

Rural agenda for Admin. and Planning Standing Committee

by Donna Danielli
The Compass

When the Town of Milton's Administration and Planning Standing Committee met on Monday January 22, it was to deal with an agenda that had a decidedly rural feel to it. Of the three public meetings that night, two dealt specifically with rural properties and three delegations to the Committee shared information that directly impacts on the rural community. The items dealt with by the Committee included:

LOTS AND LOTS BAKERY, 85 CAMPBELL AVE. W., CAMPBELLVILLE
This public meeting was the next step in a months-long process of negotiation between Margaret and Allan Lott and the Town of Milton's Planning Department. Lotts and Lots had been served with a cease and desist order from the Town after complaints from a neighbour that Lotts and Lots new tearoom constituted an eating establishment, which is not allowed by the zoning by-laws of the Hamlet of Campbellville. The staff recommendation to receive the amendment to zoning by-law 61-85 was accepted by the Planning Committee and an opportunity was given for public input on this amendment, which also suggested reducing the required number of parking spaces from nine to two. Longtime resident and neighbour Murray Inglis was amongst the supporters of the Lotts and Lots bid.

"My wife and I have found it to be a quiet business...Marg has hired local people to work in the café and has sponsored many community groups." After there was no public objection to the report, the Committee accepted it for consideration. Town staff will receive input and prepare a technical report regarding the application before a recommendation is made to Council from the Committee.

HALTON GOLF COURSE STUDY

Helma Geerts, Senior Planner for the Region of Halton presented this report to the Committee for information. Using estimates for population growth to the year 2021, Halton staff predict a demand for between 16 and 42 new golf courses. According to the report approximately 890 acres of prime agricultural land have been converted to golf courses in the last three years. Two of the key recommendations of the Halton Golf Course Study for reducing prime agricultural land loss in Halton are: 1. That the "Agricultural Rural Area" below the Escarpment Brow be renamed "Prime Agricultural Area" and that current policy regarding the consideration of recreational uses below the Brow by amendment if the appropriate justification is provided, be removed. 2. Add a new policy stating that recreational uses will be encouraged in degraded areas such as closed landfill sites, brownfield sites, and depleted quarries above and below the Brow. Councillor Barry Lee expressed

concerns regarding property values and the viability of the plan long term. Mayor Krantz commented, "What's being removed are the rights of the individual property owners below the Brow to apply for a zoning change." Geerts assured the Committee once more that, "the intent was to address provincial policy statement that lands should not be taken out of prime land... and to demonstrate that there are other options than prime agricultural land." Councillor Lee reiterated the need for a careful approach, stating, "We need to realize that we are tinkering with property rights. We have to be careful that we don't end up looking foolish at the end of the exercise." Councillor Cindy Lunau motioned that the wording in the Report be changed from "encouraging" golf course development to "considering" which the Committee agreed to before a motion was made to accept the Report.

DUFFERIN AGGREGATES APPLICATION TO EXTEND THE MILTON QUARRY

A was given by Sarah Lowe, Property and Resource Manager for Dufferin Aggregates for information purposes only. The company has acquired additional land adjacent to the present quarry and is seeking approval for extraction on one third of it (83HA). Two-thirds of the additional land will be maintained as an environmental buffer and will not be quarried (162HA). "At present rates of production our existing reserves will be exhausted in about eight years. The additional land will provide enough resources for a further 10 to 12 years." An Information Open House was held on January 17 for public input and the Towns of Halton Hills and Milton will be hosting a joint public information session at the Milton Seniors' Activity Centre Auditorium February 13th from 6 to 9 p.m. Lowe stressed that the proposed extraction area is outside of the land that is classified environmentally sensitive, and that no haul north of Town Line would take place. The existing haul route on Dublin Line will be used.

COUNTRY HERITAGE PARK SIGNAGE

Manager Reg Cressman presented a request for a variance to the sign by-law. Four signs were requested, two to stand at the side of Highway 401, each measuring 250 sq. ft. with a height of 29 sq. ft., for the purpose of advertising Country Heritage Park. The third sign requested was a double-sided free-standing sign measuring 400 sq. ft. with a height of 25 sq. ft. for third party advertising adjacent to Tremaine Rd., while the fourth proposed sign was a single-sided sign measuring 2100 sq. ft. with a height of 40 ft. to be used for third party advertising adjacent to Kelso Conservation Area. The Committee approved the first two signs but denied the request for the two larger third party advertising

signs. Councillor Brian Penman expressed concerns about reports from the Niagara Escarpment Commission and Conservation Halton. Councillor John Challinor said, "The discussion of visual pollution is a major concern for me. I think we need to be careful what we put through that area." Councillor Challinor also stressed the importance of the Provincial Government accepting some responsibility for the financial support of County Heritage Park. This gesture was greatly appreciated by Cressman, who stated, "I got the impression the municipality would be very supportive in assisting us in our negotiations with the Province. Country Heritage Park wants to maintain a mutually rewarding partnership with the Municipality and I think the ground work has been set for that."

All of the reports and delegations received by the Administration and Planning Committee will now be examined by town staff before recommendations are made to the Town Council.

CHRIS CHRISTOFORU STABLE INC., 10253 SECOND LINE

In a public meeting on the proposed change to zoning by-law 61-85 to permit an accessory farm dwelling, the proposal to construct a second dwelling on the property which would be the owner's principal residence, while allowing the conversion of the existing dwelling into an accessory farm dwelling for farm help met with mixed reviews by neighbours. Mr. Asbridge stated "I'm worried about noise, worried about privacy and have no desire to live in a complex." Neighbour Ken Borkwood added, "The only concern I have is the site location of the new home and privacy." Neighbour Ann Scott dismissed the potential problem: "I don't think that will pose too much of a problem on Second Line." The Committee received the report which will now go to the next step of input and technical investigation before a recommendation is made to Council by the Committee.

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