Focal offer revealed

In the hopes of expediting its plans to build 1,740 homes on lands the company owns south of Georgetown off Mountainview Road, S.B. McLaughlin Associates Ltd. and its subsidiary, Focal Properties Ltd., have offered to make the following commitments to the town of Halton Hills:

- McLaughlin will withdraw a $27 million lawsuit filed last year against Halton Hills and Halton region, claiming damages in the form of lost development revenue that stem from the municipalities' refusal to support its proposal. McLaughlin contends that development agreements shared by the former town of Georgetown and Delrex Holdings Ltd., McLaughlin's predecessor, are still binding and require Halton Hills to accept McLaughlin's proposal. McLaughlin may also abandon its intention to seek legal authority to quash a Halton Hills resolution by which sewage treatment capacity at the new Georgetown plant has been allocated to development priorities other than McLaughlin's. The notice of motion to do so is scheduled to be heard by the courts Oct. 19.

REASONABLE MIX

- McLaughlin will agree to a "reasonable housing mix" in the first of two development phases planned for its lands south of Silver Creek and keep in mind the town's existing needs and the status of the current market.

-McLaughlin will provide property at the development site for industrial and commercial uses, and will actively try to attract industrial and commercial assessment.

- McLaughlin will extend the Georgetown sewage treatment plant if additional sewage capacity is denied other high-priority developments in town as a result of the McLaughlin development being approved.

-McLaughlin will release the town from its "commitment" to pay for water and sewer service extensions to the company's property.

-McLaughlin will no longer file objections with the Ontario Municipal Board over other high-priority developments proposed in the town.

-McLaughlin will undertake an overall planning study of the area bounded by Silver Creek on the north, Sideroad 10 on the south, the Tenth Line on the east and the Eighth Line on the west.

WILL CONSTRUCT

-McLaughlin will reconstruct Mountainview Road from its presently reconstructed limit to the former southern boundary of Georgetown, to a maximum width of four lanes if necessary.

-McLaughlin will pay levies applicable to its development.

-McLaughlin will also pay a special one-time levy as a contribution toward a shortfall in local and regional operating and capital costs resulting from its development, subject to an objective re-examination of the Currie, Coopers and Ly brand report on town services.

In exchange for its own commitments, McLaughlin hopes the town will agree to:

-approve its "phase 1" proposal immediately for the development of 550 homes;

-zone phases two and three for residential use as a special section in the town's zoning bylaw, with a control guideline of no more than six units per acre;

LARGE AREA

-co-operate with McLaughlin on the study of the large area described and establish a six month time limit for the study's completion;

-support McLaughlin in its efforts to provde for sewage treatment plant extensions;

-assist McLaughlin in obtaining any subsidies which may be applicable to any of its development works.

Council members were adamant that the public must be made aware that the town has thus far made no commitments to the development firm. The proposed agreements listed above are now the subject of a town and regional planning staff review.

MCDONALD CONTEST WINNERS

Winners of McDonalds Restaurant's Summer Hunt competition, as selected by Sharon Naylor of the Georgetown public library, were awarded their prizes at a special reception last Saturday. Winners in the five and six-year-old group were, front row, left to right, Paul Glass (2nd) and Carolanne Perritt (3rd), back row, Jamie Tripp (1st), Jack Dewinter (1st), Amanda Kovacs (4th) and Teresa Johnston (2nd.) Winners who were absent Saturday are Kelly Anne Ciggar (3rd) and Craig Totten (4th). Summer Hunt winners in the seven and eight-year-old group were, Adrienne Kovacs (4th), Janice Gregson (4th), Theresa Tripp (3rd), Jennifer Beecham (1st), Donald Johnston (3rd) and Jennifer Nixon (2nd). McDonalds Restaurant Summer Hunters in the nine to 12-year-old group included Cindy Mitton (1st), Laura Craig (2nd) and Lori Johnston (1st), Donald Rice (3rd), who also won a McDonalds watch in a competition draw, David Rice (4th), and Greg Hammond (2nd). Andrew Soward (3rd).

Hill, councillor debate Focal

Continued From Page 1

get further information about this proposal. Every other form of government is moving toward more open government, but this council chooses to pursue the kind of backroom politics that characterized the town of Georgetown during the 1950's.

ALL-CANDIDATES?

"Is this an all-candidates meeting?" Mayor Hill and Coun. Mike Armstrong demanded in unison.

"He hasn't got the right to make these insinuations," Coun. Pat McKenzie added.

"All I'm saying is that planning should be done in this room by this council," Coun. Pomeroy continued. "The people deserve it, the law requires it and council should demand it."

"I take exception to what Coun. Pomeroy's saying," Mayor Hill commented. "This committee was formed by council; we didn't do it on our own. There's been no deals, no agreements, no nothing made with Focal Properties."

Coun. Booth rose to try and put the issues in perspective, "now that the two main antagonists," he said, "have had a shot at each other." He pointed out that every council member was informed of and invited to attend the special committee meeting with Focal. Those who were present, he added, will verify the fact that there were no deals made or hinted.

VITAL ISSUE

"We must understand that we're dealing with an issue that is very vital to this municipality," Coun. Peter Marks said. "We must go far beyond (a discussion of publicizing meetings) and try to recognize that we'll all trying to do the same job here."

Councillors McKenzie and Russ Miller complained that the letter from Bruce McLaughlin which outlined commitments the company is prepared to make to the town "offers almost nil."

"We're not even getting the dialogue I hope we would," Coun. Miller said. "He's only withdrawing his litigation proceedings."

Coun. Miller further pointed out that Halton region's new official plan designates the Focal-McLaughlin lands south of Georgetown as being situated outside the Georgetown urban boundary, thus compounding the ultimate problem of approving the company's proposal.

NOT ADOPTED

Town planning director Mario Venditti explained that the regional plan, now being considered by the provincial ministry of housing, will not be adopted for at least another year, allowing Halton Hills adequate time to consider adjustments while its own official plan is being prepared.

Council voted unanimously to publicize Focal's letter explaining its revised development proposal, refer the proposal to town and regional staff for further study and ask the town solicitor to comment on the legal aspects of the proposal and the feasibility of abiding by Focal's suggested time limit of Oct. 31 for the finalization of an agreement between the two parties.

Another OMB hearing

This municipality appears likely to become involved in yet another hearing before the Ontario Municipal Board (OMB) this time over a proposal to develop land on Main Street south in Georgetown for residential use.

The town planning board last week responded to a request from the provincial ministry of housing for further information about the objections that prompted council to reject the proposal by Southfield Holdings Ltd., last June.

According to planning director Mario Venditti, objections to the firm's application for an official plan amendment were raised at a public meeting held June 13. The board at that time endorsed the application despite the objections, but council later overturned the decision and voted not to grant the necessary amendment.

The applicants, as a result, have appealed to the province and the dispute seems likely to be referred to the OMB for resolution.

The board last week reaffirmed its opposition to the proposal, directed Mr. Venditti to outline the objections raised in June for the ministry and expressed its willingness to attend an OMB hearing into the matter.

Four candidate race developing in Ward 2

A four man race is developing in Halton Hills Ward 2 as two more candidates declared their candidacy for the ward's two local seats.

Incumbent councillor C.F. (Pat) Patterson of RR2 Norval and Nick Hunsley of RR1 Georgetown both announced they will be seeking a local seat in the November 13 municipal elections.

Mr. Patterson who had said earlier he would be leaving politics changed his mind and Friday announced his intention to seek re-election to his local council seat.

The increasing cost of regional government with little or no rural benefits is Mr. Patterson's big concern.

"Rural taxpayers pay just as much tax as urban ones and receive less," he said. "Roads are a prime example. They're in the worst condition they've been in for years. I'm 100 per cent for the rural community. They're hard done by because they have to subsidize the urban areas in things like recreation. The recreation budget cost rural residents $44 per capita and what do they get out of it? They're really suffering."

Nick Hunsley is taking another crack at one of the local seats for Ward 2. He placed last in a four-man race for the seats in the 1976 election.

The 40-year-old Mississauga heating inspector dislikes regional government and in-camera meetings which he feels happen too frequently in Halton Hills.

The ward's present regional councillor, Russ Miller, said in July he would again seek the regional seat.

The ward's other local representative George Maltby of RR2, Acton, has said he also will be seeking re-election.

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