

Baldessara Subdivision – Appeal to the OMB

Developer Gaetano Baldessara, who has submitted a subdivision proposal for the SW quadrant of Nobleton, has appealed to the Ontario Municipal Board (OMB) “from the failure of the Township of King to make a decision” respecting the proposal.

The second Baldesarra OMB pre-hearing was held February 13th, 2007 and now there are more parties involved.

The parties are: Baldesarra, King Township, the Region of York, the Toronto and Region Conservation Authority (TRCA), and Bruce MacTaggart (landowner of farm immediately south of the Baldesarra lands).

Parties can ask questions, have witnesses and have to be present everyday.

The participants are: Nobleton Alert Residents Association (Nancy Hopkinson), Lillian Stupp and Dawsco (Cyraro) Development Corps (developing land south and east of the Slokker lands), Gail Dalziel (sister to Bruce MacTaggart and living in a residential lot south of the Baldesarra lands), Councillor Jeff Laidlaw, and Leigh Vanmoorlehem.

Participants can give a statement and may influence the Board's decision, but they cannot cross examine witnesses or have witnesses and they do not have to be present everyday.

One of the big issues is whether the bonus houses must be calculated after reserving 2 units/acre on the remaining undeveloped lands. Another big issue is whether Wilkie Ave must be connected to the subdivision. Right now the developer has removed that connection, and TRCA approves of that, but the Township staff want to have some sort of connection to the current subdivision and all the rest of the land is taken by houses on Robinson, so how could the connection be done except through Wilkie?

The start date for this OMB hearing is set now for October 29th, 2007 and is expected to last for 20 days. The parties are encouraged to work towards resolution of the issues. There are a total of about 30 issues.

There will be a third OMB pre-hearing on May 14th, 2007 at 10:30 am at the Township offices.

Brought to you by Jeff Laidlaw

Councillor, Ward 2 – Township of King