Town council recently gave the okay for a combined commercial/residential development at the corner of Danby Rd. and Mountainview Rd. S.

Town okays plan for plaza, condominium on Danby Rd.

By CYNTHIA GAMBLE

Staff Writer

Halton Hills Council gave the goahead to a combined commercial/residential Danby Rd. development at a recent meeting.

Ward 4 Councillor Bob Inglis called the Fernbrook development at the corner of Danby Rd. and Mountainview Rd. S. a good fit with the Town's vi-

It includes a 37-townhome condominium development off Danby Rd. and a four-building commercial plaza fronting on Mountainview Rd.

However Inglis noted that at a public meeting in November, neighbouring residents brought several concerns related to traffic, safety, and noise and to the commercial development. He said those concerns could be dealt with at one of the future planning processes such as the site plan stage.

One of the concerns related to whether a commercial development was viable across the road from two other plazas. The Town's retail marketing consultant stated there is sufficient capacity in the marketplace to support the small neighbourhood-serving cen-

Planning Director John Linhardt said the lands on either side of Mountainview Rd. from Danby to Argyll Rd. have always been designated commercial/institutional to create a focus point

The developer, he added, had no plans for a gas station or car wash or drive-thrus considered to be high-traffic generators— also a concern of the neighbours. To ensure that, the Town is placing a restricted use clause that includes drive-thrus, gas bars, car washes, place of entertainment and

The developer is looking for complementary businesses to those that exist across the street, said Linhardt. He said the focus would be on the residential this year with the commercial to follow in the next two to three years.

Linhhardt said the development represents good planning and is in conformity with Town, Region and Provincial

Ward 4 Councillor Ann Lawlor said it would become a very nice gateway to the Danby Rd. neighbourhood.

As per Town policy, Fernbrook will pay \$1,000 per residential unit before any building permits are issued. Those extra payments are to help the Town pay for the additional growth.

Fernbrook will also conform to the Town's Green Checklist by building the homes with environmental features that exceed the Ontario Building Code.



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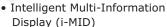
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