

Durham held up due to planning disagreement

by TOM PHILP
The Independent

Conflicting reports from area planners have forced Cramahe Council to defer any decision regarding Durham Transport's proposed retail outlet until at least November 20. At a meeting Monday night, council received letters from Peak Engineering, Landmark Associates, and the Pine Ridge Municipal Planning Agency (PRMPA), two of which presented contrary interpretations of existing bylaws.

Durham has applied for rezoning of its 3.2 hectare property at the corner of Big Apple Drive and Purdy Road to allow expansion of transport company offices, and the building of a new retail operation. The proposed retail facilities would include a gas bar, a 4,000 sq. ft. motor vehicle service centre, and 3,000 sq. ft. of retail space.

At a public meeting August 17, Durham representatives presented council with plans to operate 7,000 sq. ft. of retail space to accommodate overflow traffic from the company's Big Apple restaurant. Faced with opposition to that plan, Durham agreed to revise the proposal, resubmitting it to council on at a second public meeting. The revision reduced retail floor space, but included plans for the motor vehicle service facility.

Acting for the township, Landmark Associates advised council in an October 31 letter that Durham's retail proposal did not conform with Cramahe's Official Plan, but noted a motor vehicle service centre "can include an eating establishment as a component" of that facility. But Landmark's Robert Saunders also said Cramahe's existing bylaws for General Industrial properties did not intend "to permit such accessory uses as 'an eating establishment' within an industrial area. Durham's property is zoned General Industrial.

from Durham to ensure the company's sewage system can accommodate any discharge increase generated by new development.

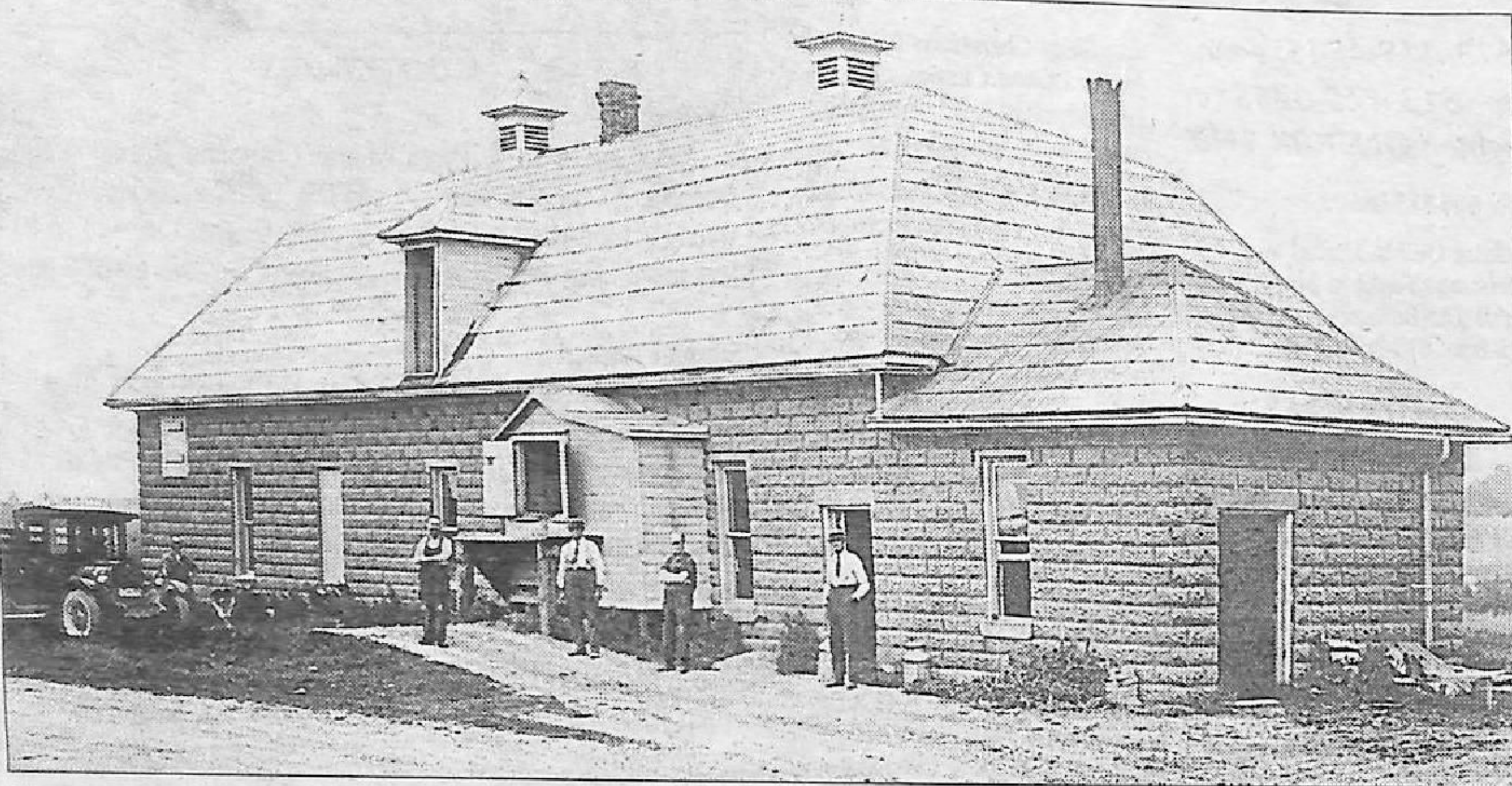
PRMPA planner Ken Hurford, in a November 1 letter to council, stated Durham's proposed retail/commercial development "can perhaps be viewed as an accessory use" to the motor vehicle component, and would be "in general conformity with the intent of the Official Plan." Hurford concluded Durham's plans "generally comply with the policies off...the Official Plan."

Hurford stated Durham had not submitted evidence of any "investigation of servicing options" as required by the Official Plan, and supported Saunders recommendation that council receive sewage capacity reports, and the results of hydrogeological assessment of the site, before approving the rezoning request.

Peak Engineering's Tony Jeronimus sent documents to council supporting Durham's application, including a letter from environmental consultant Doug LeBlanc describing the updated sewage system installed at the Durham site earlier this year. LeBlanc stated Durham's system is designed to receive 9,500 litres/day of wastewater, and the company is currently draining an estimated 2,500 litres/day into it.

LeBlanc said that if the reserve capacity of 6,500 litres/day was not sufficient for expansion, Durham had sufficient land to twin the existing system, and remain compliant with Ministry of the Environment standards.

Deputy Reeve Jim Williams said that faced with having "to decide whether to turn the application down or obtain further information," he would like Durham to provide the service option reports recommended by PRMPA and Landmark.



Morganston Cheese Factory, circa 1904. This photo was taken the year prior to the establishment of the Castleton WI. Pictured are: Lorne Darling with the truck, and cheesemakers Edgbert Demerest, Burham Van Blaricome, Ezra Demerest and Bryon Van Blaricome.

Castleton Womens Institute celebrating 95th anniversary

by NANCY POWERS
The Independent

In celebration of their 95th anniversary, members of the Castleton Womens Institute will host an open house and tea on November 8, starting at 1:30 p.m. at the Castleton Town Hall.

During the open house, special guest Eileen Argyris will discuss the process of researching and writing the Colborne/Cramahe history book.

For part of her research, Argyris turned to Castleton WI Tweedsmuir & Curator Sue La Berge, who has collected the history of not only the Institute but also the community for several years.

A Toronto native, La Berge moved to the area in 1974 because her husband wanted

to start his own business. She joined the WI in 1980.

Despite only having 12 members, the Castleton WI continues to be active in the community, and has the scrapbooks to prove it.

"I am currently starting scrapbook number 35," says La Berge, as she spreads them out on her dining room table. "I have also made back-up copies that are kept in the library to be used for research."

Believing that one's history is important to record, La Berge enjoys her duties as Tweedsmuir - so much so that she spent several years photocopying the scrapbooks a few pages at a time.

"These books make a great resource for students," says La Berge. "And if the originals

are ever lost or destroyed then we still have our history intact."

It seems fitting that a WI member would also be the library CEO because it was the Castleton WI, in part, who were responsible for getting the facility started.

"Funds donated by the WI and the Castleton Drama Club were used to supply the first public library," says La Berge. "It was located under the stairs in a room no bigger than a closet at the school."

The library was formed in 1931, and moved to its present location at the Castleton Town Hall in 1968.

WI members were also the driving force being having a cenotaph built in the community. They established The Memorial Fund, and in 1918

the dedication of the cenotaph took place.

Meetings of the Castleton WI are held the second Wednesday of the month at a different member's home on a rotating basis. Meetings start at 1:30 p.m. Evening meetings, beginning at 7 p.m., are held in September, October, May and June.

New members are also welcome, and each meeting offers a unique guest speaker and/or demonstration.

"Each member is responsible for one program a year so that provides a great deal of variety," says La Berge. "We do a great deal more than just drink tea and gossip."

For more information about the Castleton Womens Institute, contact La Berge at 905-344-7232 or 344-7320.

Saunders recommended Durham provide council with specific information about any proposed retail uses, and whether the motor vehicle centre would include a repair service and a restaurant. In addition, Saunders advised council to obtain "a servicing report, including hydrogeological assessment,"

Council will ask Landmark planners to meet with Jeronimus, to obtain the requested information in time for Cramahe's November 20 meeting. If council rejects the rezoning application at that time, Durham may be forced to apply for an amendment to Cramahe's Official Plan, Williams said.