

Council split on Bannockburn plan

By **LISA TALLYN**
Staff writer

After a lengthy discussion about an application to amend the town's official plan and extend the Bannockburn rural cluster, the application lost on a tie vote at Halton Hills committee Monday night.

The adequacy of the water supply in the area, (the east side of the Fourth Line, north of Hwy. 7) and the need for more rural lots were discussed.

Delegations also spoke on the issue including planner Glen Schnarr on behalf of the applicant, hydrogeologist Paul Bowen hired by the applicant, and area residents David Craig and Angelo Cianfrani.

Schnarr said his client agreed with the contents of the staff report which recommended approval of the application. The proposal calls for the creation of eight two-acre lots.

Bowen said the area where the lots are proposed has a very good water supply, and testing revealed only a little draw down of the water level in a test well after 10 times the daily amount to be used by all eight lots was pumped.

Craig spoke on behalf of the 46 Fourth Line residents who signed a petition opposing an extension of the cluster by the proposed eight lots.

Craig said if the cluster was extended it would break up a working farm.

He called the proposal "strip development" and said while planners don't "believe in strip

development" in this case they are asking for it.

Craig said area residents would require an absolute guarantee from the region that if their water was affected by the development, water would be available from the Acton water plant.

Angelo Cianfrani, who owns the property immediately to the south of the property where a test well was drilled to determine water quantity for the proposed lots, said his well went dry after the test pumping began.

Cianfrani said he has never had a problem with his well since he moved there (in the 1970s), and after the test pumping was completed his water supply has been fine.

Cianfrani disputed the findings of the Ministry of Environment which determined his well was too far away from the test well to be affected by the pumping.

Councillor Rick Bonnette said he won't support the application as the Bannockburn area is currently "saturated" with lots.

"I don't think it's the time," said Bonnette.

"I see no need for expansion of the rural cluster area," agreed Councillor Al Cook in reference to the fact there are already 30 vacant lots approved in the area. "We don't know what the consequences will be if all those wells are put on stream."

Councillor Norm Elliott raised concerns about all the approved lots requiring water at the same time and asked if there was some way of

establishing a sequential order for development.

Director of planning Bruce MacLean said for the next meeting he would check with the region to confirm the impact of all lots approved in the Bannockburn cluster were taken into account when the region supported eight additional lots. If that was so, a sequential approach wouldn't be needed.

Councillor Gerald Rennie said he too wasn't convinced of the need for additional lots in that area at this time.

Councillor Moya Johnson, however, said she would support the application because it was in keeping with the region's official plan.

"It is the logical expansion of the rural cluster," said Johnson.

Councillor Anne Currie shared Johnson's view that the extension was logical, adding the water situation was approved through an independent consultant provided by the region.

"It is not our position to forecast the (housing) market," said Currie.

Six councillors: Kevin Kuiuack, Johnson, Kathy Gastle, Elliott, Currie and Keith Bottomley voted in favor of the application. Councillors Rennie, Rob Heaton, John Day, Cook, Bonnette and Mayor Marilyn Serjeantson voted against the application.

Councillor Ron Chatten was absent from the meeting.

The vote has to be ratified by council before it is official.

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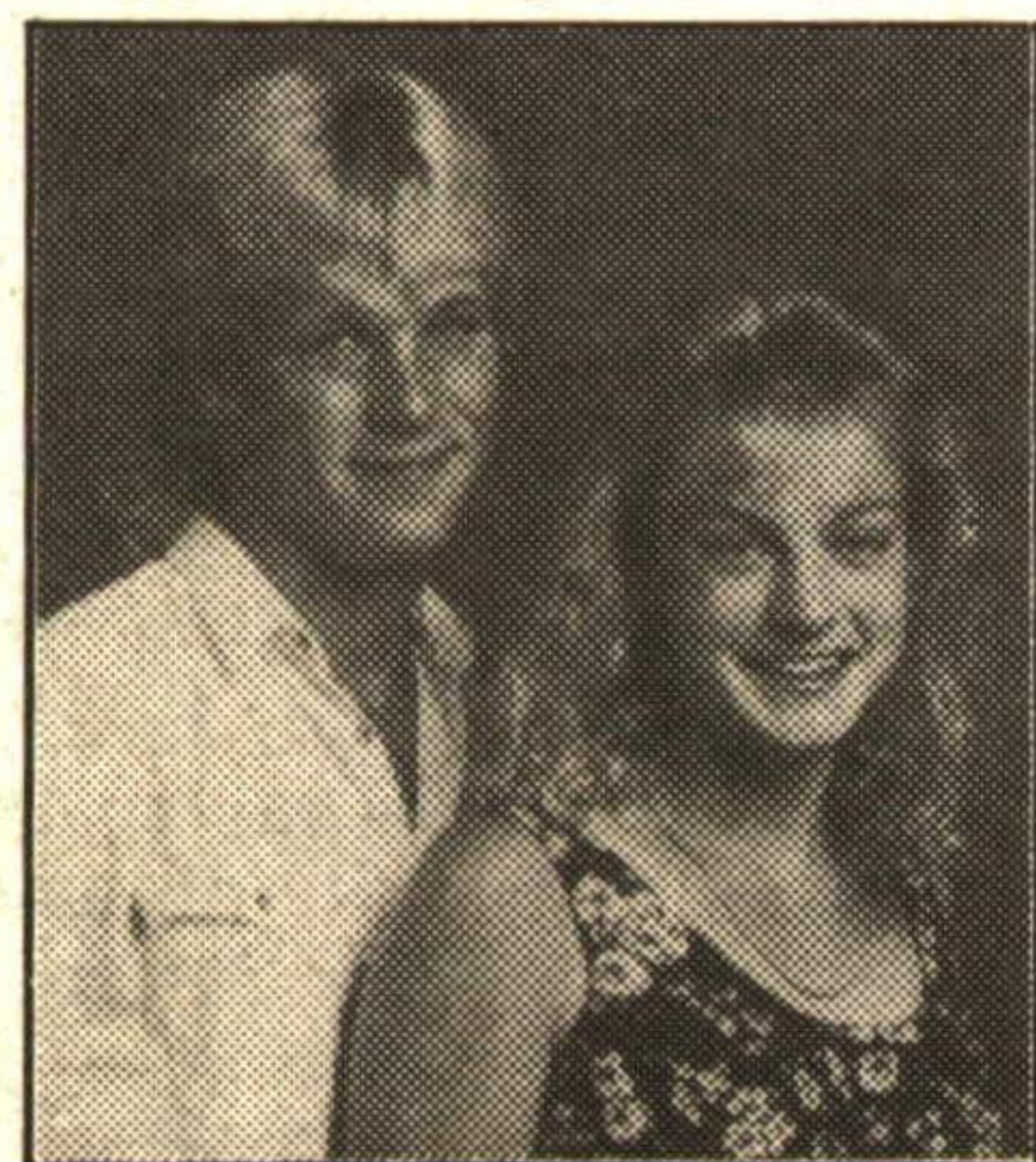
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