

# Environment awareness leads to changes

The increased awareness of the need to protect the environment has started to lead to changes in the province. Recycling is becoming a way of life for many. Leaded gas has given way to unleaded. Backyard composting is slowly becoming a big city reality. What is most interesting to watch is the reaction of various sections of the business community. Business people have been grappling with the new environmental realities for some time now and the process will obviously go on for some time yet.

"Green Products" are advertised as a regular feature now and



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manufacturers as well as retailers are trying to square the new en-

vironmental reality with their bottom line. It must be admitted that some are being more successful than others and all are involved in the continuing argument about whether "green products" are an environmental benefit or a marketing ploy.

An article in a national newspaper the other day illustrated the creative energies of business and just what business people can do when they get the "bit between their teeth". The story concerned a designer who had been hired to produce the plans for a "green Community."

Up to now most environmentally sensitive houses have really been energy efficient homes with such extras as added insulation and heat pumps. The new proposal goes much farther. The whole community of about 700 homes will attempt to relate to the surrounding environment. The onsite bushlot will be preserved with walking trails added. Lakes will be established among the houses and to preserve the ecological balance residents will be banned from using chemical sprays on their lawns.

The houses will be sold with

water-conserving showerheads, garbage separation facilities, high-efficiency heating and cooling systems and heat pumps. The social environment will be aided by a community centre which will offer a day care centre, health centre with counselling and fitness facilities.

This is just a start in the right direction but it does indicate where the development industry could go if it wanted to demonstrate environmental sensitivity. New methods of building and new energy efficient and water conserving appliances are becoming increasingly widespread.

Obviously the developer believes the environmental features will help sell his houses. What is significant is that a hard headed business person believes that the environmental ethic has taken such a hold that environmental features will help sell 700 units during a slow housing market.

Only time will tell if the development lives up to its promises. However, the idea will surely not be the last of its type as business tries to come to grips with the public's desire to preserve the environment.

## Hewitt lawsuit still before courts

A strict interpretation of the Ontario building code act should determine if Halton Hills should allow town councillor Joe Hewitt to construct a 4,000 square foot house on his property on Prince Street in Glen Williams, Coun. Hewitt's lawyer argued during a hearing Friday in Milton.

Steve Foster argued before a Milton court judge that the building code act stipulates a town can only deny someone a building permit if the proposal contravenes any of the town's bylaws. According to Mr. Hewitt the proposed house abides by the area's zoning, the building code and the Regional health requirements.

But the town argues it needs approval from the Credit Valley Conservation Authority to grant the building permit. The Prince Street property falls within the CVCA jurisdiction, according to the town.

The hearing will resume this Tuesday at which time, Mr. Foster along with the lawyers representing the CVCA and the town will all submit written arguments to the judge.

Town solicitor John Schaljo, countered Mr. Foster's argument explaining that whereas the courts held a restrictive interpretation of the building code in the past, now they hold a more liberal interpretation. Mr. Schaljo cited a recent case in which a municipality was allowed to deny an applicant a building permit because the proposal contravened the Ontario Heritage Act. It follows then, Mr. Schaljo said, that although the proposal might not infringe on any of the town's bylaws, the town can deny him a building permit if the proposal contravenes another piece of legislation, in this case the legislation defining the jurisdiction of the CVCA.

Mr. Schaljo's argument hinges on whether the judge determines if the CVCA has jurisdiction over the Prince Street property.

The town and the CVCA argue the property comes under the

authority's jurisdiction because the CVCA map includes the property.

But Coun. Hewitt argues the property doesn't come under CVCA jurisdiction because the map's accompanying schedule, or written list of included properties, doesn't include Mr. Hewitt's property.

Mr. Schaljo argued Friday that the map and schedules complement each other.

"The crux is that the schedule describes the CVCA jurisdiction by lot and concession and in addition the maps include properties that are within the cut and fill lines of the flood plain.

The town and CVCA argue Mr. Hewitt's property falls within the cut and fill line.

But Mr. Foster argued the cut and fill schedule accompanying the CVCA map showing the cut and fill lines don't match. Mr. Hewitt's property is "excluded from the cut and fill schedule," he said.

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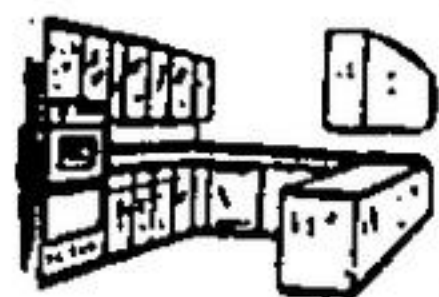
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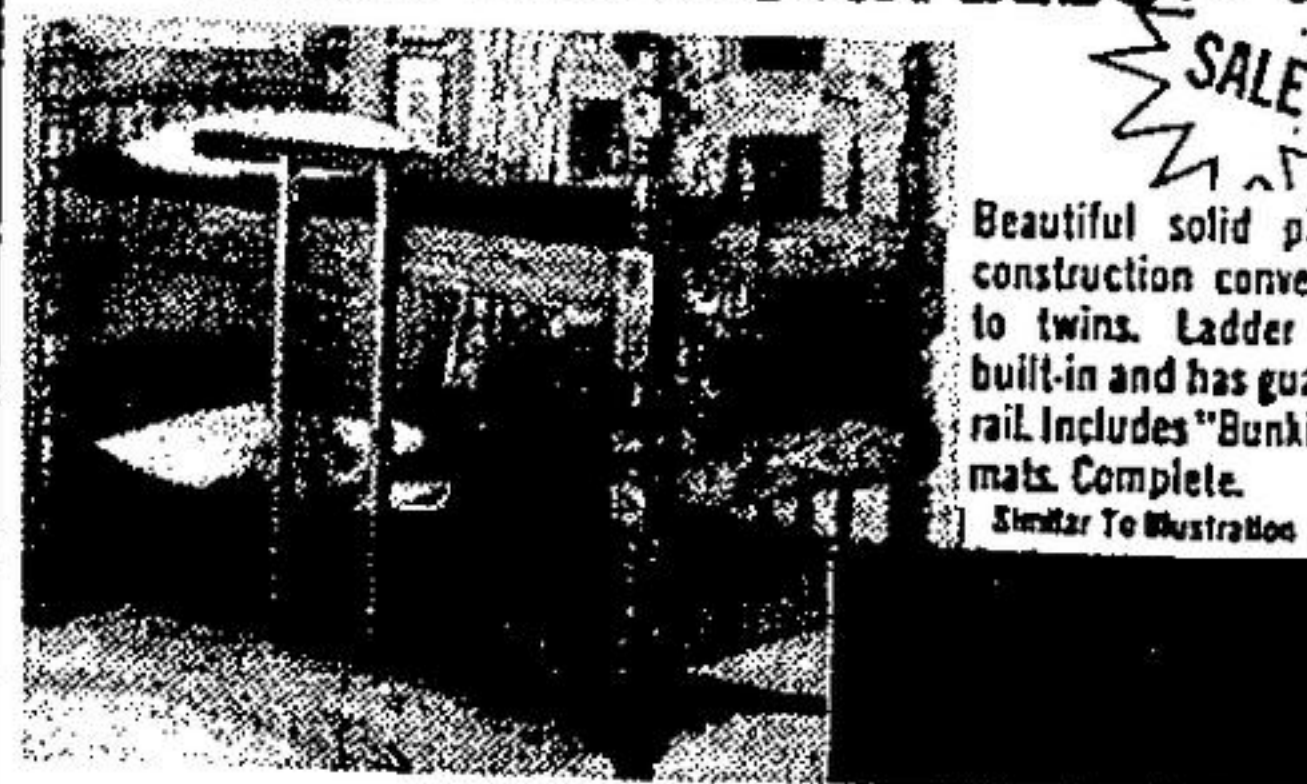
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