



Ontario Municipal Board member J.R. Mills (third from right) reviews maps of the Main St. S. valley lands last week with, from left, Leslie Adams of Save Our Ravines (SOR), planner Glenn Wellings, representing Silver Creek Estates Development, Bruce MacLean, director of planning for the Town of Halton Hills, Elsie Taylor, director of POWER and Mary Bracken, resource planner for Credit Valley Conservation. Mills ruled in favour of a development deal that could see 500 homes built in the valley.

Photo by Ted Brown

OMB gives go-ahead to valley development

Continued from pg. 1

municipality is put in a corner where they cannot support the feelings of the community because of the system," said Zonneveld.

Zonneveld said he understood why the town was "painted in the corner" through the settlement agreement with HHVHI, but said he was "deeply disappointed" in the Credit Valley Conservation (CVC) which is supposed to protect the Credit River, its valley and watershed.

"Here we have 150 houses in the valley and they (CVC) don't say boo," said Zonneveld.

He said SOR will continue to try and stop the development of the 150 homes on approximately 27 acres by working in conjunction with the mayor's office to arrange a land swap with the developer, or raise enough money to buy the land. He said the developers have indicated they will sell if they come up with the money.

He said however, they haven't been told what the asking price is.

Unlike Zonneveld, the developer's representatives were pleased with the decision.

"We think it was a win-win situation," said Bert Arnold, lawyer for HHVHI. He said the town ended up getting considerably more valley lands than was originally bargained for.

In the draft plan the town received an additional three-acre block of land from HHVHI on top of the original 300-acre parcel negotiated last October.

Arnold said he believes the board had a clear view that none of the development was in any part of the ravine, and that the valley was fully protected.

'Here we have 150 houses in the valley and they (CVC) don't say boo,'

**—Bert Zonneveld
president of
Save Our Ravines**



"We know we're not building in any naturalized areas," said Arnold. He added they plan to begin servicing the land this fall and building next spring.

Glenn Wellings, planner for Silver Creek Estates, was also pleased with the board decision.

"I think it's a good result, it benefits the town," said Wellings.

He explained that nearly 70 per cent of the Silver Creek Estates land has been dedicated to the town at no cost.

Halton Hills director of planning, Bruce MacLean, said a large part of the land dedicated to the town by Silver Creek Estates is "an integral part of the valley system, where the pristine part of the valley is."

"I think the board carefully looked at the public's concerns, the process the town council went through to evaluate, not only the applicants' proposals, but to ensure the public's interest was fully addressed," said MacLean.

He said there is now an obligation on the developers' part to ensure the conditions of draft approval are fully implemented

and one of those is to ensure the "relationship of the subject lands with the valley lands are in harmony."

In his decision, Mills said the subdivision applications have been "put under a microscope" since the late 1980s and they have been studied and restudied for planning, environmental, wildlife and lack of water concerns.

He said the plans have been altered and re-altered to address the concerns.

The lands for open space, buffer zone, hazard lands and wildlife corridors have "grown substantially and have or will be dedicated to the town for their ultimate safekeeping," he said.

He also said the town and CVC have worked together to protect the unspoiled Silver Creek lands as opposed to the Hungry Hollow Ravine lands which have already been severely compromised as to their original natural state.

"The CVC is satisfied that ample protection has been given by the developers for wildlife movements not only through their lands but especially through the Silver Creek Valley lands."

He said the board finds that the final draft plan of subdivision represents good planning and conforms to the provincial policy statement and the region's Official Plan and town's Secondary Plan.

He also said the draft plan conditions are "appropriate for the proper and safe development of these lands"

Mills also said Halton Region has the authority to ensure the draft plan conditions for both developments are fulfilled.

—By Lisa Tallyn, staff writer

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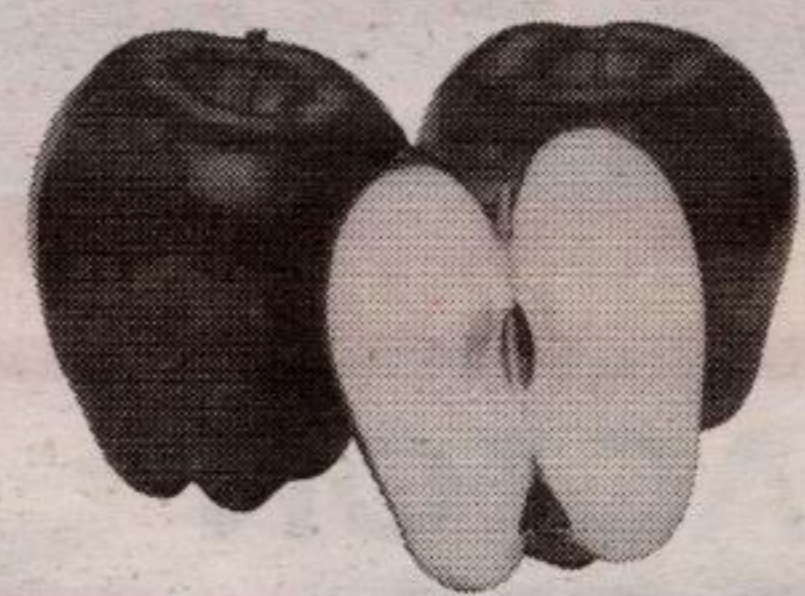
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