

Council seeks 'fresh eyes' on Sixth Line subdivision project

By **CYNTHIA GAMBLE**
Staff Writer

Council deferred yet again a decision to lift the zoning amendment deferral in the Official Plan to allow a 20-lot rural estate subdivision on Sixth Line, north of 17 Sideroad.

At the June 27 council meeting, Sixth Line residents lined up to critique the actions of council on this issue, to demand changes to the proposed entrance and assurances on issues ranging from tree preservation to well water protection- many of the same issues brought forward by the residents in a 2007 public meeting.

But before the residents could speak, Mayor Rick Bonnette notified the public gallery, council would be proposing a two-week deferral to Monday's (July 11) council meeting. The matter had been deferred twice in May and again at the last council meeting, June 13.

Between now and then, the Town is hiring a qualified traffic consultant to prepare a report that:

- Addresses the concerns raised by the residents regarding the location and safety of the proposed entrance while respecting the restraints identified on the draft plan
- Reviews the proposed draft plan,
- Reviews the developers' traffic consultant's submission
- Includes a field review of the Sixth Line frontage of the proposed development
- Consults with the residents' spokesperson to ensure all concerns have been addressed and provide a recommendation to the proposed development.

"What we're doing is trying to ensure here that we get the safest possible entry point and in order to do that we want to hear that from a peer reviewer... who is coming in fresh and who is going to give us a complete picture," said Ward 2 Councillor Joan Robson, who motioned for the deferral.

Clarification on photo

A photo caption in the article, *Local woman acquitted on fraud charges*, in the Tuesday, July 5 edition, stated the time the photo was taken. However it was a file photo taken at an earlier time.

Council approved the motion unanimously.

Bert Arnold, the solicitor representing Esquesing Development Ltd told members of council, "We're supportive of the peer review that the Town is undertaking."

He added that he and planning consultant Glenn Wellings have taken note of the concerns brought forward by residents at Monday's meeting and would address them at the July meeting.

Sixth Line spokesperson Kevin Lake also found the deferral "very encouraging that the Mayor is supporting taking the time to do this right, to listen to our concerns and to identify the best option for the entry-way."

The safety of the subdivision's entry onto Sixth Line is the main issue of concern for residents.

"We're being asked to assume risk to our safety," he said.

They say the developer's traffic report, accepted by the Town, is lacking, including not taking into account new traffic volumes on the rural road due to the Trafalgar Rd. Sports Park and the commuter cut-through to avoid Hwy. 7/Trafalgar Rd., the rising grade at the proposed intersection, school bus stop, unique road conditions created by icing and tree canopy, and road usage by pedestrians and cyclists.

"We are not opposed to the development itself, but we feel we are not being listened to," Lake said.

The residents are requesting:

- The entry point be moved away from existing residents to ensure safety
- A plan to buffer the subdivision from the existing rural community that includes proper management of trees, the environment and privacy
- A plan on how water quality and quantity will be preserved and identify who is financially responsible and who will manage any future water issues.

Lake demanded that the assurances be handled in writing, the way it was for the developer, telling council, "We haven't got a lot of trust left."

Sixth Line residents have indicated that they would take this issue to the Ontario Municipal Board (OMB) if they don't get satisfaction on their requests.

For full story, see www.theifp.ca

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