

# Start Soon on First of 112 New Homes in Lakeview

# The Acton Free Press

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## Second Industrial Land Site Offered for Sale to Council

Real Estate agent Bill McLeod successfully lobbied the procedural bylaw of Tuesday's Council meeting when he arrived at the meeting without any previous notice and asked to have a letter and agreement read. A motion to hear the letter by Reeve Hinton and Councillor Alec Johnson sparked a flurry of exchanges but brought agreement to spend five minutes on the letter and agreement. The reading by the mayor was accomplished in the allotted five minutes, but the discussion lingered on.

The letter was from Mrs. Phyllis Van Gils, a property owner on the West side of Main Street North above the C.N.R. crossing. The text of the letter follows:

Mr. J. McGeechie, Clerk-Administrator, Town of Acton, Acton, Ontario.

October 11th, 1964

I have read in the October 8, 1964 issue of the Acton Free Press that Council proposes to purchase 76 acres of land, more or less, for cash, without having any bona fide concrete prospects of selling it.

As a heavy ratepayer in Acton I object to a heavy expenditure of this kind.

In order to give you concrete evidence of my good faith in making this objection I am willing to give you an option to purchase 45 acres of my farm land being part of Lot No. 170, Plan No. 227, Acton, which is zoned M1, to be

paid for as subdivided and/or re-zoned, upon certain terms and conditions, for a period of ten years. You will then have the land available and all you would have to do would be to get your industry and it would only cost you \$1.00 for this option.

In the past I have been reluctant to sell any part of my farm but circumstances have changed since the death of my husband.

Yours truly,  
Phyllis Van Gils

**Outline Terms**

Among the terms outlined in the agreement accompanying the letter were:

The vendor agrees to sell to the purchaser 45 acres at the price of \$1,200 per acre. The purchaser agrees to have the 45 acres surveyed at the time of the execution of the agreement and to pay the cost of the survey. The purchaser also to survey a five-acre parcel being retained by the vendor.

The purchaser to have option to subdivide a 5-acre parcel and as soon as a plan of subdivision is registered the purchaser shall pay the vendor. The purchaser shall not register a plan of subdivision for more than five acres until it has a bona fide purchaser for the same. In each case land not included in the plan of subdivision shall be about a street as laid out in the plan of subdivision so that no land will be landlocked.

The purchaser shall agree to

fully service all streets in any plan of subdivision, including hydro and shall pay for the said roads, sewers, water, storm and services.

Vendor shall retain possession, free of charge and taxes until the land has been sold by the purchaser to an industry. Purchaser responsible for all taxes, while the agreement is in force.

Any land not sold by purchaser in five years to revert to vendor and assessed as farm land unless agreement extended.

Purchaser to have option to purchase under similar agreement for second term of five years except price to be \$2,000 per acre. If purchaser has made a bona fide attempt to sell part of land to an industry, evidenced by sale of at least 10 acres, then sale price during period of renewal to be \$1,700.

Agreement conditional upon Planning Board approving separation of said lands from balance of the lands of the vendor and that balance of the lands of vendor may be used for commercial purposes.

A motion by Johnson and Hinton to refer the proposal to the Industrial Committee and to advise the O.M.H. to hold in abeyance the by-law submitted last week on the Hinton industrial program, was defeated.

A second motion to refer the proposal to the Acton Economic Development Commission for study and a report to Council as soon as possible was carried.



**TARGET DATE** for the change in publication time of the free Press is emphasized by staffers Henry Deveau and Mrs. Kit Dowling. The earlier publication will allow rural readers to receive copies on Thursday rather than the present Friday. Issues will be available in town by noon Thursday. The change is a reflection of changing shopping patterns.

### New Deadlines

Next week's publication of the Acton Free Press will reach readers a half-day earlier. This decision has been reached in order to comply with changing shopping patterns.

Beginning next week, issues will be available in rural areas on Thursday rather than the present Friday. Copies will be in news stands in town by noon Thursday.

This earlier publication can only be accomplished with the full cooperation of advertisers and persons sending in articles of news. Copy must be received at the plant early.

Staff writers and printers will be burning the midnight oil on many occasions in order to meet the Thursday morning publication deadline and their jobs can be made much simpler if copy is received on time.

Display advertising and church notices must reach the advertising office not later than noon Tuesday. Classified display ads and legal notices must be submitted not later than Monday at 5 p.m.

**Jury Asks Speed Reduction on Hwy. 25 Turns Down Compulsory Blood Tests**

Despite a strong suggestion by Halton County's Crown Attorney that breathalyzer tests be made compulsory in the case of serious accidents, a five man coroner's jury refused to recommend the suggestion at an inquest on Tuesday evening into the death of Mrs. Harriet Elsie Walters of Toronto.

Following the hearing of evidence from several witnesses, the jury in a written report, recommended that the speed limit on Highway 25 just south of Speyside, be reduced from 60 miles per hour to 45 miles per hour for a distance of two miles, and also that additional signs be erected to warn motorists of curves in the highway.

A two-car collision just a few yards south of Speyside claimed the life of Mrs. Walters on October 2, when cars driven by Thomas M. Garvey of Toronto and John McDermott of Guelph collided. Mrs. Walters was a passenger in the back seat of the Garvey vehicle, which was proceeding south on Highway 25 when it was in collision with the northbound vehicle driven by Mr. McDermott. Miss Joan Wood, a passenger in the Garvey vehicle and Mr. Garvey were both injured slightly and Mr. McDermott suffered a slightly bruised chest and facial lacerations.

Following the questioning of several witnesses and persons involved in the fatal accident, Halton County's Crown Attorney P. K. McWilliams suggested that drivers involved in serious accidents should submit to blood-alcohol tests so that it can be determined whether or not the level of alcohol was sufficient to affect the ability of the driver.

He continued by noting, "It is no serious imposition of the rights of drivers to give a sample so that the amount of blood-alcohol can be determined. It seems that Parliament has gone to surprising lengths to protect the drivers who have been drinking." The tests that are presently used, he added, are effective and have been used to protect drivers.

The Crown Attorney based his plea on blood-alcohol tests in this instance because the driver of the north bound vehicle, Mr. McDermott, admitted to having had "one pint of beer" before the accident, but declined to submit to a blood-alcohol test "it could not do me any good." Constable Bill Bennett of Milton O.P.P. investigated the accident and reported he could smell intoxicants on Mr. McDermott's breath "but I did not feel that he was to any degree impaired."

Persons who testified at the three hour inquest at the old County Court House in Milton included William Oliver Strong of Lakeview, Lloyd Matthews, of Toronto, Constable Bill Bennett, Miss Joan Wood of R.R. 1 Acton, Thomas Garvey, John McDermott and Coroner Dr. G. E. Syer who read an autopsy report by Dr. Waldorf of the Oakville-Trafalgar Memorial Hospital. The report concluded that Mrs. Walters had died because of a respiratory failure, internal bleeding and multiple injuries.

**Safety Council Request**

Sidewalks, or temporary barricades and signs, are sought by Acton Safety Council to eliminate "extreme hazards" at the M. Z. Bennett public school and high school. A well-prepared delegation with a mimeographed four-page report, containing photographs and a map of barricade locations made their presentation to town council Tuesday evening.

Their recommendations were heard and then forwarded to No. 2 road committee for detailed consideration Wednesday evening. A report will be brought back from committee to council.

Delegates included safety council chairman Ed Pratt, council members Elmer Smith, Harold Denny, John Grieseler and Phil Elliott representing M. Z. Bennett Home and School Association, high school principal Ted Hansen and Murray Smith.

(At the last public school board meeting, Ron Rupert of the safety council made a similar presentation. The board gave approval and appointed trustee Murray Smith as the board representative to join the delegation to council.)

The report began by stressing the importance of safety and of the Council's aims, to encourage people to think safety and act safely and to suggest and bring about changes essential for safety, wherever and whenever hazards occur.

To achieve these two endeavors we have come to you the Council for assistance to correct a hazard which apparently has been going uncorrected for a long time.

(Continued on Page Five)

### Sidewalks or Barricades Sought Children in Danger at Schools

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### Auxiliary Police To be Formed Here

Halton F.M.O. coordinator Bruce McGeevie is looking for about five men from Acton to work as an Acton division of a Halton County Auxiliary Police force.

The Emergency Measures Organization is presently setting up a county force of 15 volunteers who would work on traffic control, first aid, and other duties in natural or wartime disasters. Recruits will be trained and uniformed by I.M. and will not carry arms, he said.

Clerk J. McGeechie at the municipal office has applications in the form of 20.

### County Population Hits 134,368 Record

Halton County's population is now 134,368, according to figures released this week by Halton County Assessor Ford Rogers. This year's figure is an increase of 5,257 people or 4.07 per cent over the 1963 population.

Burlington showed the largest increase with a population leap from 51,066 to 54,510 for an increase of 6.7 per cent or 3,444 people. The population breakdown for the County shows: Acton, 4,295; Burlington, 54,510; Oakville, 48,321; Georgetown, 11,379; Milton, 6,304; Esquesing, 6,885 and Nassagaweya 2,594.

### Dept. Claims Mill-Main Stop Light Not Necessary

"What do we have to do—wait till somebody is killed?" exclaimed councillor Ab Irwin at council meeting Tuesday.

Apparently, for the congested Mill-Main intersection still does not require a traffic light, according to a letter read from the Department of Transport.

A constant traffic problem, the corner had caused council to ask again the Department's consideration for stop lights. A child was injured there this summer and the squeal of brakes is common.

The letter read: "The intersection was again evaluated on September 24. There was a slight increase in the volume of traffic through the intersection since our last survey was conducted on December 8, 1960. This increase is not sufficiently large enough to meet the volume warrants under which it would be desirable to install a Traffic Control Signal.

"Establish bus stops on the Highway No. 7 east approach. Buses are presently stopping in the moving lanes on this approach, creating a needless hazard. It was noted during the study one bus stopped in the eastbound lane at 5:15 p.m. caused following traffic to back up westerly through the intersection."

Somewhat dejected, councillors discussed the report and Mayor Dubs reviewed the shortage of parking spaces in the business district.

Mr. Irwin wondered if the bus stops could be moved out of the business district, as buses often stop at several places along the street already.

### Ironical Yet Traffic Lights Vetoed While Accident Occurs

"Call it fate or what you may—an accident at the corner of Mill and Main Street intersection was under investigation at the same time council heard a letter read Tuesday evening from the Department of Transport stating traffic lights were not necessary at the corner.

Constable Ron Rupert of Acton O.P.P. Detachment investigated an accident involving cars driven by local drivers Ross Farrelly and Robert Lazenby. Damage to the vehicles was estimated at \$110.

**Second Request**

Council previously had requested the department to investigate possible installation of traffic lights at this corner and the letter stated—September survey failed to indicate a big enough increase in traffic to warrant traffic lights. This was council's second attempt to seek lights at this corner.

—The Queen's visit to Canada and the World Series kept people indoors watching television on the Thanksgiving weekend.

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### Fire Prevention Week Wearing Full Dress Uniform Firefighters Douse Barn Fire

Fire Prevention Week was marked when Acton firefighters were called to douse three blazes, two minor and the other leveling an 89-year-old barn.

Saturday afternoon fire leveled the barn at the farm home of John O'Gorman, R.R. 2, Rockwood in which three goats perished. About 10 other goats were freed from the barn by neighbors and children.

Within an hour the barn was reduced to burning ashes. Before Acton firefighters arrived at the scene neighbors fought the blaze with garden hoses.

The fire was spotted by the O'Gorman children while they were out gathering chestnuts. Mr. O'Gorman, who works in Acton, phoned his wife and six children were at home at the time.

**Full Dress Uniform**

Firefighters were hampered by the lack of water when the pump

Started ten years ago, Lakeview subdivision moved a step nearer completion this week when Acton Council authorized the signing of an agreement with Long Term Investment Co. of Brampton, which will see the remaining 112 lots in the subdivision built on. Construction started in 1954 with the erection of 40 houses in the initial stage. Since that time, an additional 40 homes have been built, until now there are seven lots owned by Cesto Construction Co. The remaining 112 lots have been purchased by Long Term Investments from Grinstead Properties Ltd. of Hamilton.

Under the new agreement with Long Term Investments, the company will pay the town \$400 for each lot they build on for water, sewer and hydro services plus gravel roads. Long Term will send the property to the lot lines including an open ditch drainage system.

**Five Year Period**

Construction on the 112 lots will be spread over a five year term. In the program for building the houses in stages one and two (the first two years), little extension of existing municipal services will be required.

Under the agreement, the town may, on six months' notice, install all municipal services to all or any portion of the lots upon completion of which the \$400 payment becomes due. However, the proposal is that construction will be spread over the five years.

It is the intention of Long Term to start construction of the first stage (25 houses) early this year with completion scheduled on or before March 11 in order to qualify for the \$500 federal winter building subsidy.

**Conflict of Interest**

The by-law authorizing the signing of the agreement passed three votes without opposition. Councillor Alec Johnson abstained from voting, declaring a conflict of interest.

In an interview Wednesday morning, Mr. Johnson reported he had acted as agent for Long Term Investments Co. in the negotiations for the purchase of the lots from Grinstead Properties Ltd.

**Good for Town**

Mr. Johnson, a local real estate agent, felt that the deal would be good for the town. He pointed out that rental properties in the town were almost nonexistent. He feels that the availability of

good housing at a lower initial payment would release many rentable houses in town.

With the houses in the subdivision now built for up to 10 years, the present owner's equity in these houses brings the down payment necessary to purchase them to a figure unattainable by many young married people. He also mentioned that some people employed in Acton find it necessary to commute from other neighboring towns.

**Differed Models**

Outlining some of the plans of Long Term Investments, which he will represent as sales agent, Mr. Johnson said three or four models of homes would be built to sell for \$14,000 to \$17,000. Included would be two styles of bungalow, a split level design and a two-story model with four bedrooms.

The homes will be built to N.H.A. specifications and carry a N.H.A. mortgage. By building under the federal winter works program, home purchasers would be eligible for the \$500 subsidy.

**Macias Apartments**

Mr. Johnson said the possibility of having 10 lots for the construction of three 12-unit apartments had been discussed. However, no application has been made and under the normal course of the agreement with the town, the lots would not be freed until the final stage (1969) of the program. To have the zoning changed to permit apartments, a new agreement would have to be negotiated at that time with the town.



**OWEN MASALES**, coach of the Legion club, accepts the Hinton trophy, emblematic of the town league softball championship, from donor H. H. (Bert) Hinton, right, at the first annual banquet of Acton Softball Association Thursday in the Legion auditorium. With him are pitcher John Salmon, left, ace hurler in Legionnaire's win, and manager Rae West. Nearly a hundred players, executive and invited officials took part in the seasonal wind-up.

### New Dust Collector May Overcome Fires

In spite of all efforts of Beardmore and Co. and thousands of dollars spent to overcome periodic fires in the buffing process dust collector, fires are still occurring. Company officials have placed an order with a firm for a type of dust collector which is hoped will overcome these fires.

Thursday evening of last week, Acton Fire Department joined forces with the Beardmore Brigade to extinguish a stubborn blaze in the collector. Tuesday evening another fire broke out but was extinguished by the sprinkler system.

Assistant general manager Norman Braida reported Wednesday the new type of dust collector had been purchased and installation will be made as soon as the equipment arrives. Mr. Braida is hopeful the fire problems will be overcome as soon as installation is made.



**HALTON FIRE PREVENTION BUREAU** sponsored its annual fire hazard inspection blitz in Acton and Georgetown on Wednesday of last week, and dozens of fire and insurance company inspectors toured area schools, stores, offices and factories seeking out hazards. A dinner was held for the inspectors and municipal officials at noon, at North Halton Golf and Curling Club. Shown at the dinner are: Acton insurance agent J. Bert Wood, Walter Linham, an inspector, firefighter Scotty McCristall and fire chief M. Holmes.