

Sixth Line residents determined to fight subdivision

By **CYNTHIA GAMBLE**
Staff Writer

Sixth Line residents are continuing their longstanding battle with a local developer to prevent a 20-lot rural estate subdivision, fearing it would cause a safety issue that could put their kids at risk.

The 117-acre property on Sixth Line, north of 17 Sideroad, has been in the planning stage since the mid-1970s, but it was only in the last few years, that the developer (Esquesing Developments Ltd. Al Pilutti) begin to take earnest action.

At a 2007 public meeting, more than 40 residents turned out to oppose the development with concerns ranging from the safety hazard potential of the access road entrance, increased traffic on a rural road, future use of an adjacent vacant property, destruction of trees along Sixth Line, and impact on well water.

Their concerns have not changed four years later.

Sixth Line residents Kevin and Laurel Lake have organized a coalition of Sixth Line residents to oppose the development and council's May 24 approval of the project. That approval requires ratification at the June 13 council meeting.

The coalition is holding a "Town Hall" meeting, 8 p.m. on Tuesday, June 7 at Limehouse Memorial Hall, and then plan to meet formally with the Town of Halton Hills council and staff on June 9. They will make a formal delegation to the whole of

council at its June 13 council meeting.

Kevin Lake told *The Independent & Free Press* the neighbours plan to take this all the way to the Ontario Municipal Board if necessary.

Despite that rural estate subdivisions are no longer allowed in Halton, the first application for this development was filed in 1975 before the new Official Plan. That means that it is the 1985 Halton Hills Official Plan, which is in force over this development. That Plan does allow rural estate developments.

Gary Moorcroft, a Sixth Line resident who abuts the property, presented his case at the May 24 council again- he also spoke in 2007. The location of the entrance road, he said, is still causing concern. The road would be cut into a hill, causing a sightline issue on a narrow hilly rural road.

"That's a safety issue that I'm worried about," he said. "I have no qualms about the homes being built, it's the access and the safety of the road that I'm concerned about."

Town Director of Infrastructure Services Chris Mills said, "we did send out both survey crew and our traffic co-ordinator to review the location (of the access road). Both of them came with indications that the location does meet TAC (Transportation Association of Canada) standards for road locations as related to sightlines."



Looking south on Sixth Line, two stakes mark the entrance of the proposed development.

Photo by Ted Brown

Steve Grace, Manager of Development Engineering, said preliminary work on the intersection has been completed. He said despite the 60 km/h speed limit, the Town designed it on based on safe stopping distances for vehicles travelling at 80 km/h.

Intersection improvements, he said, would require removal of brush, probably on both sides of the road, but mostly on the subdivision. The intersection will also be widened with large turning radius.

According to Bert Arnold, solicitor for Esquesing Developments Ltd., "We have, through the environmental impact report, indicated the tree growth is to be preserved (including) the significant tree growth around the perimeter of this sub-

division."

Credit Valley Conservation signed off on the environmental impact report.

However, Ward 2 Councillor Bryan Lewis wants buffer, sightlines, street lighting and noise issues to be addressed through landscaping at the site plan stage.

With regard to water concerns, after reviewing the developer's hydrogeological information, Halton Regional staff have concluded there is adequate groundwater supplies available to meet minimal domestic water requirements. However, the Region advised a warning clause should be added to site plan conditions that it "should not be expected that the groundwater supplies are sufficient to accommodate any users beyond domestic water requirements."

The Region noted this is an area with a history of well water complaints.

Sixth Line resident David Monroe, in a letter of protest to the Town, stated residents were not consulted nor kept informed of the development's process.

"I am asking that we be consulted in a meaningful way regarding our concerns about access points to the development, increased traffic on Sixth Line, access to Town water and how to preserve the "look and feel" of our community," he said. "I believe that each of my concerns could be addressed in a way that would mitigate their negative impact on our community."

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