By MARY DAWSON

A sharp difference in opinion between resi- head with a service store dents of the Weldrick Road area, who have lived what protection do we rethere for some years, and residents of Springhead Gardens, a street in the new BAIF Subdiv- ren important?" ision, was very evident at the August 13 meeting of Richmond Hill Council's Planning Committee. Under discussion was a site plan agreement for a son pointed out that the pro- larly concerned about the requests made by citizens Mac's Milk store to be built by Cloverlawn Investments Ltd. at the corner of Weldrick Road and Springhead Gardens.

was expressed by Ward 6 "Weldrick Road is a mid-Councillor Lou Wainwright, block collector road," I've lived there for 25 years, an 86-foot road allowance, We have always had a ser- Ultimately it may be a fourvice store and we would miss lane road and a really busy that store. But the new resid- artery. In this total concesents don't see it the same sion block there will event. Hesse Rimon. way we do. I appreciate both ually be 33,000 people." problems, and believe that the people in both factions must get the best deal we can to the west expressed con- Weldrick. We're not going to Mr. Stephenson reported

ZONED COMMERCIAL The proposed site plan agreement was presented by Planning Assistant Randy Alcorn. The site on the southwest corner of Weldrick Road and Springhead Gardens is zoned commercial, he reported. To the east across Springhead is a townhouse condominium complex, to the north across Weldrick Road are single family residences, to the south is a quadrex and to the west one single family home on a lot which is also zoned commercial. The proposal conforms to the zoning bylaw in all S. G. Rutherford of Springrespects, Mr. Alcorn said, head Gardens reminded Mr. providing parking space to Alcorn of a meeting at serve the 1,100 square feet which the possibility of an of retail area, which will entrance off Weldrick was

area as required by the by- bylaw and the owners were law was indicated along each not willing to go through road and a four foot high that exercise," answered Mr. brick wall to buffer the Alcorn. the single family residence an alternative suggested by and fir trees which will also west side had not been conchestnut tree on the Spring- of 30 feet and a backyard of head Garden front with other | 20 feet and this would not be Two entrances were placed position, on Springhead Gardens, Mr. | Mr. Rutherford also point-Alcorn explaining after the ed out that the brick wall question was raised that the should be at least six feet Weldrick Road frontage was high to protect the privacy not wide enough to accom- of the owner of the quadrex modate an access driveway immediately to the south. He without an amendment to also noted that a four foot the bylaw, which requires wall would be a temptation that a driveway must be at for children to climb on. least 50 feet from an inter- "You have to remember."

vert raised the question and and north is in favor of the stated he believed that there milk store and entrances was an agreement between from Springhead." Clovelawn and residents on | "What protection has the Springhead Gardens that owner for his parking spot?" there would be no access on asked Jack Mitchell, owner to Springhead. "You do not of one of the townhouses imfeel it would be more advan- mediately across the road. tageous to amend the by- He explained that these law?" he asked. He also homes do not have garages questioned the type of out- but have assigned spaces in door lighting to be used and the parking area. "If we in-

The difference of opinion its effect on the observatory FLOODING

tions across his property and time."

in favor of the store." was referred to council's gation to enter into this Regional Councillor Lois works committee, which is chaired by Councillor Wainwright.

#### ENTRANCES

have 550 square feet of stor- discussed. "You were going to investigate", he said. "It An eight foot landscaped would require an amending

quadrex to the south and The ratepayer asked why to the west from carlights, neighbors which would have This will be supplemented placed the building on the with an intermix of maple south side rather than the serve as an amenity. It is sidered. The answer was that proposed to save the existing | the bylaw requires a setback trees added in that area. possible in the south side

said Barry McDonald, "that Councillor Andy Chateau- the consensus on Weldrick

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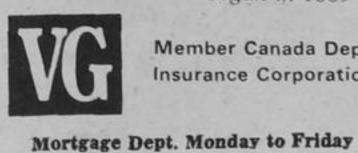
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crease the traffic on Spring- a ratepayer. sidents have? Isn't our safety and the safety of our child- site plan agreement as it is. a safety measure.

CONFORMS TO BYLAW as it stands now.

it comes to developing land exit from the townhouse the applicant and forward there are equal rights to all parking lot and could lead his recommendations to the people in the area. I am sure to traffic problems and col- planning committee or to the owners realize it. If you lisions. Mr. Rutherford asked council for execution of the who said, "This is my area, plied Mr. Alcorn, "and has apply to amend the bylaw the planner to try to bring Cloverlawn Site Plan agreeyou are opening the way for both entrances north of the ment, at which ever occurs objections and put yourself existing chestnut tree - or first. She received the in for considerable delay," to eliminate the southerly unanimous support of the said Planning Director entrance and have only one. committee members. The

> payer. "One entrance on type of thing. It would be meet again September 3. The owner of the property Springhead and one on more difficult to get out." cern about flooding condi- run out of milk in the mean- the question had been

jacent BAIF development with a writ of mandamus to mittee many times. "I don't "which was built about three issue a building permit if know of any proposal which feet higher than the natural we delay too long and the has had more hours spent grade. The water runs off on end result would be that on it." to my property. Where's it there would be no site plan "I think life is a lot more going to run in the future if agreement and none of the important than a tree," said cluded," said Mr. Rimon, in that townhouse complex, The matter of drainage "He is under no legal obli- then it has to go."

Chairman Dave Stephen- den residents were particu- examine all comments and posal conforms to the bylaw more southerly of the two and committee members and entrances which would be obtain advice from the appli-"You have to realize when located directly opposite the cable town departments and Mr. Alcorn felt that this next scheduled council meet-"But why can't we share would be inconvenient as a ing is September 9, and the it?" asked another rate- milk store is "a flow-through planning committee will

DANGER SPOT

thrashed out at works comthe corner lot from the ad- "The owner can serve us mittee many times. "It don't

that brick wall is built? features described here to- Mr. Chateauvert. "If the tree That's my only concern. I'm night would have to be in- has to go to protect people

Hancey suggested that a sol-"In other words, we can't ution might be to have one force the owner to apply for opening designated entrance a zoning amendment," ex- and the other exit and a plained Mr. Wainwright, ratepayer suggested that it "He's meeting the bylaw." would probably be better to "Then the bylaw comes have the entrance at the ahead of the people. Hurrah south and the exit at the for the bylaw!" came from north. Councillor Jack Major suggested that stop signs A resident of the area for be erected at the exit and some years, Shirley Stanley, across the road at the exit said she would support the of the townhouse parking as

But the Springhead Gar- the planning direction will

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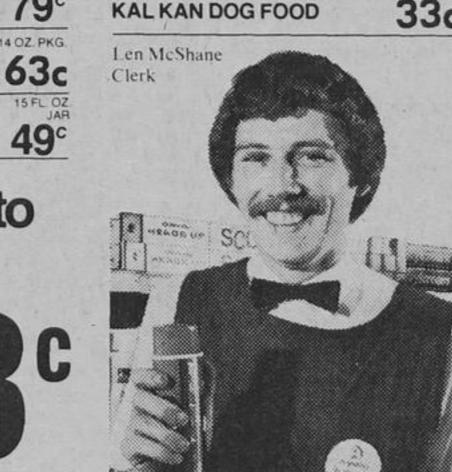
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