

Hornby residents surprised to find properties were rezoned—in 1974

Several Hornby residents were left scratching their heads recently when told their residential properties had been rezoned to industrial lands without their knowledge—26 years ago.

The residents, who attended a recent town public meeting to discuss the changing of the three properties to special D zoning, had no objection to the switch—they just wondered when their lands became zoned industrial. Most lands in Hornby are zoned either rural or general commercial.

Edward Robertson said he has farmed his property for almost four decades and was never told his land had become industrial—about 26 years ago. The two other properties are the former school property on Steeles Ave. and a former poultry farm, which had been co-owned by Hornby resident Jim Snow.

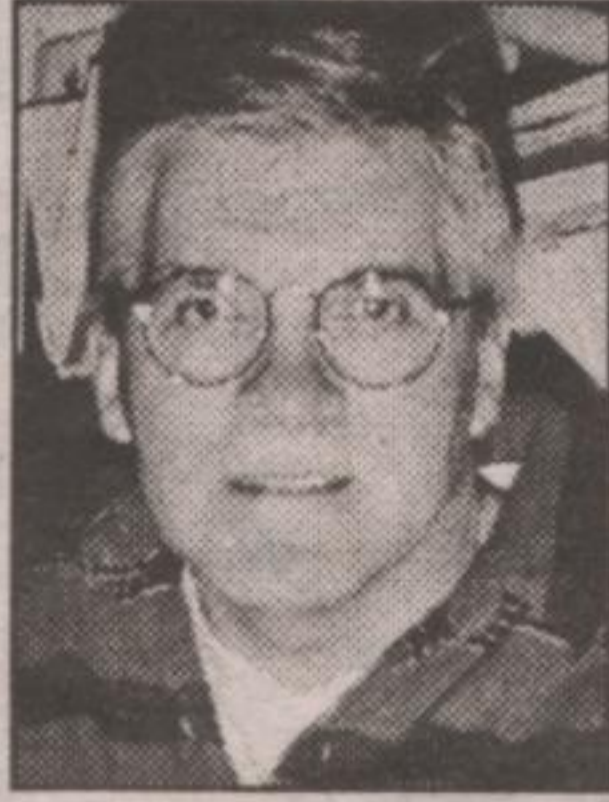
At the public meeting, Snow said there should have been some sort of public process for the rezoning, but if that happened, no one recalls it.

Town planning director Bruce MacLean said the lands were rezoned sometime in 1974 but the planning department has yet to discover the reasoning for the switch.

Snow agreed if the land truly is zoned industrial, then the steps the planning department are taking now is the right way to go.

The purpose of the public meeting was to discuss removing the industrial zoning from the three properties and change it to a D zoning. This will prevent future potential conflicts with the overall prestige industrial development which the town wants in the 401 Corridor area.

The D zoning means it only permits existing uses or what the town allows, while giving the planning department time to work with Hornby residents to figure out what the best zoning for the lands should be. As part of the Official Plan review, which is currently under way, specific policies and zoning for the hamlet of Hornby will be studied.



BRUCE MacLEAN

Unrelated specifically to the three Hornby lands, Georgetown resident Derrick Williams wondered at the meeting about the ramifications of a letter that Steeles Ave. landowner Norbert Pike sent to a Halton Region staff member in August.

Pike argued in his letter that landowners within the 401 Corridor would rather their lands be transferred to Mississauga's jurisdiction and be serviced now.

Williams, noting copies were also sent to Premier Mike Harris and Tony Clement, Minister of Municipal Affairs, MPP Ted Chudleigh, Halton Hills Mayor Marilyn Serjeantson and three national newspapers, wondered what the impact will be on Halton Hills' tax base if the 401 Corridor was removed from the town's jurisdiction.

"We're going to have a hard time if he (Pike) gets going on this. Our taxpayers will be paying an awful lot of taxes, because Georgetown South (industrial designation) is gone now. This (the 401 Corridor) is our prime piece of land," said Williams.

October 27 is the last day residents can submit comments on the rezoning proposal for the Hornby lands.

—By Cynthia Gamble, staff writer



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BY-LAW NOTICE

FORM 1

PLANNING ACT
NOTICE OF THE PASSING
OF ZONING BY-LAWS BY

THE CORPORATION OF THE CITY OF MISSISSAUGA

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed By-law 0476-2000 on the 27th day of September, 2000, under Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the City of Mississauga not later than the 31st day of October, 2000, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, together with a cheque in the amount of \$125.00 payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Explanation of the purpose and effect of the by-law:

One of the provisions of By-law 0026-2000, being a by-law to amend By-law 5500, is to revise Schedules to reflect the current road alignments and right-of-way widths for the purposes of establishing setbacks from the various roads. By-law 0026-2000 contained a mapping error which identified the right-of-way width for Tenth Line West, between Argentia Road and Britannia Road West as 40 metres, whereas it should have referred to 30 metres. By-law 0476-2000 corrects this mapping error.

Location of the Lands Affected

Tenth Line West between Argentia Road and Britannia Road West.

Further information regarding this By-law may be obtained from **Ron Versteegen** (905) 896-5728 of the Planning and Building Department.

Dated at Mississauga this 11th day of October, 2000.

Arthur D. Grannum
City Clerk

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