

Campbellville tea room earns conditional approval: council

By FANNIE SUNSHINE
The Champion

A commercial eating establishment is incompatible and not suitable in the middle of a residential neighbourhood, a Campbellville resident told town councillors at Monday's council meeting.

Former councillor Gerry Brooks was referring to Allan and Margaret Lott's bakery and tea room, located out of their home at 85 Campbell Ave. W. in Campbellville.

The problems arose because the Lotts weren't zoned commercially for an eating establishment.

"This evening you may very well hear positive comments with regard to Mr. and Mrs. Lott, their bake shop and restaurant," Mr. Brooks told councillors.

"Let me say in advance of my comments that we have always found the Lotts to be good neighbours. Our concerns are with the location of the restaurant. It would be our preference for the Lotts to have their eating establishment in an area that's zoned to accommodate such a business with all the commercial amenities in place, not in the middle of a residential neighbourhood."

About 40 Campbellville residents showed up to the meeting, a clear majority in favour of the establishment.

According to the administration and planning committee report earlier in the month, the property is designated within the town's Official Plan to allow for commercial development.

Mr. Brooks also argued the establishment doesn't meet proper waste disposal systems and the existing septic system is

"It's been a very long, stressful, frustrating period. I'm glad of the outcome of the meeting."

MARGARET LOTT

inadequate to service the shop.

"Through the Region's Aquifer Management Plan, it's been determined the Campbellville area is hydrogeologically sensitive due to the close proximity of the water table. It's also been noted the hamlet is located within the ground water capture zone for Milton's municipal wells."

Mr. Brooks was also concerned with sufficient parking, as cars will park in front of homes along the street.

"The vast majority of people who live in Campbellville only want a quiet place to live and raise their families," he said.

"The Town (Milton) has an obligation while recognizing the value of tourism, not to trample on the rights of residents and recognize they have rights as well."

Councillor Cindy Lunau said she was surprised to hear of this complaint so far into the project.

"It would have been more helpful if you would have brought up these comments in a more timely manner," she said.

Mr. Brooks defended himself by saying he didn't have a lot of information prior to Monday's meeting.

Mel Iovio, director of planning and development for the Town, said the septic system is still being looked at and it did

meet the Ontario Building Code requirements.

"No matter what bureaucrats say, it's a residential street," said Campbellville resident Len Andrews during the meeting. "There are 21 houses on that street and this property is right in the middle. It's a residential street no matter what the zoning says and we don't want any commercial enterprises (on the street) at all."

Mr. Andrews' wife Joan said they moved to Campbellville from Toronto because it was a safe and quiet village.

"I'm very concerned with a restaurant (on the street) because of strangers coming and going and the amount of cars parking in the area. If one community establishment goes up, it sets a foot in the door for others to go up."

Tim Smith of the Campbellville Area Business Association said a great number of people are supporting the Lotts.

"We hope to keep Margaret and the bakery going in that spot," he told councillors. "It's a great spot."

John Dundas, another Campbellville resident, said the bakery has added to the community and to the hamlet.

Ms Lott told The Champion she never imagined a small, simple tea room would

• see FINAL on page 21



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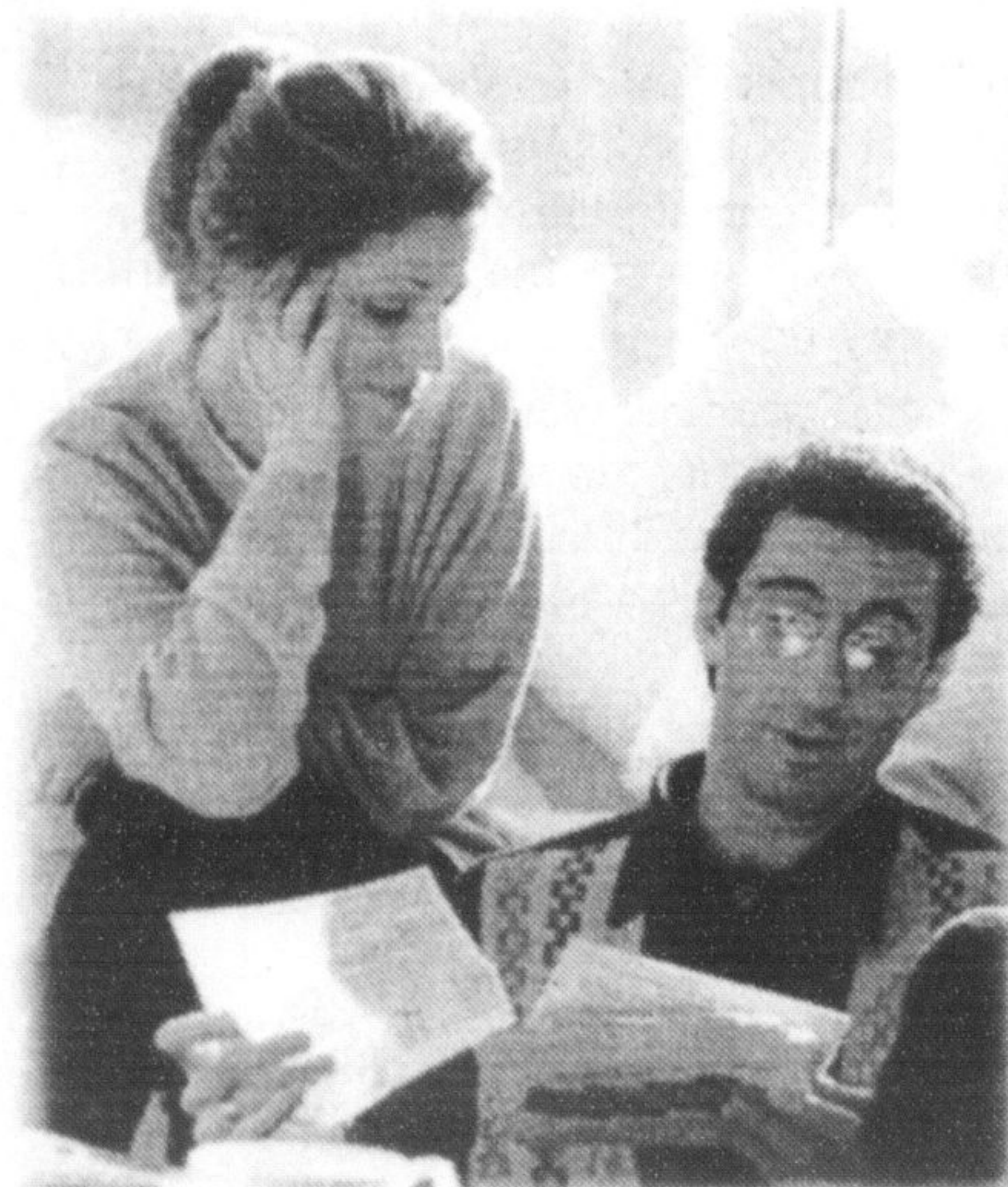
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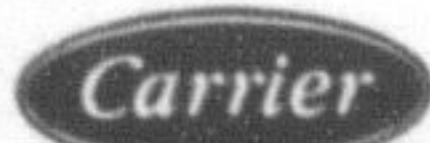


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