

# Sixth Line residents object to proposed rural estate subdivision

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Staff Writer

Sixth Line residents turned out en masse to a public meeting Monday night on a proposed

20-lot rural estate subdivision in their neighbourhood.

Concerns of residents who spoke at the meeting held at the Civic Centre included the location of the access road, future use of the

adjacent vacant property and impact on water. The Planning Department was presented that night with a petition objecting to the application from the 30 to 40 local residents who watched the proceedings in the gallery.

The proposal by developer Esquesing Developments (Al Pilutti), which has been on the books since the late 1970s, has been listed as "deferred" in the regional Official Plans of 1995 and 2006, both of which prohibit rural estate subdivision. However, due to its original submission date, this subdivision needs to only conform to the 1980 regional Official Plan policies, which does allow rural estate proposal.

"The subdivision was designed in a way to preserve the natural frontage on the Sixth Line, the roadway was moved to the north to allow it to access the property without going through the valley which is where the present driveway goes," said Esquesing Developments' representative Bert Arnold. "As well, the lots were sized to be at least as large, generally speaking, as the Sixth Line lots."

It preserves all the natural areas, he said.

Resident Gary Moorcroft, who lives adjacent to the proposed access road, was concerned about its location on a cresting hill that could create safety issues. He suggested that the existing driveway to the current home on the property be used as that location has better visibility. Moorcroft was also concerned about

trees surrounding his property that may be cut down.

The road also concerned his neighbour Kevin Lake. Alarmed by the potential increase in traffic, he noted the roadway would be directly opposite to his driveway, effectively creating an intersection. As well the roadway's location on the hill would create a safety hazard for the school bus, which stops daily to pick up and drop off his children. He asked for a traffic and safety study.

Sixth Line resident Gord Burke questioned whether the water report is available to the public (it is) and wanted assurance that additional acreage adjacent to the proposal would not be built on.

Planning Director Bruce MacLean confirmed that the additional lot is under Greenbelt jurisdiction and there would not be a second phase to the subdivision.

Halton Hills resident Leslie Adams suggested consideration of the proposal is premature in light of the planned Credit Valley Conservation's Black Creek Subwatershed Study that is getting underway. The Black Creek runs along the property.

Deadline to submit written comments to the planning department on the proposed subdivision is May 28. More can be read about the proposal at the Town's website, [www.haltonhills.ca](http://www.haltonhills.ca), under council meetings, April 30, Report 8P.

(Cynthia Gamble can be reached at [cgamble@independentfreepress.com](mailto:cgamble@independentfreepress.com))



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