

# Outlook on Lifestyle

## OMB rules against minor variance request



Winging It

The Christmas Pageant of 1988 became the Christmas Pageant of early 1989 for the Grade 2 students of George Kennedy School. The students were prepared to stage their production Dec. 15 but that was the day a massive power outage left Halton Hills in the dark. The group did manage to get their production off the ground last week, however, and no one seemed to mind the delay. (Herald photo)

Property owner Keith Barber won't be allowed to build a house on a vacant lot on Elgin Street in Georgetown.

Mr. Barber has owned the property since 1965 but he has not developed it in the past because it was too small, the board said. "The board is of the opinion it is still too small."

The Ontario Municipal Board has decided the application to build on a lot, that neighboring homeowners say is too small, is not a minor variance from the Halton Hills Official Plan.

Mr. Barber proposed an eight-ft. wide driveway be located by the side of the house. But neighboring properties, developed in the 1950s, have much wider driveways and many have garages, the board noted.

Last year, Mr. Barber applied to the town's committee of adjustment for a minor variance for the lot. The town and Thomas Politi appealed the committee's minor variance ruling.

In response, Mr. Barber proposed front yard parking, but residents said that would be out of character with existing buildings giving the street a "jammed in" appearance. And the ensuing traffic hazards would devalue their property, residents argued.

The lot has an area of 3,391 sq. ft. The zoning bylaw requires a minimum of 5,000 sq. ft. for new lots.

The lot does not have an adequate front yard setback and it would require a variance for the rear yard setback, the OMB decision says.

"The proposed development does not, in the board's opinion, maintain the intent and purpose of the bylaw and of the Official Plan," the board concluded.

## Council considers crossing guards

A staff report which recommends the town place crossing guards at two intersections, but not at the intersection of Delrex Boulevard and Weber Drive, has been put on hold.

Responding to numerous requests by residents, the town studied the need for crossing guards at the Delrex Boulevard-Weber Drive intersection, the Mountainview Road-King Street intersection and an area on Guelph Street east of Durham Street. The town report recommends crossing guards at the latter two areas but not at Delrex-Weber intersection for "two solid reasons."

First, the intersection exceeds the minimum requirements of four safe gaps for crossing the road for each five minute period for the "moderate school child crossing volume."

Second, the intersection is controlled by a three-way stop. That enables pedestrians to gain the right-of-way and safely cross both roadways, the town report written by administrator clerk Dan Costea says.

"The volume of traffic and pedestrian activity were observed not to conflict anywhere near the point where a crossing guard would provide effective relief," the report says.

The town studied that intersection at the request of a parents group calling themselves the Kennedy Connection relating to concerns of children's safety around

George Kennedy School on Delrex Boulevard at Weber Drive.

The town deferred the whole report pending delegation from the Kennedy Connection.

Town staff "reluctantly" recommended a crossing guard for Mountainview Road and King Street. The guard was removed in August because only children leaving or boarding a school bus were crossing the road. "A crossing guard is not used to supplement the legislative authority of a stopped school bus with its red flashing signal lights providing crossing protection for these children," Mr. Costea said.

Persistent pressure from parents has resulted in the recommendation that the crossing guard be re-instated.

Following a request from the principal of Ecole Sacre-Coeur, staff are recommending re-instatement of a crossing guard at Guelph Street east of Durham Street. The crossing guard was removed when Howard Wrigglesworth School shut down two years ago, but now that the school is occupied once more, the guard is needed because of an "unacceptable safe gap in the traffic level" along Guelph Street and Cross Street, the report says.



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Home Post Scripts



By Glenda Hughes, Sales Rep.      **873-0300**

By the time this column hits you, I will be winging back from a visit to the Caribbean - a week in the sun to recharge my batteries for the onslaught of the spring market. It is not my first trip to the beautiful island of Jamaica, so I am quite aware of what my eyes will see; as well as surf, sand and rum punches. As are many of the islands, it is extremely poor in many parts and it always makes me realize just how lucky we are in Canada. Certainly we do not understand poverty like these people - but of course we do live a different life style too. Checking out the real estate market will be a challenge to say the least - for only the very well-to-do have homes that most of us would even consider living in. However, I think I will scout out the area for the possibility of vacation properties, perhaps time-sharing or something similar. In view of my column last week, with a nudge towards investment - it might be of interest to some of you - for one does not have to invest locally of course and if you like to travel, this might be the answer.

Are any of you thinking - "Does this lady ever stop thinking about real estate?" I guess the answer is "not really," for it is such an interesting subject, and there are so many areas to explore. Besides, one can only sit in the sun so many hours, drink so many punches, get caught up on sleep, etc., so it leaves the mind with time to reach out and examine new worlds when the opportunity presents itself. It makes my understanding of real estate more rounded, and if I can pass along some useful information to you - I think I can justify my week in the sunny south. So I hope that I have some interesting things to report to you next week - in the meantime - "don't worry - be happy."




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