

Sands residents oppose re-zoning application by scrapyard operator

By Dianne Cornish

For the second time in a week, an angry resident of The Sands condominium complex addressed Halton Hills Town Council to request that the town uphold its zoning bylaws.

Michael Norris addressed council Monday night, reiterating much of what he told a committee meeting of council last week about the failure of the Monarch Resources scrapyard to conform with the existing town bylaw for the Armstrong Avenue site which prohibits open storage.

This time, however, Norris questioned planning staff recommendations to a site plan committee meeting Monday morning which suggested that Monarch present a plan for an enclosed building on the property, which lies immediately west of The Sands.

"The presentation by planning staff is prejudicial to our cause," Norris said.

While thanking council for its foresight in announcing last week that the site plan committee meeting would be purely an information session rendering no decision on Monarch's re-zoning application, the Sands' resident questioned why the planning staff report was prepared, "in the first place," at the site plan committee stage.

Food drive set for Nov. 7

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goals. He also noted that the scope of the drive has been expanded to include the communities of Rockwood, Eden Mills and Everton.

To further promote the event, Scouts and Guides are distributing advertising posters and Food Bank Drive bags. About eight youngsters attended the town council presentation to hand out posters and collection bags to councillors.

Halton Hills and area homeowners are encouraged to fill the paper bags with foodstuffs in preparation for pick-up at their door next Saturday. Volunteers drivers and sorters from the community are needed to help ensure the success of this year's drive.

Telling councillors that Sands' residents "do not want a junkyard in their backyard," Norris once again asked council to enforce its zoning bylaw. He also told council that condominium residents "object strenuously to consideration of re-zoning" the property, even if an enclosed structure is proposed for processing and recycling drywall, metal and other construction materials at the scrapyard.

Cautioning council that other businesses will be encouraged to set up shop "in contravention of bylaws" unless the town enforces its bylaws, Norris asked: "Why encourage it?"

Councillor Pam Johnston, chairman of the town's site plan review committee, such meetings deal only with items like parking and building, not re-zoning.

While Norris didn't debate the function of site plan committee, he expressed concern over planning staff's presentation to the committee. The report was prepared before the meeting and gave him the impression that planning staff had made "foregone conclusions" about the operation of a salvage yard on

the site, Norris argued.

Town council will eventually decide whether Monarch's application for re-zoning will be accepted. It was indicated at Monday's council meeting that the application will come before council within the next three weeks.

Councillor Marilyn Serjeantson told Norris that although council does consider recommendations from planning staff on re-zoning issues, it doesn't always endorse staff recommendations. Councillor Bill Robson said he would rather have dealt with Monarch's re-zoning application before the issue went to site plan review.

However, he assured Norris that when the application comes before council, he will make up his mind "based on the zoning, as it is."

"I hope town councillors will vote on the re-zoning in an unbiased manner," Norris commented.

Near the conclusion of the discussion, Councillor Anne Currie suggested that Monarch isn't conforming to the bylaw because of open storage on the property. If the business was put under a roof, would it conform, she asked.

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