

# Lotts and Lots of red tape

(Continued from page 1)

Committee and asked it to consider that the house, in a residential area, is being used improperly and that it would be more appropriately reviewed through a rezoning process.

When asked to comment later, Brooks, formerly a Milton councilor for Ward 3, spoke about the importance of zoning regulations and stated "If someone was to change their residence into an eating establishment, it wouldn't surprise me if neighbours had concerns about it."

Staff from the Town of Milton's Planning Department recommended the Committee turn down the application mainly based on its residential septic system. The Lotts had had the existing system inspected and verified as functioning properly under its present operating conditions.

After visiting Lott's and Lots, Rod Thompson, Public Health Inspector for Halton Region had recommended that the Lotts install a Class 5 Sewage System - basically a

holding tank. However, such a system is currently not permitted as per Part 1.1 of the Region's Guidelines for Hydrogeological Studies and Standards for Private Services.

Although the Lotts agreed to install a Class 5 if necessary, the Committee's vote, with one member absent, was tied concerning the requested variance. According to municipal policy, that meant that the Lotts' application for a variance was denied.

Asked to comment, Mel Iovio, Director of Planning and Development for the Town of Milton said Class 5 systems are an expensive system to maintain and "They (The Region) may feel it's not feasible long-term."

Mr. Iovio explained why town staff considers Lott's and Lots as an eating establishment versus a food retailer. "When you have a sit down area, either inside or outside, it is defined as an eating establishment." Mr. Iovio did acknowledge that this can be a difficult usage to determine and that it was unfortunate that only one of the members of the Committee and none of the staff involved visited the tea room to see for themselves how it was set up.

However, Iovio maintained that the tea room exceeds the home occupation use the house was originally zoned commercially for. "A home occupation use will capitalize on a hobby and sell things from a house," he explained. "For the tea room to be an accessory to the bakery, it must be a minor component to it, with the bakery as the dominant use."

"If the floor area and the effort it takes to maintain it is equal to that of the bakery, it's not really an accessory."

The Lotts now have the option of applying to the Ontario Municipal Board (a move they have initiated), to overturn the Committee of Adjustment's decision or of applying to the Town of Milton for a zoning change which would then be decided by town council.

Margaret Lott admits the red tape she has been fighting to save her small business is personally frustrating. "I feel as though I have become entangled in the system," she says wearily. "We keep trying to work with all of the agencies involved for a peaceful solution, but we seem to be making little progress towards any resolution except shutting down."

She also finds it bothersome that "not all Committee of Adjustment members took the time to visit during our operating hours and view first-hand the special ambiance that we have created here for both residents and visitors to the area."

Margaret is also resigned to the fact that the complainant is likely a neighbour of the Lotts. "If the complaint is based solely upon zoning issues, fine. I just hope I haven't been dragged through town hall hell for the benefit of somebody else's agenda."

In spite of her battle with Town Hall, Margaret Lott still sees a bright side in her dilemma. "The support Al and I have received from our neighbours, customers and other businesses in the village has been widespread and very personally gratifying."

"I just hope a solution is found so that by next spring we can open up for the season and do what we do best at Lott's and Lots - sell quality baked goods in a cheerful setting where our clients can pause a moment with a hot cup and savour our specialties."

With files from Donna Danielli

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## ZONING WOES



Although Campbellville's Lott's and Lots Bakery and Tea Room remains open pending an OMB Hearing, owner Margaret Lott is worried zoning issues will ultimately close its doors forever.

# Head to the Harvest Fest

BY DONNA DANIELLI  
 THE COMPASS

The Campbellville & Area Business Association invites one all to join in for a bumper harvest of great antiques, great value, great fun and loads of refreshment. The fourth Annual Campbellville Village Harvest Sale takes place on October 7, 8, and 9 and promises fun for the whole family. Enjoy the live music on Sunday from 2 to 5 p.m. or Monday from 2 to 4 p.m. or look for Snigs the Clown who will be wandering through the Village both days. Face painting will be available for the kids, and the occasional adult accompanied by a child.

The Nassagaweya Women's Institute will hold their Thanksgiving Bake Sale on Saturday and Sunday on Main Street in front of Vincent's Art and Antiques, so stop on by for a chance at some home made snacks.

Make sure to stop by the Campbellville and District Lions Club and check out the Thanksgiving Special Craft and Artisan Show and Sale. This special show will feature two floors of crafters and artisans, everything from woodworking, quilts and knitting to home decorations and leather work. The Craft and Artisan Show takes place on Sunday and Monday from 10 a.m. to 4 p.m. As well, all the terrific shops and eateries that Campbellville is known for will be open for business all three days, so you can browse or shop to your heart's content.



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