

Town council...
... in brief



Store planned for south end

Fell Corporation Corp. has filed a site plan with the town to build a 9,000 sq. ft. commercial building at the southeast corner of Miller Dr. and Main St. in Georgetown South.

Development gets approval

Town council has recommended to Halton Region that a housing development on lands owned by Halton MP Julian Reed and his wife Deanna receive draft approval.

The draft plan conforms to regional and local official plans and there has been no objections from public agencies. The plan, on the 15 acres located in Norval, involves three single detached homes to be accessed by an extension of Old Pinecrest Rd. Land will also be provided so local residents can access the McNabb cemetery. The lots will be serviced with private wells and septic systems.

Town won't share costs

The town has rejected a request from Maple Ave. Baptist Church that the cost of a storm sewer and manhole relocation be shared.

The issue involves a storm drain that could be more than 40 years old that was in middle of the church's reconstruction. Town staff reported there is sufficient doubt the sewer causing the concern is a town sewer. As well, the sewer/manhole was noted during site plan discussions and if the project manager had followed a site plan condition the problem may not have arisen, the report stated.

Supermarket to fill 55,000 sq. ft.

Commercial space on Gardens land increased

Halton Hills council approved an application to increase the size of the proposed commercial site on the Dominion Gardens lands in the centre of Georgetown.

In the plan, the size of the planned supermarket will increase from 30,000 sq. ft. to 55,000 sq. ft. Total size of the commercial area, which will also include shops and restaurants, will be about 110,000 sq. ft. on a 10-acre site.

The owners of the commercial development, Parallax Money Corporation, argued the increased size was necessary to attract tenants. The town had received a written submission on behalf of Loblaws Properties Ltd. expressing objections to the application.

Parallax also requested an outdoor garden centre be allowed, and that restaurants, banks, or other financial institutions be allowed to have a drive-through.

Parallax's request to reduce the landscaped open area from 15 per cent to 10 per cent has been deferred to the site plan stage.

Also at the site plan meeting, which is open to the public, transportation access will be a key issue. There will be 620 parking spaces including nine handicapped spots with one exit onto Guelph St. and two onto Mountainview Rd.

Halton Region, which has responsibility for Mountainview Rd., had wanted three exits onto that road with traffic lights at Todd Rd. intersection.

But after negotiations with Parallax, the region will accept one truck entrance at the north end of the property, and one main entrance, with signalization paid for by Parallax. But if Parallax doesn't want to pay for the traffic lights, a left turn onto Mountainview Rd. will be denied.

Final details on accesses will be worked out at the site plan stage.

However, Brian Otis, owner of the Georgetown Centre Plaza located on Mountainview Rd. N., told council Parallax's plan has changed drastically since he saw it two months ago.

He said while they would welcome the new development, the traffic study

contains conflicting, as well as unaddressed, information.

"It's very hard to get an understanding on how this is going to work, and how it will affect other pieces of property and congestion along Mountainview," said Otis. "We have been a patron of this community for 30 years, we built that plaza (Georgetown Centre) since day one and we're just trying to ensure there will be proper access."

Otis was told he could present his concerns at a future site plan meeting on the Parallax development.

—By Cynthia Gamble, staff writer

Planting around pond to begin soon

Planting around the exterior of the Dominion Gardens stormwater management pond at the corner of Guelph St. and Maple Ave. will begin soon.

Stanley Makuch, solicitor for Parallax Money Corporation, developer of the property, told council recently that tenders has been issued and work will commence by about mid-November.

Construction on the pond could not begin until now because it involves late planting, he said.

"That corner of the Dominion Gardens is a mess," Councillor Ron Chatten told Makuch. "Some of the site is a mess, there's not a lot of great cleanup and I get an awful lot of complaints."

Roy Hylkema of KMK Consultants Ltd. (Parallax's engineering firm), said

about 300 trees will be planted on the uplands and slopes of the pond. However, the planting within the pond will be delayed until the spring due to sedimentation resulting from the current construction. That will be cleaned out in the spring, and the interior of the pond is then planted. The pond area will eventually achieve a naturalized look, but the top of bank will be manicured.

Fall planting will not apply to the park area, Hylkema pointed out, since that's the town's responsibility.

One reason this was delayed, Hylkema said, was because they were trying to work with the town and the Friends of the Dominion Gardens to combine the two walkways and the maintenance access road into the area.

—By Cynthia Gamble, staff writer

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