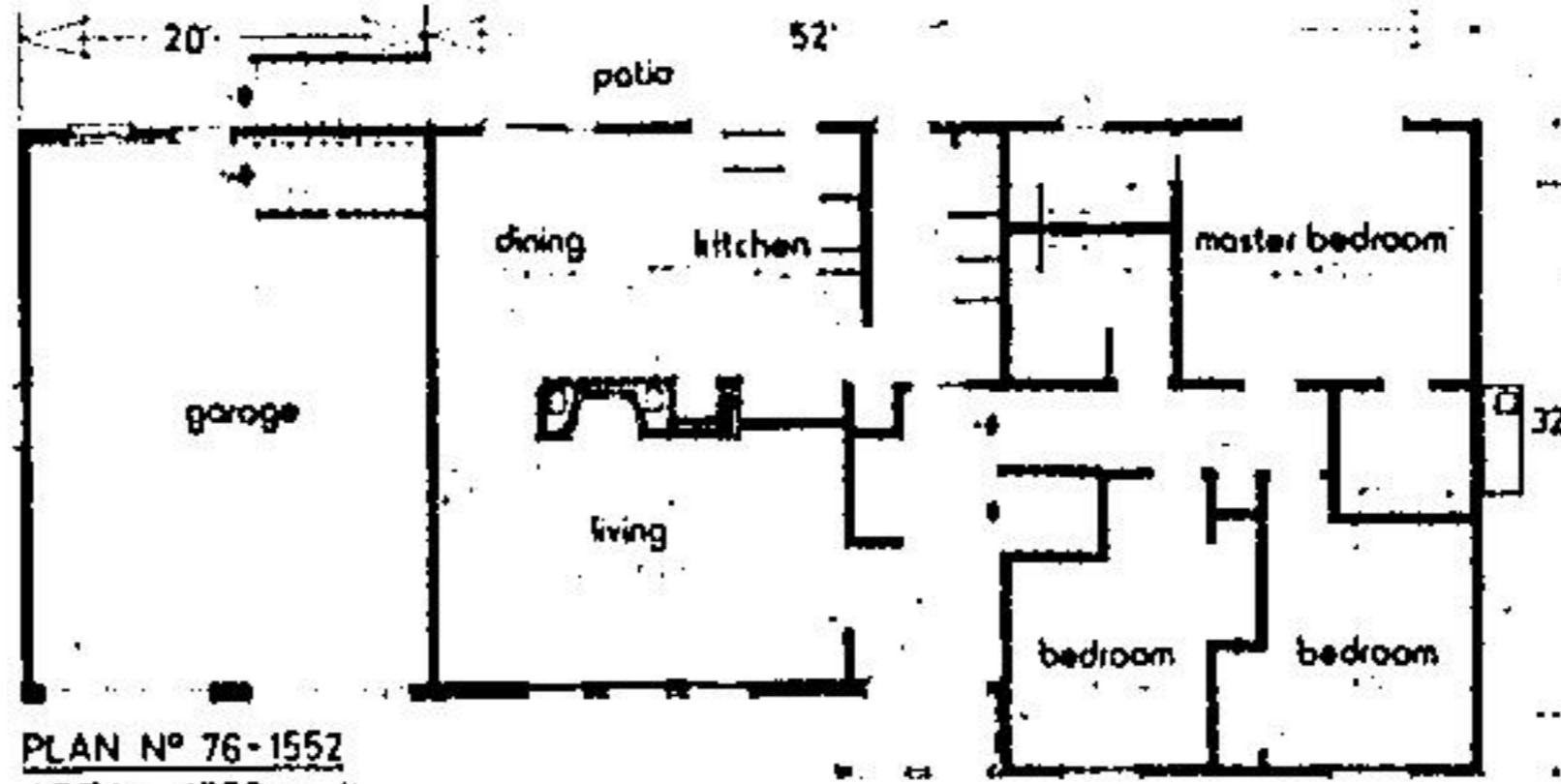
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PLAN No 76-1552
AREA: 1552 sq. ft.
WIDTH: 72 ft.



SPANISH-STYLE SPLIT LEVEL HOME HAS THREE BEDROOMS

This dramatic Mediterranean-style split level home design is ideally suited to the wide frontage residential building lot and contains in excess of 1,500 square feet of finished floor area, for present use, and possesses a further area, in potential, for future development in the partial basement positioned beneath the bedroom level. The imposing exterior is finished in mixed stucco and brick veneer, with brick chimney and a tiled roof. The Spanish theme of the design is enhanced by the arched windows, entranceway and arched garage entry doors. For those who prefer, the roof could be alternately finished in either shakes or more conventional shingles.

The weather-sheltered main entry leads into a spacious entrance foyer and outdoor storage area, from whence traffic moves naturally to the left, into the spacious L-shape living-dining room combination. The living room features a wide, double-sided masonry fireplace, which latter divides the living room from the kitchen and dining room.

The well-planned U-shape kitchen separates from the dining room by means of a spacious work counter. The kitchen faces a raised-hearth masonry fireplace and adjacent storage shed. The kitchen provides generous countertop work surfaces, abundant cupboard storage facilities and a step-saving work triangle configuration.

All three bedrooms are positioned to the right of the floor plan, on the lowest level, for freedom from disturbance when entertaining. Each has generous closet storage and abundant natural light. The spacious master bedroom has a full walk-in closet and a two-piece vanity bathroom results behind a convenient pocket door.

A half-stair from the entrance hallway leads down to the partial basement which lies beneath the bedroom level. Additional accommodations and/or recreational facilities could be developed here at a later date, and the space beneath the kitchen-dining room area could be reserved for storage space and a workshop. This latter area is also accessible via stairway from the double enclosed garage. Were this home to be built on a sloping lot, this area could be a windowed basement with an exterior patio and overhead deck.

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Safety Council 'orphan' Johnson says

Milton Coun. Bill Johnson has described the Halton Region Safety Council as being somewhat of an "orphan".

In a letter to regional councillors last Wednesday, Coun. Johnson said that the safety council is largely ignored by the administration, "yet, in my opinion (it) serves a very worthwhile purpose and should be equal to the (Ecological and Environmental) Advisory Committee and the Halton Agricultural Advisory Committee."

He noted that its meeting minutes are never included in the regional council agenda and he called on councillors to take a greater interest in the group which among other interests, deals with Block Parents, school crossing guards and boating safety.

Mr. Johnson was appointed to the safety council last September and of the two of four meetings he has attended, he said he was "amazed at the amount of work we got through".

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