

Outlook on Halton Hills

Residents look ahead to development

Closed meeting

Residents of Henderson's Corners, the area around the intersection of Highway 7 and Sideroad 22, are interested in developing their properties.

At a public meeting last week into the request by Mr. and Mrs. J. Bailey to expand the rural cluster boundary, several other neighbors expressed interest in developing their properties as well.

The town's planning department has received a written request from Mr. and Mrs. Anthony and Carol Walraven that the remainder of their property located on the south side of Sideroad 22, east of Highway 7, be included in the proposed new rural cluster boundaries.

"We'd like to have all of our property included in the rural cluster so we can sever. If the guy beside me can sever (his property), we should be able to also," Mrs. Walraven said at the public meeting.

She explained four acres of their land is outside the current rural cluster boundaries. It is currently all bush land.

The town also has two draft plans of subdivision in the names of Penon and Bosnjak for lands east of the rural cluster boundary. The plans are for 22 lots serviced by individual wells and private sewage disposal systems. The lots are to average 1.6 acres in size.

Town Planning Director Ian Keith

said the rural cluster at Henderson's Corners is now fully developed and allows for no growth as it is. There are only three residential lots within the current boundaries available for development, east of Vito's Fruit Market.

According to town policy, rural clusters are intended to concentrate non-farm development when it occurs in the rural area, in order to reduce pressure for non-farm development in the rest of the rural areas.

Halton Region allows for expansion of rural cluster boundaries, provided such expansions are limited to a maximum of 30 new residential units. If the growth is for more than 30 new dwellings, then the rural cluster must be redesignated a "hamlet". Redesignation to a hamlet must be supported by a detailed secondary plan.

Henderson's Corners is subject to development pressures now, and the current rural cluster boundaries are thwarting the area's ability to develop, the planning director said.

Ray Owen, who owns land adjacent to the Walraven property, on the south side of Sideroad 22, said he's interested in developing his 10 acres.

He wanted to know if the Regional policy which limits expansion of rural clusters to 30 units would preclude development on his proper-

ty. "How will approval of this (expansion) affect a possible application on my part to develop my property," Mr. Owen said.

Mr. Keith advised him to submit information on his intentions and planning staff would respond to it.

Speaking on behalf of the Amos C. Martin Ltd. clay pit operation, lawyer Celeste Jacobelli said applications have been made to increase production at the clay pit, with the Ministry of Natural Resources and the Niagara Escarpment Commission.

"It is in the interest of the municipality to ensure all prospective design considerations take into account what exists there now, so we don't have incompatibility problems," Mr. Jacobelli warned.

Pit owners don't want problems with prospective property buyers in the area. They should be made aware of the pit and intended uses of the property, turning into a large parking lot with a lot of lights.

There were speakers in opposition to expansion of the rural cluster boundary and the relocation of the Park Lincoln Mercury car dealership on the Bailey Lands.

"I've enjoyed open fields. I don't look forward to the development," Sidney Miedema said. He lives opposite the Baileys and is concerned about his neighbours property turning into a large parking lot with a lot of lights.

"My husband I bought 27 acres at Sixth Line and Sideroad 22. Had we known about this, we wouldn't have bought this land," Gabrielle Vetrus

said. She said they enjoy seeing deer and other wildlife in the area and are concerned development will hinder that.

Mr. Keith said the area is within the boundary study, but isn't part of the boundary expansion being suggested.

Written submissions on the matter are being accepted by the town until April 28. A report on the submissions and comments made at the public meeting will be coming to the town's general committee meeting May 4.

Land owners and developers in Georgetown South and West were invited to a closed door meeting with town councillors Thursday night. The meeting was called by the town's municipally owned property committee to look at future development in the secondary plan area and how to achieve it.

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Jelinek, Cassidy have war of words

Halton MP Olte Jelinek found himself on the front page of many a newspaper last week when New Democratic MP Michael Cassidy accused him of breaking cabinet conflict-of-interest guidelines.

The Federal sports minister was accused of engaging in "commercial activity" by selling his 50 per cent share in an Ottawa apartment building in February and issuing a \$254,000 mortgage on that property and an adjacent building.

In response, Mr. Jelinek has threatened to sue Mr. Cassidy, saying he had been slandered in the House of Commons.

He also asked Commons Speaker John Fraser to allow the Commons committee on elections and privileges to investigate the allegations to clear his name.

The properties are apparently under consideration by Ottawa city council for an \$11 million redevelopment project, Mr. Cassidy said.

The Halton MP said he had to take out the mortgage on the properties to make sure the new

owner would pay him the balance of the money owing. The mortgage is for six months with no interest.

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