

Halton's Brownfields

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Redeveloping previously used land is different from breaking new ground. It's like renovating your home versus building a new one. "It requires a different approach and a certain expertise," according to Mel Iovio, Milton's Director of Planning and Development. "There are more and more people developing that expertise, especially with the recent changes in legislation."

Abandoned by its owners, Milton's former Pigment and Chemical Company, manufacturers of paint products, is now on the market. On Main Street, west of the train tracks, it's zoned for commercial development. Although soils on part of the site are contaminated, redevelopment could see buildings on the clean portion with space for parking capping the contaminated area. Iovio explains: "It's just a matter of time before redevelopment of sites like the Pigment and Chemical Company. But infilling of existing neighbourhoods, even residential, has always taken longer than development of new land."

Acton's Beardmore Tannery, 180 acres of industrial land currently owned by Maple Leaf Foods, has been sitting idle since 1986. The site's previous use as a tannery resulted in heavy metal contamination of the soil that has required remediation. According to Tom Brancovic, District Engineer with the Ministry of the Environment's Halton-Peel District Office, the site should meet required MOE standards by the end of this year. However, since the tannery property currently has inadequate servicing, Acton's servicing capacity needs to expand before the site will be considered for redevelopment.

Gabe Charles notes, "Successful redevelopment of a brownfield property also requires its integration into the surrounding community and existing pattern of land use."

Barber Mill in Georgetown presents yet another twist to the challenges of brownfield development. In 1854, the Barber brothers established a paper mill on the Credit River at what is now the intersection of River Road and Main Street. It became an important producer of fine rag paper and wood pulp. In 1888, the installation of a dynamo gave the mill the honour of being the first in Canada to produce hydroelectric power for use in industrial production. Contaminants in the soil include materials associated with paper production as well as construction refuse. Fortunately, the contamination is not leaching from the site, and thus it is not posing a health risk to the public or an environmental risk to the river.

"Redevelopment of the site will be more challenging than the cleanup," notes Allan O'Neil, Economic Development Officer for the Town of Halton Hills. The topography of the site on the edge of the Credit River Valley, coupled with its location within the floodplain, greatly limit the footprint that can be developed. Also, some of the original stone buildings are still standing, so the property has heritage value.

Redeveloping brownfields is to land use what the blue box is to recyclables. While there is land within our urban centres lying vacant, it is not the best use of our land base to expand into the surrounding areas. In the end, it all comes down to wise land use.

Halton Region

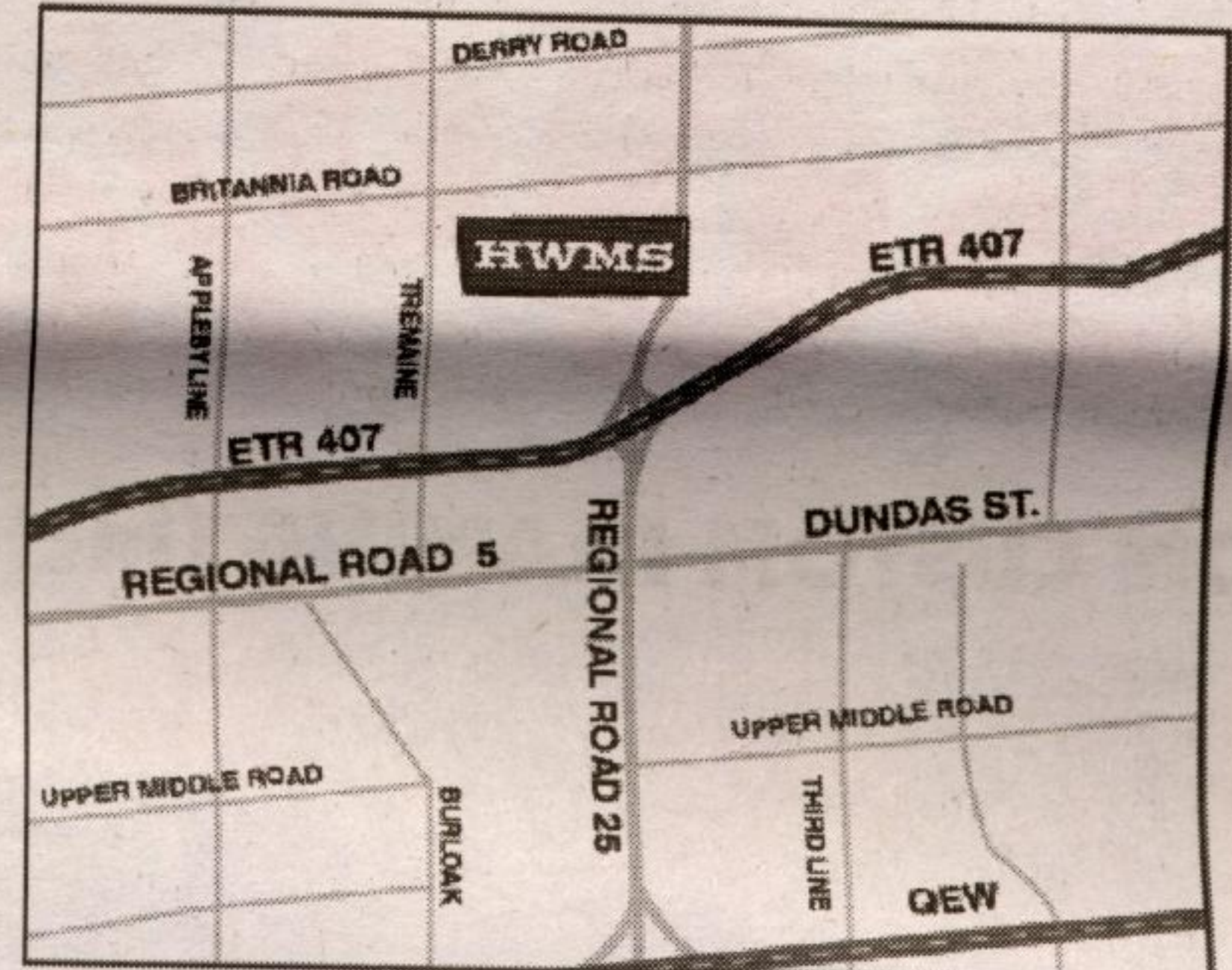
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Get Your Garden Growing! Spring Compost Give-Away

Monday, May 5th - Wednesday, May 14th (closed Sunday)
8:00 a.m. - 4:30 p.m.
While quantities last

Halton Residents are welcome to collect rich, garden-friendly compost produced through Halton's centralized composting program.

- Residents are responsible for shovelling and bagging their own compost. - Please bring your own bags / containers and shovel.
- All Halton households are welcome to collect a maximum of seven bags of compost.
- Donations of non-perishable food items or cash will be gratefully accepted on behalf of Halton area food banks.



Halton Waste Management Site
5400 Regional Road 25, Milton

Spring cleaning? We can help!

Bring your reusable clothing and household items to the Salvation Army Depot at Halton's Waste Management Site.



A Community Partnership



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Backyard Composter Sale

Subsidized by Halton Region
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\$15
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Saturday, May 10th
8:00 am - 4:00 pm

- Converts grass, leaves and kitchen scraps into rich, garden-friendly compost
- Reduces waste
- Takes as little as 10 minutes a week

Backyard Composters will be available at the following locations:

- HALTON REGIONAL BUILDING 1151 Bronte Rd., Oakville (parking lot by main entrance)
And in each of Halton's area municipalities:
- MILTON MALL Parking lot at Ontario St. & Main St., Milton
- BURLINGTON CIVIC OPERATIONS BUILDING 3330 Harvester Rd (at Cumberland), Burlington
- OAKVILLE MUNICIPAL BUILDING 1225 Trafalgar Rd., Oakville
- HALTON HILLS PUBLIC WORKS YARD 11618 Trafalgar Rd., Georgetown

Composters are available year round at
the Halton Waste Management Site, 5400 RR# 25, Milton



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