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Council opposes rezoning

By **STEVE LeBLANC**
Special to The Independent/Free Press

A Halton Hills recycling company may be forced to move following rejection for temporary rezoning by town council Monday evening.

The company, Coreline Auto Parts, was started by Lori and John Bruner in May 1991.

In August 1991, property inspections by the Building and Zoning Department found that the former mushroom farm was being used for the storage and handling of automobile parts.

Located on the east side of Highway 25, south of 22 Sideroad, the property is designated "Rural Area" in the Town's Official Plan, in which the predominant use of the land is to be for agriculture in order to encourage continued farm production.

The couple submitted an application for rezoning in March 1992, which has only come before council this year.

A public meeting on the issue was held on June 27.

Originally the applicant indicated that he intended to use the existing building only, but inspections have revealed outdoor storage of metal and other materials at the rear of the block building as well as the use of three offices, a lunchroom, two kitchens and two washrooms utilized by seven other employees along with the Bruners.

In December 1993, it was also learned that a roof canopy structure over the concrete deck at the rear of the block building had been constructed.

During their formal request to council, the Bruners said they had been encouraged by town staff to go ahead with these revisions and that no charges had ever been laid by

the municipality.

The Bruners added that their business has meant the hiring of seven local residents as well as a great deal of revenue to many Halton Hills businesses.

The couple are seeking temporary rezoning every three years, because John Bruner stated he planned to be in the business only another six years.

Neighboring residents Bob and Diane Miles spoke out against this amendment to the town bylaw.

While Bob Miles said he had "no axes to grind with the Bruners," he stressed his concerns over high transportation, possible accidents and property value reduction that may result from the business.

Council voted against accepting the application because "the proposed automobile parts storage business is not related to agriculture nor does it serve the rural area," and because "the proposed industrial use lends itself to an established urban industrial area by virtue of land use compatibility and traffic-related impacts."

Councillors Norm Elliott and Gerald Rennie expressed sympathy towards the Bruners' situation, stating concern over immediate shut-down of the business when the activity has been allowed to continue for so long.

Due to this, council has given the couple a one-year period to make the necessary changes needed to comply with existing town zoning by-laws.

"We're going to try to fight this. We appreciate the one-year period council has given us, but I guess the For Sale sign will probably go up tomorrow," explained John Bruner, following council's decision, "We would like to move, but we may not be able to afford it."

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