

Glen subdivision plan drawing plenty of interest

LISA TALLYN
Staff Writer

If the number of inquiries to this newspaper is any indication, homes in the Sheridan Nurseries subdivision in Glen Williams should be an easy sell.

However, it looks like potential homeowners in the development to be located on the south side of Prince St. west of Tenth Line, will have to wait approximately two years before houses are built there, said Bill Stensson, president of Sheridan Nurseries.

Several area residents interested in the development contacted *The Independent & Free Press* following a story that appeared last month on the Ontario Municipal Board approval of the subdivision. Sheridan Nurseries has also heard from approximately 12 interested people so far.

The subdivision will consist of 91 lots, with the average density of two lots per acre and a minimum lot size of a quarter of an acre.

Lots are to be varied in keeping with the historic patterns of planning of the Glen and

the subdivision will feature environmentally-friendly narrower roads, no sidewalks, and extensive green space.

Stensson said they are currently working through the engineering process for servicing the property and negotiating with the Town of Halton Hills and Credit Valley Conservation.

Stensson said over the next six months they will be looking for a partner/builder for the development. Several builders have expressed interest, he said.

"We want to ensure it's the right fit for us and the hamlet," said Stensson.

"They will be higher-end homes," Stensson said, when asked what the price range of houses would be.

He added he expects they will be more expensive than Georgetown South homes.

'We want to ensure it's the right fit for us and the hamlet.'



—Sheridan Nurseries' Bill Stensson

The Glen Williams development is a pilot project in Canada incorporating sustainable storm water practices with the goal of helping to maintain current environmental conditions in the Credit Valley watershed.

Ward 2 Councillor Joan Robson, who was very sup-

portive of the environmentally-friendly initiatives incorporated into the plan developed with Credit Valley Conservation, credits Sheridan Nurseries with leading the foray in sustainable development— growth that doesn't negatively impact the existing community and watershed.

"Developers may have to sharpen their pencils considerably in acquiring land if they want to provide the green space, trees and biofilter areas and still get a decent

yield," said Robson. "Those home purchasers coming from more urbanized settings are definitely in the market for the green space and the rural feel that Halton Hills offers. I believe that they will be willing to pay a little more to acquire a home in that type of setting. Wide roads and sidewalks are out in rural communities."

Robson said Halton Hills would be facing major development over the next four years.

"The Province is throwing out some big numbers (on future growth for the region) and Durable Halton (Halton Region's plan to accommodate this growth) is still in its infancy stages," said Robson.

She said a precedent has now been set with the Ontario Municipal Board (OMB).

"It would be my hope that the developers will be willing to work with the municipalities before running to the OMB. What they would spend on a board fight might be better spent on new design. It's simply good marketing," said Robson.

For more information on the Sheridan development call Erika Eisenbichler at Sheridan Nurseries, 905-873-0522, ext. 232.

Norval resident frustrated in bid to have roof fixed

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Since then, another leak has started around one of the windows, resulting in the leak extending to the basement, and they had had some damp spots on the carpet where the moisture has made its way along the fireplace, right to the basement floor.

"The problem seems to be the flashing," said DeSalvo, "But I can't get anyone to come out to even look at it to see what it needs."

In the meantime, the recent heavy rains have made the situation more pressing.

"I'm not sure what to do," said DeSalvo, "These people (roofing contractors) are in business to provide a service, yet they can't even take the courtesy to return a call. It's very annoying."

(Ted Brown can be reached at tbrown@independentfreepress.com)



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