

Lands east of Mountainview to be developed first

By ANI PEDERIAN
Herald Staff

Council agreed Monday night that the first phase of the Enterac development of homes in Georgetown South be on the east side of Mountainview Road.

A report from town planner Ian Keith noted comments by Enterac's consulting engineer that the sanitary and storm drainage systems would be "prohibitively expensive" if lands west of Mountainview were developed first.

Developing the westerly lands would require additional deep sanitary trunk sewers and would open up an additional watershed (Halton Region Conservation Authority).

The easterly portion of the development draft plan is for 429 single family lots. The plan is currently before the region for draft approval. Enterac has obtained the co-operation of an adjacent landowner, Mr. K. Ewen, to provide a design solution for the easterly storm drainage facilities, Mr. Keith reported.

The developer has told the town planning department that developing a westerly storm drainage system in addition to the easterly one is "prohibitively expensive" and that the Conservation Authorities have rejected the transfer of stormwater from one Authority to another.

This fall, Enterac received subdivision draft plan approval to develop lands south of Silver Creek in Georgetown, along with a long list of 46 conditions to be met before that development can go ahead.

Enterac wants to build 833 single family homes and 248 apartment units on 245 acres south of Silver Creek.

Monday night's council meeting also recommended the first phase of the subdivision (on the east side of Mountainview), have municipal services built all at one time, and not stretched out over several years.

"This approach will provide for a functional servicing program for road access and storm drainage facilities at the outset and will advance the availability of serviceable industrial land to a much earlier date than would otherwise be possible," Mr. Keith wrote in his report to council.

Mr. Keith's recommendation came in the face of contrary urgings by another developer in Georgetown South.

The Paracon Group, which has lands west of Mountainview slated for a residential subdivision, wrote the town in September, with recommendations as to why the Enterac subdivision should begin on the west.

Land development engineer Haydn Matthews of Paracon wrote that lots east of Mountainview may be subjected to odors until the expansion of the sewage treatment plant is complete. This would delay development of these lots until the Ministry of Environment odor restrictions can be met, Mr. Haydn wrote.

By developing the lands east of Mountainview, there'll be more traffic impact on the existing residents of Mountainview, Mr. Haydn claimed. That's partly because the collector road to be built by Enterac to connect Eighth Line with Ninth Line won't be built until the lands west of Mountainview are developed.

Paracon has also submitted a proposed draft plan of subdivision with the region and town, a plan which hasn't come up for town consideration yet.

400 industrial acres in wrong spot: Pilutti

The designation of 400 acres of industrial land south of the residential development planned for Georgetown South isn't such a good idea, developer and recently defeated candidate Al Pilutti told council Monday night.

Mr. Pilutti said he questioned this designation for the Georgetown South Secondary Plan.

"It's my opinion the reason the consultants were forced into designating those 400 acres was because they appeared to be the only 400 acres within the urban area of Georgetown," Mr. Pilutti said. He said they had no choice in their selection.

The Summit Lane resident said he

wanted council to pass a resolution asking the Minister of Housing to delay approval of the Georgetown South Plan where it concerns industrial land. The Plan is currently awaiting regional and provincial approvals.

He said he also wanted an industrial commission set up by the town to research industrial boundaries and other areas in Halton Hills that could be more attractive to industry.

Mr. Pilutti told councillors he'd be back in a couple of weeks with an analysis of five reports on rural industrial land needs by Peter Barnard and Associates.

Council wants a park

The 46 conditions of draft approval set up for the Enterac plan of subdivision in Georgetown South turned out to be insufficient.

Monday night, council added another condition which secures a community park as part of the development of the first phase of the new subdivision.

According to the council addendum, the 10-acre apartment site known as Block "D" in the develop-

ment plans is to serve as parkland instead of Block "P" as was originally planned.

This is just an interim move to accommodate the initial phase of the residential development which is to begin east of Mountainview Road. Block "D" is to be graded and landscaped for use as a community park for this first phase of the development (429 single family homes) until the western part of the subdivision is underway.

Sewage capacity okay

Even with infilling residential development in Georgetown's urban areas and hamlets, there is enough capacity in the sewage treatment plant to handle 460 new homes in Georgetown South.

That was the news from the town's planning department, Monday night.

A report by town planner Ian Keith said that the current capacity of the sewage treatment plant is 3 million gallons daily. The plant is to be expanded over the next five years to handle 5 million gallons daily.

Infilling in Georgetown's established areas has been taking place at the

rate of 88 units a year, over the past 10 years. Mr. Keith said that means sewage capacity for about 440 new homes should be reserved during the period of expansion to the sewage plant.

"Even with this reservation in mind there remains a capacity of about 460 units for new development in the Secondary Plan area," Mr. Keith's report to council stated.

This allows for some new subdivisions in Georgetown South to go ahead until the new plant is designed and operational.

Goals for United Way

What's the next step for the Halton Hills United Way board of directors?

Having held an information night last Wednesday, the group gave the public a chance to ask questions about their progress.

Their next step is to look for social service agencies who want to join the United Way, said co-chairman Carolyn Martin.

The Halton Hills chapter is in the process of incorporating their name and from there it will be a matter of applying for a charitable number.

"The big thing is for the allocation committee to identify the people who want to join and send out letters," said publicist Maureen McCallum.

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In the Matter of Subsection 2 of Section 35 of the Assessment Act
Extension Of Time For Return Of Annual Assessment Rolls
for the Town of Halton Hills
Pursuant to section 35 of the Assessment Act, I hereby extend to the 11th day of February, 1986, the day upon which the assessment roll for the year 1985 is required to be returned according to the provisions of the said Act in the municipalities mentioned above.
Notice is hereby given that the final date for lodging a complaint with the Assessment Review Board in respect of any assessment contained in the assessment roll is the 4th day of March, 1986.
The Honourable Robert F. Nixon
Minister of Revenue
Dated at Toronto
this 21st day of November, 1985.

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