

Protect your home from water damage

As the old rhyme goes, April showers bring May flowers. But sometimes those April showers bring a bit more than you bargained for. That's because spring is a prime season for water-caused property damage in many areas of the country.

According to Jennifer Kolah, a senior underwriter with Desjardins General Insurance Group, many different types of weather events can lead to water damage in homes and other properties. Some examples are:

- A heavy rain in a short period of time
- A snap thaw or a seasonal snow melt after a particularly snowy winter
- An increase in the water table from a prolonged wet period

But Kolah says there are relatively inexpensive ways that you can protect your property from costly water damage. In the situations listed above, it is very common for water to back up from an over-taxed sewer line into the basement.

"The best way to prevent that from happening is to install a backwater valve that complies with your municipality's standards and bylaws," says Kolah. "In the case of a sewer backup, the valve will close automatically if the water starts flowing back into the home."

Similarly, installing a sump pump at a low point under the house will help ensure water does not find its way into the basement by keeping the area under the house dry. Basically, it pumps water away from the house so the basement or crawlspace stays dry.

According to Kolah, water damage can also be maintenance related and occur at any time

of the year. Staying on top of maintenance issues around your house is a good way to prevent plumbing-related water damage.

• Be aware of leaks in faucets, pipes and hoses. Aim to fix any issues right away.

• Sometimes a leak is a sign of a larger problem. Make sure you check the condition of your home's water tank for example, which should be replaced every seven to 10 years (depending on the water hardness).

• In the spring make sure your roof is in good condition and that there is no cracking around your foundation. These are key areas where water can get in and cause a lot of damage. In the fall, remove leaves and debris from your gutters and downspouts. And just before winter starts, make sure to turn off all outdoor water taps.


Other common sense tips

• It's a good idea to show everyone in your family where to find the shut off valves that control the water supply to the different areas of your home. In case of an emergency, they should know how to shut off the water main, water heater, washing machine, dishwasher, sinks and toilets

• And before you go on vacation this summer, remember to turn off your water to prevent any kind of unexpected water damage that may occur in your absence.

For more preventive tips on reducing the risk of water damage in your home, visit Desjardins General Insurance at www.desjardinsgeneralinsurance.com.

—www.newscanada.com



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NOTICE OF ADOPTION

Town of Halton Hills Official Plan Amendment No. 6 Acton Downtown Area and Policies

TAKE NOTICE that the Council for the Corporation of the Town of Halton Hills has adopted By-law 2012-0023, a By-law to adopt Amendment No. 6 to the Official Plan of the Town of Halton Hills – Acton Downtown Area and Policies, on the 6th day of March 2012, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended.

AND TAKE NOTICE that any person or agency who objects to all or part of By-law 2012-0023 or Official Plan Amendment No. 6 may appeal to the Ontario Municipal Board by filing a Notice of Appeal with the Senior Administrative Assistant, Planning, Development and Sustainability Department, Town of Halton Hills **no later than 4:30 p.m. on the 10th day of April, 2012**. During the office closure from 4:30 pm on April 5, 2012 until 8:30 am on April 10, 2012, appeals can be left in the drop box outside the main doors of the Civic Centre. The Notice of Appeal must set out the reasons for the appeal, the specific part of the Official Plan Amendment to which the appeal applies, and be accompanied by a fee of \$125.00 made payable to the Minister of Finance. The Board only accepts filing fee payments by certified cheque or money order. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca.

General

1. This proposed Official Plan Amendment is exempt from approval by the Region of Halton. The decision of Council is final if a notice of appeal is not received on or before 4:30 pm on the 10th day of April, 2012.
2. Only individuals, corporations or public bodies may appeal a by-law to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.
3. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Purpose and Effect of the Proposed By-law

The purpose of By-law 2012-0023 is to adopt Amendment No. 6 to the Official Plan of the Town of Halton Hills – Acton Downtown Area and Policies. The amendment implements the recommendations resulting from the Town of Halton Hills Acton Downtown Area Land Use Study. The Amendment revises the boundary and sub-area designations for the Acton Downtown Area, removes the Tourist Commercial Sub-Area designation and introduces a new Downtown Redevelopment Sub-Area, Downtown Residential/Office Sub-Area and Downtown Medium Density Residential/Commercial Sub-Area.

Location

The lands subject to Official Plan Amendment No. 6 are in Downtown Acton and are shown on the Key Map.

Explanatory Note

The Acton Downtown Official Plan Amendment is aimed at facilitating appropriate redevelopment and revitalization in Downtown Acton, while protecting the character and stability of existing residential neighbourhoods. The Official Plan Amendment includes the following:

- A revised boundary for Downtown Acton which is depicted by the dashed line on the key map.
- Deletion of the Tourist Commercial Sub-Area designation and policies.
- New land use designations in Downtown Acton including a Residential/Office Sub-Area, a Redevelopment Sub-Area a Medium Density Residential/Commercial Sub-Area.
- New policies for the Residential/Office Sub-Area which recognize that this area is primarily residential, while providing opportunities to accommodate business offices within the existing house form buildings.
- New policies for the Redevelopment Sub-Area which recognize that this area is the focus for higher density residential uses in the Acton Downtown Area, with complementary commercial or institutional uses.
- New policies for the Medium Density Residential/ Commercial Sub-Area which recognize the potential for these lands for medium density residential and/or commercial uses to complement the adjacent high-density area.

A copy of Zoning By-law 2012-0023, Official Plan Amendment No. 6, and recent staff reports are available for inspection at the Town of Halton Hills Planning Development and Sustainability Department or on the Town's web site at: <http://www.haltonhills.ca/initiatives/actondowntown.php> beginning March 20th, 2012.

Further inquiries regarding this decision may be directed to the Planning, Development and Sustainability Department, located at the Civic Centre, or at (905)873-2601 ext 2214.

DATED at the Town of Halton Hills this 20th day of March, 2012.

Steve Burke, Acting Manager of Planning Policy Planning, Development & Sustainability

File: D08 AC

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Key Map




1 Halton Hills Dr., Halton Hills ON L7G 5G2
Tel.: 905-873-2600 • Fax: 905-873-2347

Drinking and Driving Can Distort Life.



Drink and drive, and your life may never be the same again. You not only risk your life when you drink and drive, you also risk losing your license, incurring expensive fines, doing time in jail or even causing injury or death to an innocent bystander. With all these consequences facing you, driving under the influence is the worst decision you can make. Don't take chances with drinking and driving; there's always a better alternative.

WHAT CAN HIGH-SPEED INTERNET DO FOR YOU?



The Town of Halton Hills and Xplornet Communications Inc. will be hosting information nights focused on the new **4G broadband internet** in the Halton Hills region. Small businesses in the Halton Hills region can now receive a minimum of **60 GB included** monthly bandwidth, across all business 4G Satellite packages.

The Town of Halton Hills and Xplornet Communications Inc. will be hosting a presentation on how high-speed internet can benefit your business. In addition, a senior representative from Xplornet will share the latest information on the successful launch, timing, capacity, and attractive internet pricing options for the residents and small business owners in Halton Hills. Complimentary refreshments will be served.

We look forward to seeing you there.

In collaboration with:
ONTARIO MINISTRY OF AGRICULTURE, FOOD, AND RURAL AFFAIRS - Rural Connections Broadband Program.

SMALL BUSINESS SESSION:
WEDNESDAY MARCH 21ST
at the Halton Hills Civic Centre –
1 Halton Hills Drive, Georgetown, ON
from 7:30 - 9:00pm
Doors open at 7:00pm

