

Developer balking at conditions for commercial portion of Dominion Seed House lands

Halton Hills site plan committee has approved a plan for the commercial area of the Dominion Seed House lands, but the developer, Parallax Land Corporation, is balking at some of the committee's 60 conditions.

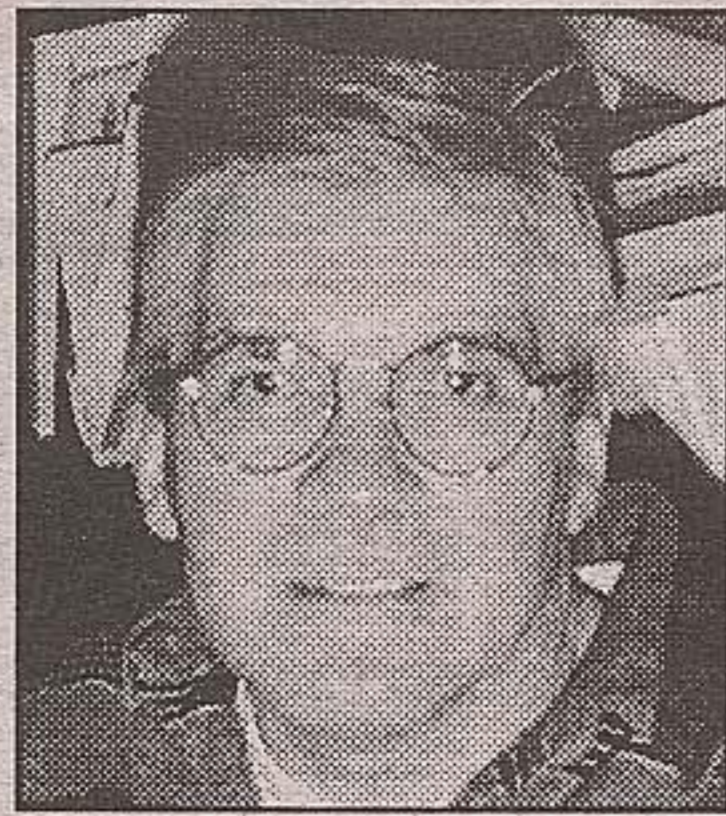
Parallax disagrees with off-site issues such sidewalk construction, landscaping and road improvements on Guelph St. and Mountainview Rd.

Although it's Parallax's contention that those issues are a municipal responsibility, Halton Hills director of planning Bruce MacLean said the town's position is "it's the developer's responsibility because of the influence of the development on the street."

MacLean said an Ontario Municipal Board (OMB) hearing on the disagreements between the town and Parallax was held last Wednesday and Thursday and a decision is expected as early as this week. He said the developer wants to exclude any site plan issues that relate to external matters, while the town disagrees.

The planned plaza will be 73,261 sq. ft. with a 30,000 sq. ft. grocery store, 35,981 sq. ft. retail complex, a 5,000 sq. ft. restaurant, 2,478 sq. ft. fast food restaurant and 423 parking spaces.

An attempt to increase the grocery store space to 40,000 sq. ft. was denied by the OMB in June. Parallax will have to go



BRUCE MacLEAN

through an Official Plan amendment and zoning process if they want to get the additional space. MacLean said he has not received any information indicating Parallax is seeking an amendment to the Official Plan.

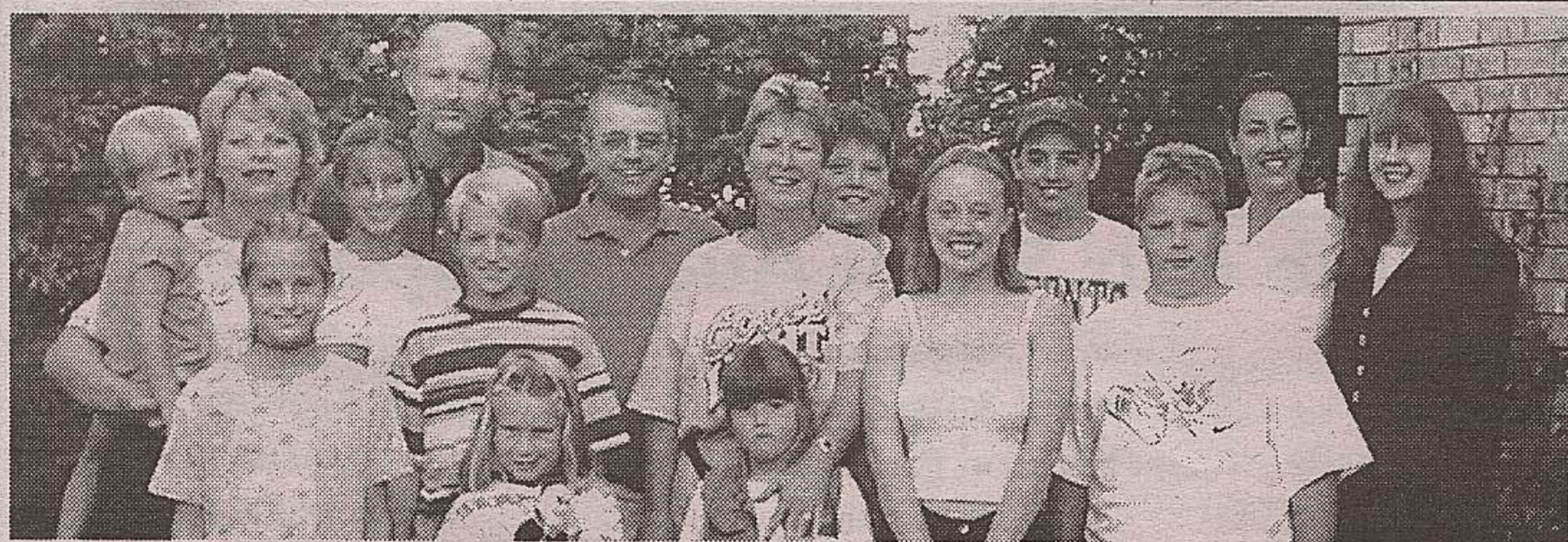
A draft plan of subdivision was approved last year, but Parallax appealed certain conditions to the OMB.

For example, they wanted to separate the development of the commercial block and former fire hall site from the whole package. However, in a June decision, the OMB agreed with the town that the development of the 54-acre site should be done in an integrated manner. That includes implementing urban design guidelines throughout the property to give it a cohesive look—such as placing a community logo on benches, banners and lighting. While Parallax accepts the concept, they disagreed they should be required to pay for it.

The site plan was approved by only two members of the site plan committee, Councillors John Day and Clark Somerville. The only other member present, Councillor Jane Fogal, cited a pecuniary conflict of interest because her brothers' firm, Wm. McNally Construction Ltd., has been hired to work on the property.

Ratification by council is required before final sign-off on the site plan.

—By Cynthia Gamble, staff writer



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