

Carpet Palace owner calls decision 'great'

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Kanichis said Tuesday the decision by the council was "great" and he was pleased that "after all the grief and money we've spent so far", the town elders were sympathetic to the business' position not to designate the building.

Kanichis could not understand the community's determination in designating the building, saying in the all the years The Carpet Palace has been at that location, no one has stopped in and asked, "Is this where Lucy Maud Montgomery mailed her letters?"

"There's nothing stopping us now," he said optimistically.

Kanichis said the duo is willing to work with Town staff to reach a compromise on the remaining issues, before the scheduled August 28 Ontario Municipal Board (OMB) hearing. The Carpet Palace owners had appealed the Town's Committee of Adjustment decision to deny variances to allow the building to be moved to the back of the lot. However, Kanichis said he would consult his lawyer before the duo consider withdrawing their OMB appeal as they were urged by members of council Monday night.

It was also a night of small victories for the residents of Norval including members of the Norval Community Association and Women's Institute.

All along these groups stated the clauses within the Norval Secondary Plan were being ignored and feared the impact on the village if the road improvements happened.

Council recognized the Secondary Plan by requesting The Carpet Palace keep to the current footprint with minor modifications to deal with the ongoing safety issues for truck traffic, and by requesting Halton Region adhere to the Plan when planning traffic improvements on Adamson St. and at the Guelph St./Adamson St. intersection.

Council also informally directed staff to come back with a report on the potential costs of downloading Adamson St. (a regional road) to the Town. The NCA had urged that the street become a Town road to better preserve the village character.

While council refused to designate the building, and to not send the matter back to Heritage Halton Hills for a third look, council did wear a public commitment from Kanichis at Monday's meeting, to negotiate on the design of the building to more reflect the Norval village character and to consider deconstruction instead of demolition, which would allow the salvage of heritage elements in the building for interested community members.

But Gastle said Wednesday there is "still a whole lot of uncertainty"— as risk lingers if The Carpet Palace owners don't agree to change the new building's location yet again— back to the existing footprint or implement design changes. As well, Gastle was unclear what deconstruction meant.

The NCA has retained its lawyer to participate in the August 28 OMB hearing. However, Gastle said the NCA is "looking for a positive outcome" on the staff negotiations with The Carpet Palace so that everyone would be spared the expense of going to the OMB.

Gastle noted the staff report admitted errors in the HHH's handling of the designation question, and she felt that decision should have been sent back there again for another evaluation— but handled in a different manner than it was (a sole evaluator).

In its last decision on the matter Monday, council directed Chief Administrative Officer Dennis Perlin to hire a lawyer and planning staff to defend the Committee of Adjustment decision at the OMB. The Town's own staff cannot defend the Committee's decision as they supported The Carpet Palace's request for the variances.

However, council was reluctant to vote on this for fear it would colour negotiations with The Carpet Palace, but Perlin said he needed the six weeks to find a lawyer and planning staff.

The OMB, if it goes ahead, will be held 10 a.m. at the Civic Centre.

(Cynthia Gamble can be reached at cgamble@independentfreepress.com)

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NOTICE OF PUBLIC MEETINGS

WARD 3

Concerning Application to Amend the Town of Halton Hills Zoning By-law For lands legally described as Lot 43, Registered Plan 32 and municipally known as 6 Guelph Street Town of Halton Hills (GEORGETOWN)

Town of Halton Hills File D14ZBA08.002 - 6 GUELPH STREET

General Committee for the Town of Halton Hills will conduct a Public Meeting to examine and discuss the proposed amendment application to the Town of Halton Hills Zoning By-law 57-91, as amended. The proposed amendment applies to the property legally known as Lot 43, Registered Plan 32 and municipally known as 6 Guelph Street (GEORGETOWN). The subject property is located in Georgetown.

Below is a map showing the location of the subject property to which the proposed Zoning By-law amendment would apply.

The proposed Zoning By-law Amendment would change the zoning of the property from a THIRD DENSITY (R3) RESIDENTIAL ZONE to a SITE SPECIFIC ZONE. The application indicates that the purpose of the Zoning Bylaw Amendment is to allow business and professional offices in addition to the currently permitted uses on the property.

If you wish to be notified of the decision of the Town of Halton Hills in respect of this proposed Zoning By-law Amendment, you must make a written request to the Town of Halton Hills – PLANNING & DEVELOPMENT DEPARTMENT at 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Halton Hills before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Town of Halton Hills to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Halton Hills before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

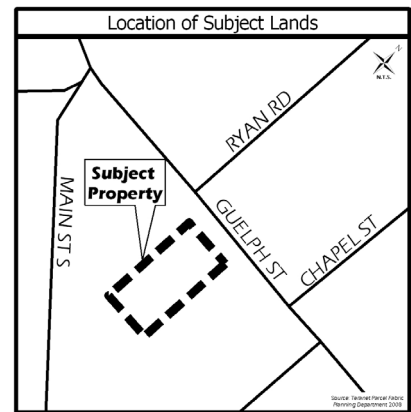
NOTES:

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3. Any written comment/objection submitted to the Town of Halton Hills regarding this application(s) which is being processed under the Planning Act 1990, may be made public as part of the application process.

Further information is available in the Planning & Development Department, Town of Halton Hills, 1 Halton Hills Drive, Halton Hills, ON L7G 5G2, or contact the Planner assigned to the file, Mark H. Kluge at 905-873-2601, ext. 2299. A copy of the related Staff Report will be available on **Friday August 8, 2008** on the Town's website.

ALL INTERESTED CITIZENS ARE WELCOME.



DATE/TIME: Monday, August 11, 2008 @ 7:00 PM
LOCATION: Council Chambers, Civic Centre
FILE NO: D14ZBA08.008 - 6 GUELPH STREET

WARD 2

Concerning Application to Amend the Town of Halton Hills Zoning By-law For lands legally described as Part of Lot 21, Concession 10 and municipally known as 16 Prince Street Town of Halton Hills (Glen Williams)

Town of Halton Hills File D14ZBA08.002 - 16 PRINCE STREET

General Committee for the Town of Halton Hills will conduct a Public Meeting to examine and discuss the proposed amendment application to the Town of Halton Hills Zoning By-law 74-51, as amended. The proposed amendment applies to the property legally known as Part of Lot 21, Concession 10 and municipally known as 16 Prince Street. The subject property is located in the Hamlet of Glen Williams.

Below is a map showing the location of the subject property to which the proposed Zoning By-law amendment would apply.

The proposed Zoning By-law Amendment would change the zoning of part of the property from "Inherent Hazard Lands" (OS-2) to "General Residential" (RG). The application indicates that the purpose of the Zoning Bylaw Amendment is to allow the existing property to be divided into two lots so that a single family dwelling can be built on the additional lot.

If you wish to be notified of the decision of the Town of Halton Hills in respect of this proposed Zoning By-law Amendment, you must make a written request to the Town of Halton Hills – PLANNING & DEVELOPMENT DEPARTMENT at 1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2.

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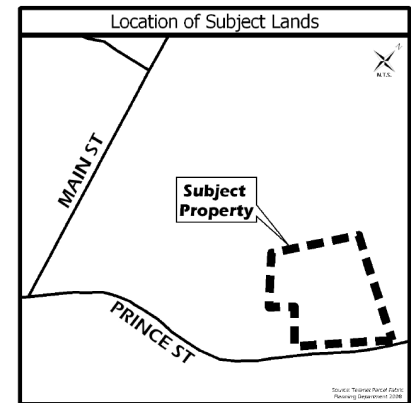
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DATE/TIME: Monday, August 11, 2008 @ 7:15 PM
LOCATION: Council Chambers, Civic Centre
FILE NO: D14ZBA08.002 - 16 PRINCE STREET