

NEW HOMES

Published Monthly

October - 2000

8 Pages

Beech Brooke Country Estates

One Family's Dream

October 16, 2000 was a very special day for the McClure family. It was the day they signed a subdivision agreement that allowed them to begin work on a project that had been just a dream for more than 12 years. It was an agreement which permitted them to develop 20 estate lots on their 103-acre property in Halton Hills.

This dream began in 1988 when the McClures realized that farming was not a viable option for their property because of the hills, rocks and poor soil conditions. They knew from their own experience that it was a great place to live and to raise a family. The Amabel Aquifer provided an abundance of water. Their country road was quiet but paved. It was 10 minutes from a GO train station. The property was very scenic and was just a few minutes walk from the Bruce Trail.

They discussed their options with the Niagara Escarpment Planning Staff because their land was located in an area above the escarpment and was part of the Niagara Escarpment planning area. They also talked to the Credit Valley Conservation Authority because a tributary of the Credit River flows through the property. Planners from the town and the region were contacted. It was decided that the most suitable use of their land would be a rural estate plan of subdivision with 19 lots plus their own home. The McClures chose the name "Beech Brooke" because of the large number of beech trees and the pretty brook that flowed through the property.

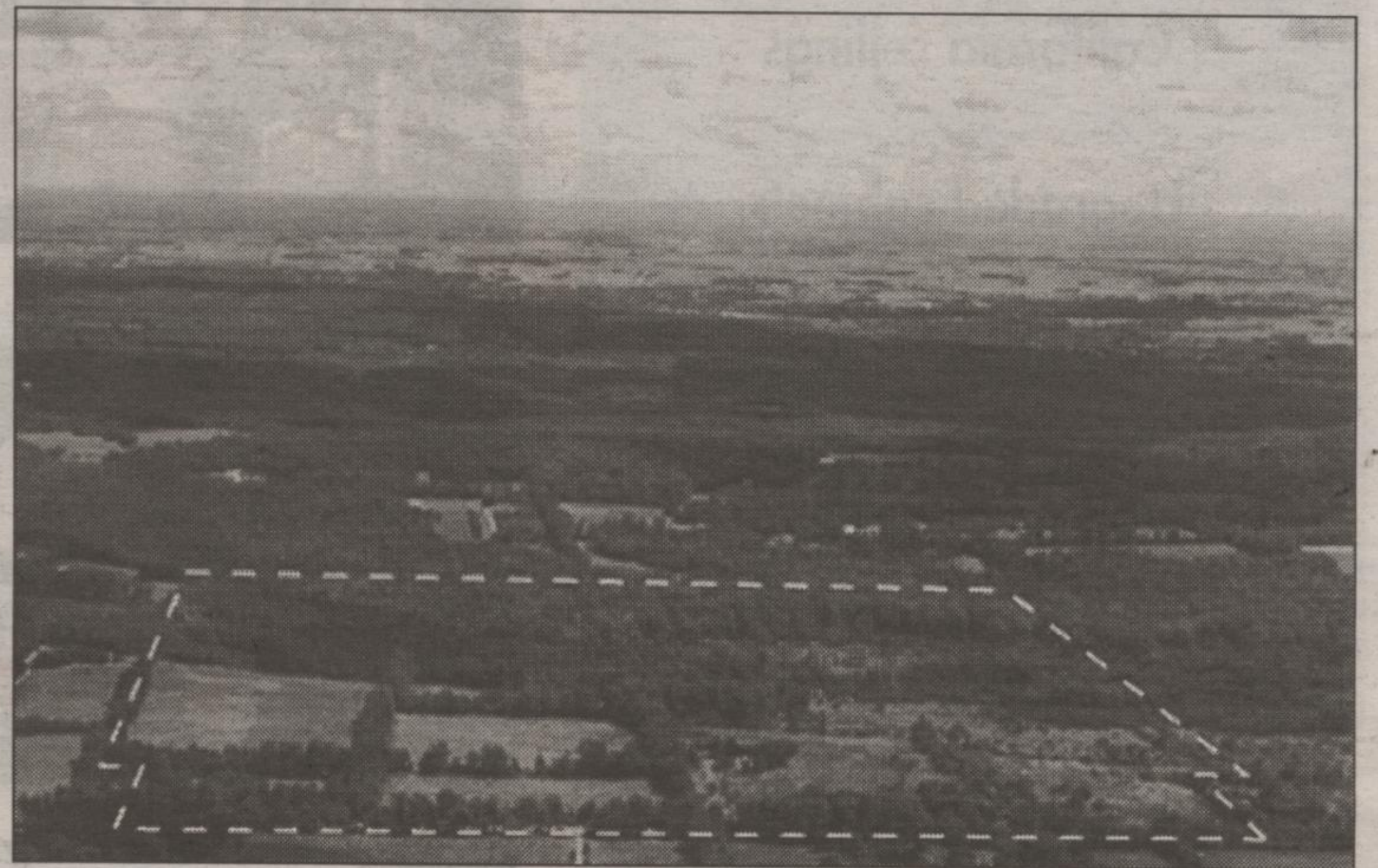
The McClures obtained a topographical map and survey of their land to locate the trees, hills and valleys. Working with an engineer and a landscape architect, they located the

best 19 building sites. Roads were then planned to follow the contours of the land. Whenever possible, the existing tree lines were used as property boundaries to provide privacy for the lots. It was decided that the 40 acre forested area at the back of the property would be maintained in its natural state with each lot owner having a 1/20 share of this area.

In order to obtain approval for their plans, the McClures were required to do 15 different studies including soil tests, the availability of ground water, a traffic study and an archeological investigation. All studies indicated that the property was suitable for an estate development. The McClures were also required to obtain comments from 21 commenting agencies including the Ministry of the Environment and the Ministry of Natural Resources. All comments were supportive of the project.

In October 1988, the Niagara Escarpment Commission voted overwhelmingly in favour of the project, with only one member opposed. Unfortunately, in May of 1989, the Commission reopened the issue and voted to oppose it. This along with opposition from some neighbours led to an Ontario Municipal Board (OMB) Hearing in the summer of 1992. During the 15-day hearing, consultants hired by the McClures were cross-examined by lawyers for the Niagara Escarpment Commission and the neighbours. The development was put under a microscope. The result was draft approval by OMB in October 1992.

The next step was to meet the conditions of draft approval, which included drilling a well on each lot and having those wells tested. As predicted by the Hydrogeologist, the wells produced an abundance of excellent drinking



water.

The McClures decided to have Kathy Ellis from Johnson Associates Halton Ltd., Realty market Beech Brooke Country Estates for them. The lots have now been placed on the market and road construction has begun. The McClures are about to see their 12-year dream become a reality.

The Niagara Escarpment Commission and Halton Region no longer allow rural estate developments. Beech Brooke is believed to be the last such development to be built in the Niagara Escarpment Planning Area.

Beech Brooke Country Estates is located north of Glen Williams at 140001-8th Line and

comprises of 16 remaining lots, three have already sold. The smallest lots are 1.5 acres and the largest is 5.4 acres. The price range starts at \$159,000 and goes up to \$219,000 for lots backing onto the conservation park. Each lot owner will receive a 1/20th share in the 40 acre conservation park.

There will be an open house on site this Sunday, Oct. 29th, 2-4 p.m. Directions - north on Trafalgar Road to Silvercreek then east on 27th Side Road and north on 8th line (presently Trafalgar Road detour). For more information call Kathy Ellis, Johnson Associates Halton at 905-877-5165.



WOW!

TAKE A LOOK AT THIS INCREDIBLE DEVELOPMENT

- Beautiful Country Estate in Halton Hills.
- Lots vary in size from 1.5 to 5.4 Acres priced from \$159,000 to \$219,000.
- Each parcel offers something special: mature trees, varied terrain, privacy and plentiful water.
- Premium lots back onto Conservation Park.
- Each landowner will receive a 1/20th Share in the Conservation Park - which is abundant with wildlife, trees, pond and stream.

- Located on a quiet but paved road and very close to Georgetown.
- Buy Now! Lots bought firm on or before Nov. 15th, 2000 will include Hydro/Bell underground cable from lot line to house site.
- Come to my open house Sun., October 29th, 2-4 p.m. Directions - north on Trafalgar Road to Silvercreek then east on 27th Side Road and north on 8th line (presently Trafalgar Road detour)

Call Kathy for your information package today!



Kathy Ellis

LIFETIME MEMBER



(905) 877-5165

Johnson Associates

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**Beech Brooke
Country Estates**

Your key to real estate service!