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Renovations on hold — for now

By SAL BOMMARITO
 The Champion

A Campbellville real estate agent wants town council to approve her proposal to renovate and expand an old barn, to accommodate a one-bedroom home and two-car garage.

Monday night council deferred the request of Sylvia Bursey, owner of Countrywide Campbellville Realty Inc., for two weeks to give town planning staff time to work on accommodating the proposal.

The Guelph Line site currently contains a one and one-half storey house with a real estate office on the ground floor and an apartment on the second floor. A barn which is located at the rear of the property is currently used for storage.

Ms Bursey proposes converting the entire house into commercial use for her real estate office. The barn would become a small home.

A planning staff report stated Ms Bursey's proposal was already pushing the envelope of what's permitted under the zoning bylaw, even without the barn expansion.

"The intent of the bylaw is to permit either residential or commercial uses as a principal use on a lot," said John Fior, the town's deputy director of planning and zoning. "Planning staff do not consider the establishment of two different principle uses, in two separate buildings, to meet the intent of the zoning bylaw."

Mr. Fior said planning staff were prepared to recommend approval of Ms Bursey's application so long as the barn structure was not expanded.

"She's proposing an intensification of development on what is a relatively small lot," he said.

Ms Bursey argued, however, that the proposed two-car

garage shouldn't be considered an addition, since she would be building the structure on existing cement footings. The footings supported an old garage structure which had to be demolished.

"If I can't go through with the garage and the extra living space over the garage, I won't go through with the plan at all."

Ms Bursey felt the town's requirement that she provide seven parking spaces on the property excessive.

"I feel I could do with less. Very rarely are there more than four cars on the property at one time."

She also disagreed with a recommendation by the public works department that she install a garbage enclosure on the property, since she only averages about two bags of garbage per week.

After hearing Ms Bursey's presentation, council, at the urging of Ward 1 councillor Rick Day, agreed to defer the item. Town council could approve Ms Bursey's request in two weeks' time.

"This is the type of development we want to encourage in that area. I would like to see some negotiation between Ms Bursey and town staff. Perhaps we can allow a scaled-down version of the expansion," Mr. Day said.

Campbellville artisan exhibit Oct. 10-11

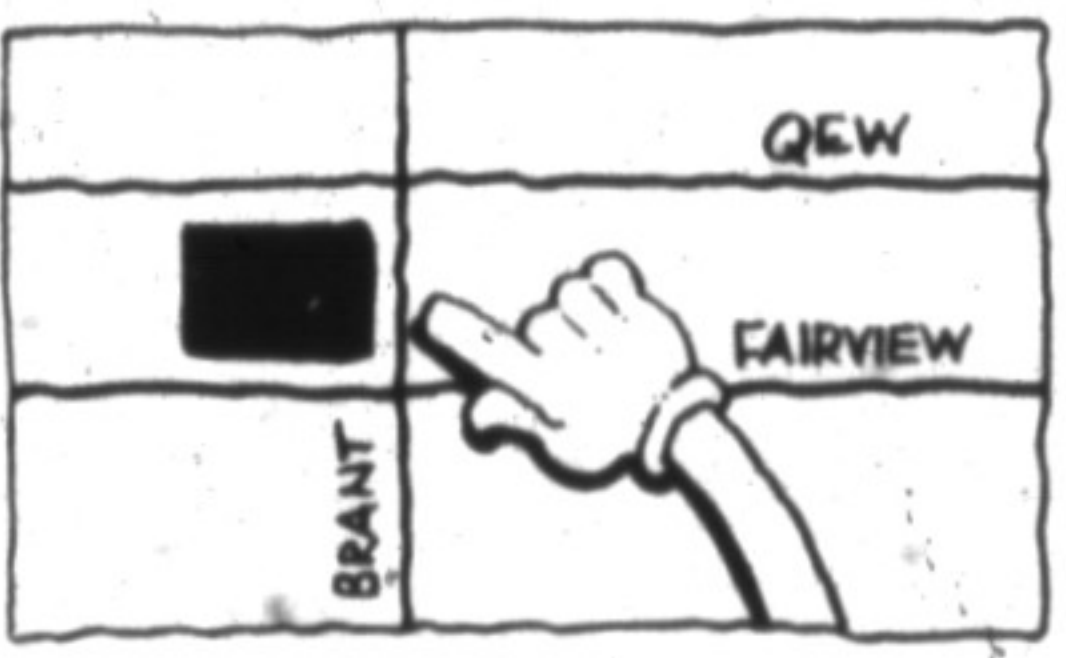
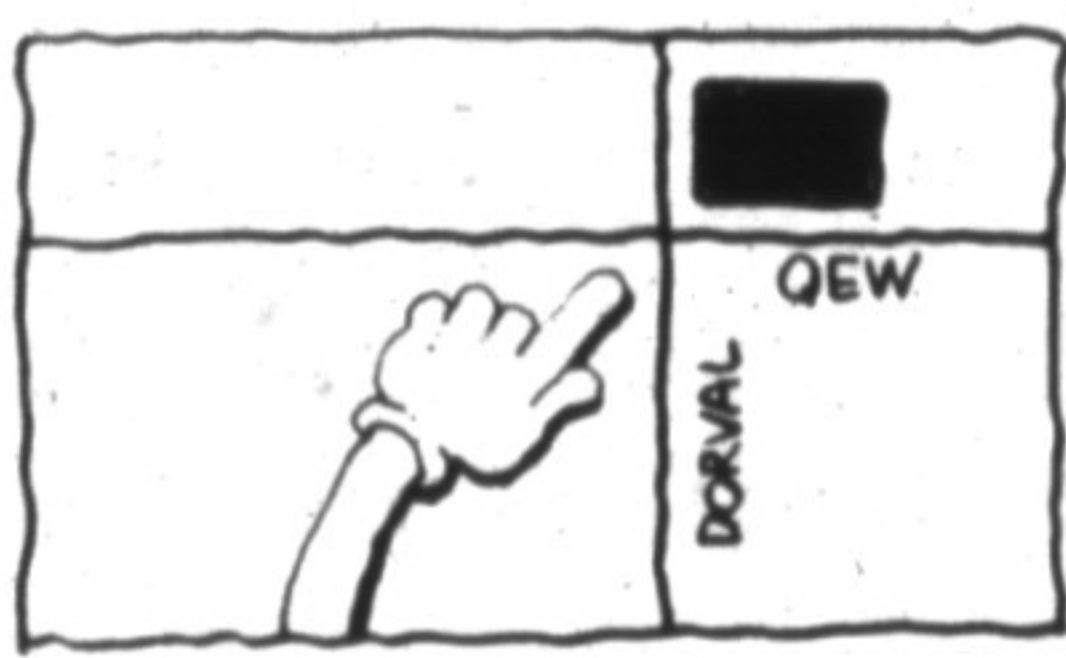
The second annual cooperative Artisans Exhibition and Sale will be held Thanksgiving weekend (Oct. 10-11) from 10 a.m. to 4 p.m. at the Lions Hall in Campbellville.

Pottery, ceramics, quilts, wreaths and limited edition prints are among the items which will be displayed and sold. Admission to the event is free.

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GRAND OPENING WEEK
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