

No motocross track near subdivision, council says

By ROB KELLY

A proposed rural estate subdivision in Nassagaweya was sanctioned by municipal council Monday night, as long as the developers agree never to allow motorcycle competitions in the immediate area again.

Motorcycle competitions, known as "trial racing" so angered nearby residents in the Sixth Line area several years ago that they packed the municipal council chambers to protest. Such competitions are no longer held on land owned by the Nellis family, but zoning allows for them to take place.

Now the family wants to build a 15-home rural estate subdivision on some of their land, however, and council told them the only way they'll get to do that is by accepting new zoning to prevent motorbike racing.

Planner Ed Fothergill, representing the family at council, asked that the zoning be left more open-ended.

While saying the family "does not intend to get into motocross," Mr. Fothergill added that he had "mixed

feelings" regarding the new and restrictive zoning. "We are asking that the zoning be left open to some extent" in order to permit "some flexibility."

Town planning director Bob Zsadanyi replied that "we have experienced a council chamber full of irate ratepayers" protesting the rates. "We are not prepared to back off our requirement for downzoning," Mr. Zsadanyi said.

"A motocross track and heaven knows what else could come along. We are not prepared to take that gamble," he added. "We are not prepared to have council face that again."

Although all the land in question is owned by the Nellis family, the tract where motorbike racing took place in the past is merely near the proposed subdivision, not a part of it. Councillor Brad Clements questioned whether council could impose such a restriction on nearby land, whether it's owned by the same family or not.

"We can downzone lands on the other side of the street," Mr. Zsadanyi assured. "We have every legal right in the world. We've done

it a number of times."

Councillor Les Laughren said a specific and restrictive zoning was fine with him because it spells out for everyone what is and is not permitted.

Councillor Brian Penman agreed: "If one of our conditions protects future landowners with a downzoning of the property, let's do that piece of business as quickly as we can."

In a recorded vote that is exactly what happened. Voting to approve the restriction as well as the subdivision agreement were: Mayor Gord Krantz, councillors Brian Penman, Bill Johnson, Mary Long, Les Laughren and Art Melanson. Voting against the motion were: councillors Bruce Attenborough, Barry Lee and Brad Clements.

Mr. Attenborough said he opposed

"checkerboard" rural development, saying such subdivisions were "not planning," but merely "reactive. I

cannot support this subdivision and will not support such subdivisions in the future."

No improvement

Kelso still unfit for swimming

The Halton Region Conservation Authority (HRCA) still has the beach area of Kelso posted as dangerous for swimming.

Sandy Bell, manager of the conservation areas division of HRCA, said testing is done on a daily basis and that recent tests have not shown an improvement in the water quality.

"It would require acceptable measurements for a few days in a row before we would remove the signs," Mr. Bell said.

He said things would have to get considerably worse before the HRCA would close the beach completely. "We want to inform the public, and make the information known to the people who might actually be at Kelso to swim," Mr. Bell explained.

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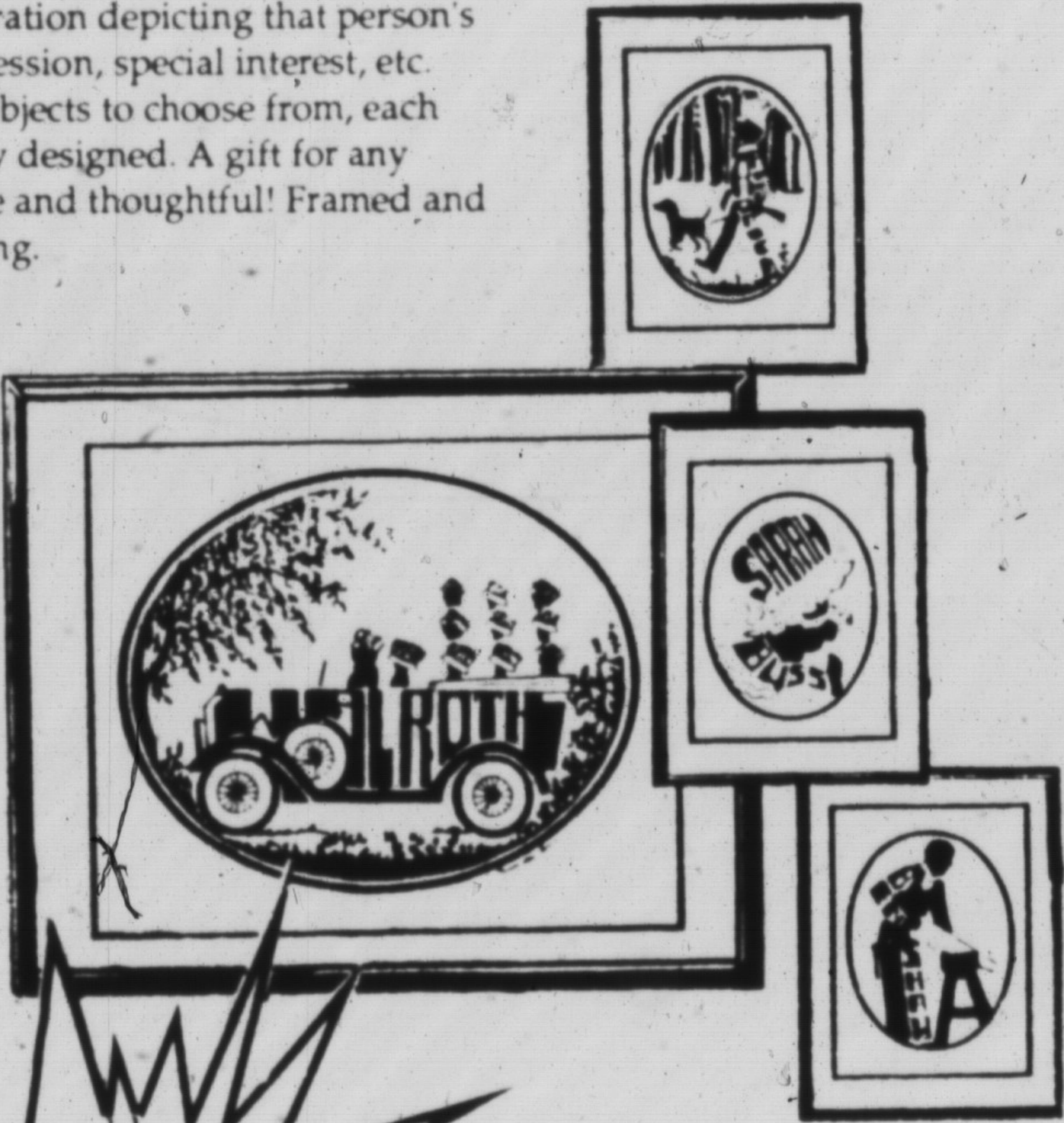
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