

Community residents protest proposed 'Norval' development

By LISA TALLYN
Staff writer

It was standing room only at the Civic Centre Monday night for a public meeting dealing with a proposed subdivision in the Guelph St. and Hall Rd. area.

Several residents from the area voiced their concerns and raised questions about the proposed 84-lot subdivision.

Georgetown Estates Corp. wants to build the subdivision on the 60.8 acre property located on the south side of Guelph St. at Hall Rd. Norval is located to the east of the property, Upper Canada College to the north, residential development to the west and Silver Creek to the south.

In order for the subdivision to be built, zoning bylaw amendments are required to change the zoning and permit residential development. The town's official plan, approved in 1982, designates the property as low density residential and open space, but zoning hasn't been changed yet to reflect the plan.

Town planner Arvin Prasad said the developer is proposing 72 single family homes on 30 foot lots, and 12 singles on 40 foot lots. About 31 acres of the property will be left as an open space area and 16.4 acres is to be designated as a future use block.

Prasad said the Town's Environmental Advisory Committee objected to the proposal. The committee said an internal roadway proposed for the development would be a barrier to wildlife movement and

that the roadway was incompatible with the wooded area.

The town's Recreation and Parks department is requesting 5 per cent cash in lieu of parkland from the developer and the town's Engineering department requires right of ways for road widening purposes along Hall Rd. ranging from three to six metres.

John Spina, speaking on behalf of the applicant called the proposed development plan a "win-win situation for all parties concerned."

Spina said residents of the town will still be able to use the trails and valley lands in the area because they will be conveyed to the town.

He added he believes the proposal would have a minimal impact on the environment.

Some area residents asked about the possible extension of Hall Rd. to the Tenth Line and why the town was seeking additional right of ways on Hall Rd.

Town engineer Bob Austin said a decision has not been made to extend the roadway but the town wanted to protect its option in the event it is extended. He added there would be studies and public consultation before it was ever decided to extend the road.

A Norval resident brought up the history of the property which she said

was once used as a YMCA camp. She said the animal, trees, fish and wildlife are going to be disturbed in the area to build more houses.

"I believe this development will destroy the character and first impression of the village (of Norval)," said Julie Pomeroy of Canoe Country in Norval.

A Georgetown resident said the property has been used by the people of the area for years.

"It is unfortunate this used to be a YMCA camp. It is not public land. They (owners) would not have bought this for the purpose of a park," said Spina.

Ted Thompson of the Norval Community Association said the property in question had been part of Norval for 175 years.

After the meeting Thompson said the area should be part of the Norval Secondary plan which hasn't been completed yet. Thompson said when the town's official plan was being done "nobody realized that it (the property) was being brought into the Georgetown urban area."

The town's director of planning Bruce MacLean said Thursday when the town's official plan was done many public meetings were held to keep the public abreast of the changes. He added the region's official plan approved in 1980 also changed the Georgetown urban area boundary to include the property where the subdivision is proposed.

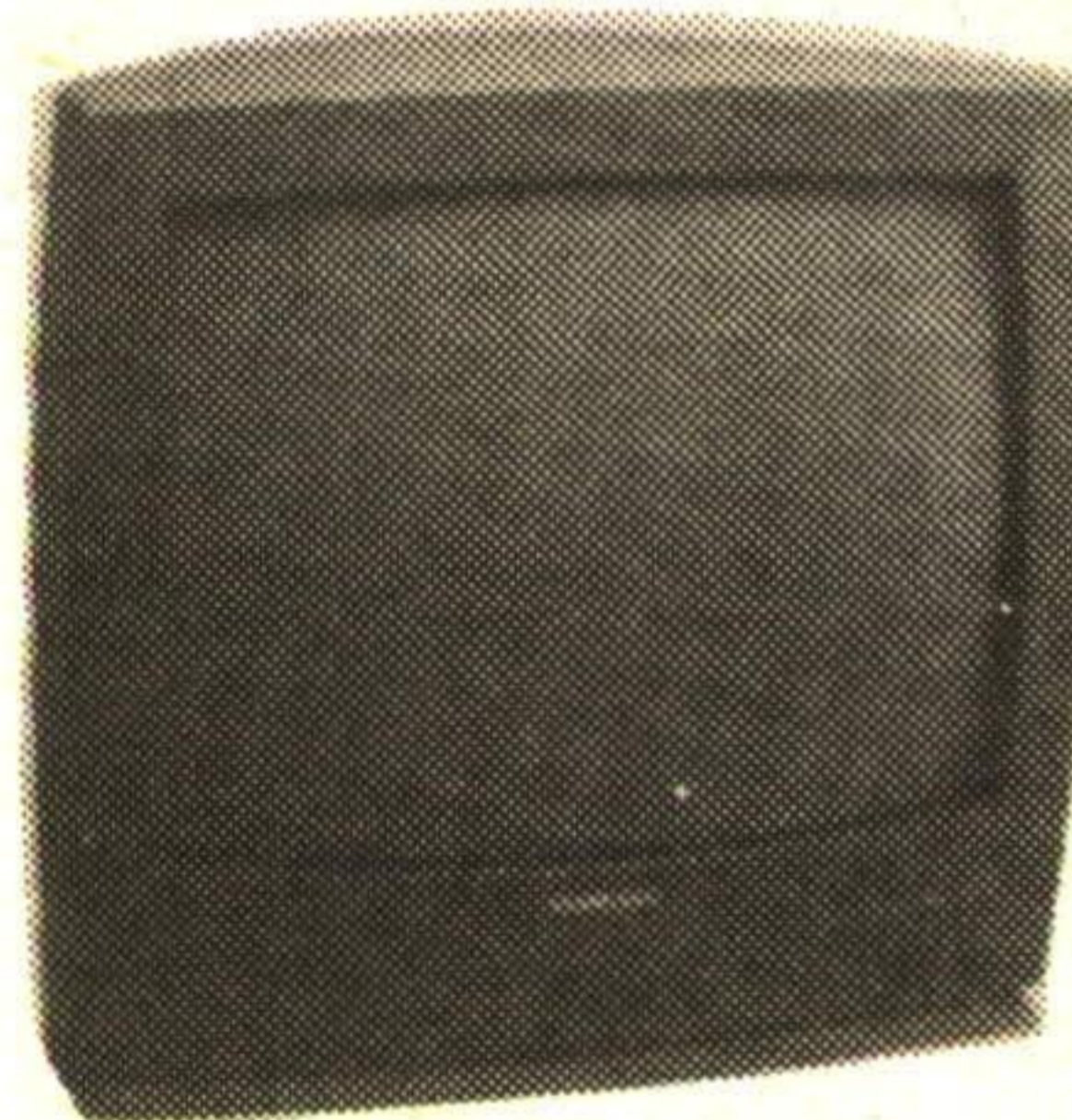
General committee didn't discuss the proposal and will debate it when planning staff brings back a report.

'I believe this development will destroy the character and first impression of the village of Norval.'
— Julie Pomeroy

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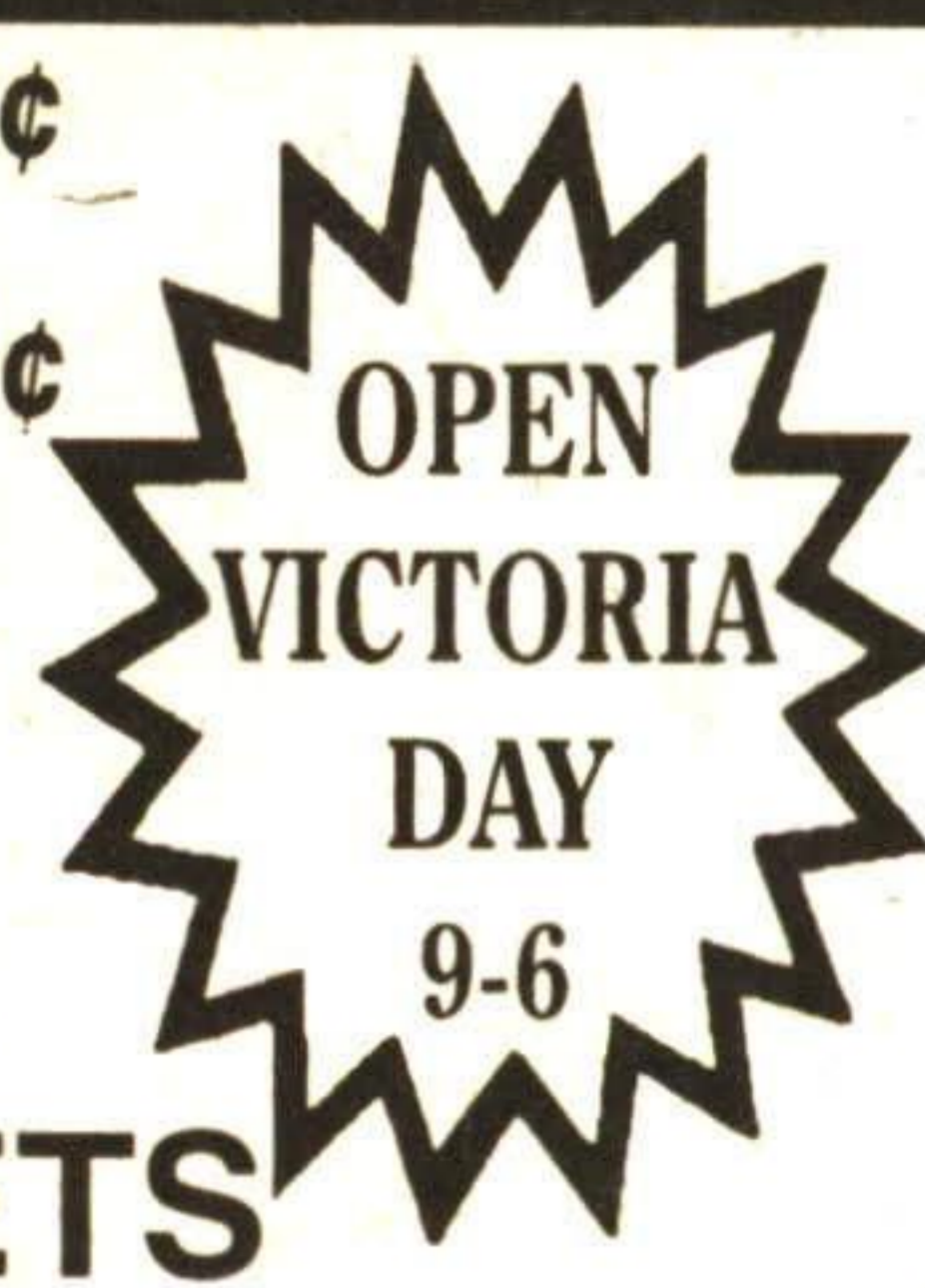
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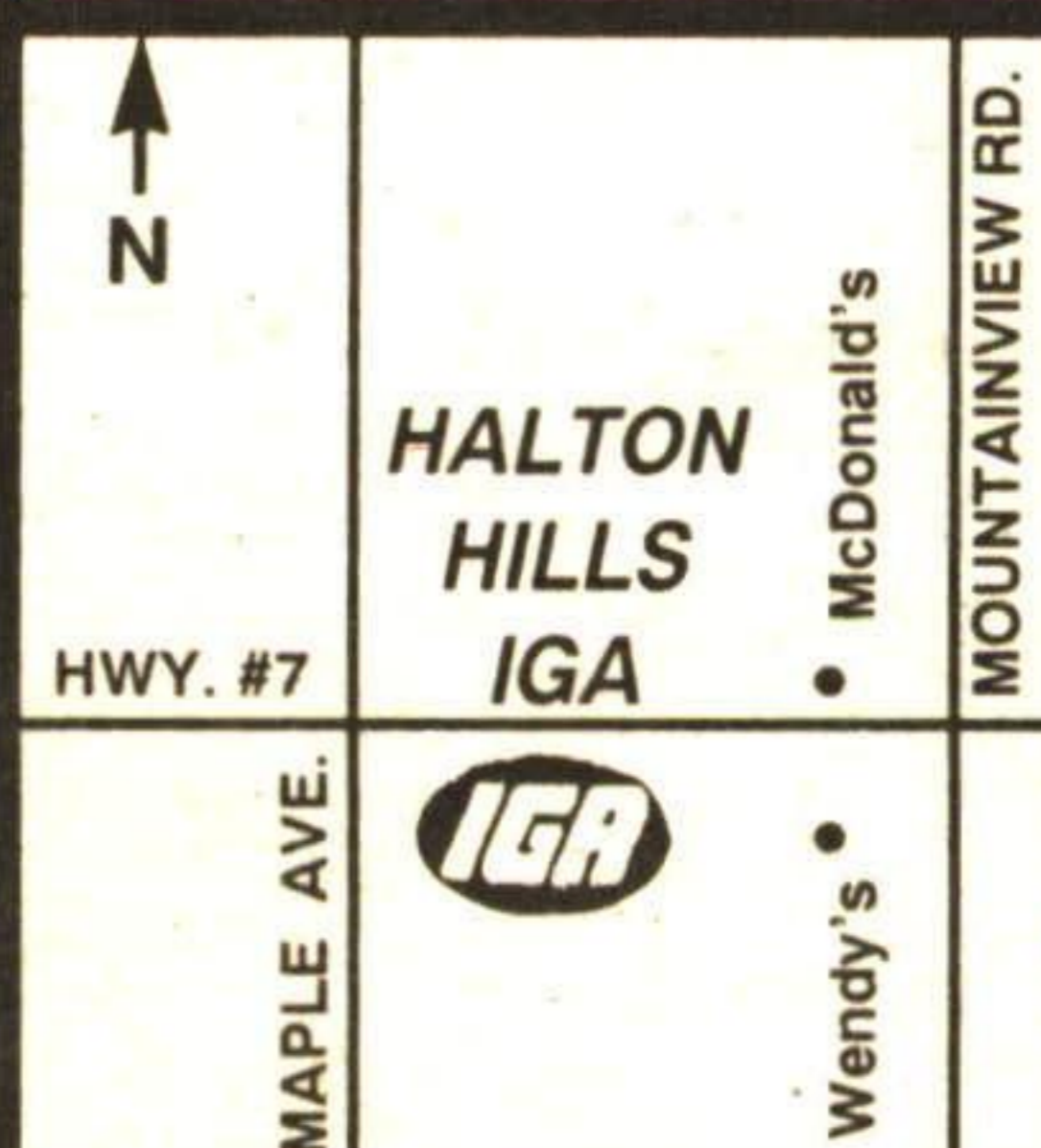
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