

Planners want control over 10 acre rural parcels

The "horrible strip", Warden William Coulter called it. "Uncontrolled subdivision of rural land", planner William McAdams called it at the convention of the Ontario Federation of Agriculture.

The subject has been on the agenda at the last two meetings of the County Planning Association. What's it all about? Present legislation allows local municipalities to control dividing of rural lands into lots smaller than 10 acres but gives no control over areas of 10 acres and upwards.

Officials call it the 10 acre problem and last week the Halton County Planning Association agreed to draft a resolution for submission to the province asking for permissive legislation under which the local municipality could insist on Committee of Adjustment approval on all separations of land. Separations under 10 acres must now be considered by the Committee.

Dan Chisholm of the Oakville Planning Board staff reviewed the problem of 10 acre parcels that can be sold in any shape. Oakville, he noted had a by-law

preventing building on less than a 25 acre parcel and it was also possible to place restrictions on frontages required.

Why are planners concerned about the sale of 10 acre parcels of land? They cited seven specific reasons to the County Planning Association. 1. It depletes the stock of agriculture land. 2. It increases the demand for such services as fire and police protection in the areas often remote from the source of such services. 3. It results in a

need for better roads and more frequent maintenance including snow removal. 4. It makes necessary the establishment of additional school facilities in the rural areas or of the introduction of bus services to carry students to the schools in urban areas. 5. It leads to contamination of land and the ultimate need for a public water supply and for sanitary sewers. 6. Urbanization by means of lots with areas of 10 acres or more, greatly complicates future land assembly for development when the time for planned urbanization approaches. 7. Lack of weed control by owners of large lots not related to agriculture seriously affects farming in the adjacent areas. This all means added expense to the municipality.

Esqueusing Reeve G. Leslie told the county association the problem gets worse every year. In that township the problem of dividing 100 acre farms into 10 acre parcels was slowed down by a requirement that every parcel have a frontage of 370 feet on an

established road.

The situation in Esqueusing, though, according to officials interviewed by this newspaper is that already 1,000 acres of land has been cut up into small holdings from 10 acres to 25 acres and 40 percent of this was in the last three years.

The 10 acre parcels have sold from a low of \$2,500 to a high of \$12,000 and in one case a purchaser bought 136 acres for \$20,000 before cutting it up into the smaller parcels.

A member of the Esqueusing Committee of Adjustment pointed out there had been 150 applications for land separation for parcels under 10 acres this year. This is in addition to the parcels over 10 acres which do not require Committee of Adjustment approval.

The shape of the 10 acre parcels is the major concern of many officials, since the division of a 10 acre farm can result in the 2,200 feet of frontage being divided evenly in units of 220 feet with the depth of the resulting lots about 2,200 feet

or nearly half a mile. The strip development, it is suggested permits a house at the road all-owance and unused acres without future access, at the rear of all the properties.

Regulations to avoid this problem have taken the form of minimum frontage requirements, linked up with maximum depths. Milton Planning Board, although not directly concerned with the problem, recently approved a resolution calling on the province to require Committee of Adjustment approval on separations of 30 acres or over.

This has still not prevented the sale of 10 acre parcels however, which are beyond the control of the Committee of Adjustment. On these the municipality requires a frontage of 550 feet.

At the County Planning Association, Nassagaweya Clerk Cal McInyre suggested all severances of land from large parcels should be subject to the approval of a Committee of Adjustment. He noted a requirement of a minimum of 30 acres would still permit a half acre for a house and 29 and a half acres for woods. He maintained the land at the back would be better retained in one block than split up between 10 owners. "We'll need that land in the back," he stressed.

den Coulter noted five farms had been split after the passing of the recent by-law and there was not one lot on which building permits could be issued. As the number mounts there could be sufficient pressure to force local councils to change the regulations.

Mr. Coulter called for separate and specific legislation in the Golden Horseshoe area which would require all separations of land to be presented to the Committee of Adjustment who should have sufficient flexibility to permit varied uses.

Nassagaweya Councillor Ross Gordon presented the predicament of a farmer not knowing he is selling for speculation. He cited his embarrassment at selling his farm and seeing it split up into 10 acre parcels while personally opposing such development.



CONSTABLE FRANK CHAMBERLAIN is the newest addition to the Acton O.P.P. detachment, headed by Corporal Ray Mason. He was transferred from Oakville. (Staff Photo)

Liaison, problems . . .

(Continued from Page 1)

though they are subject to broad interpretation, he said.

"It's a matter of developing mutual respect, of sitting down and asking what is expected of planning board."

Is street lighting an example of planning? It could be, replied Mr. Adams.

He was asked his opinion on two contentious recommendations made by the previous planning board - the hiring of a zoning by-law administrator and supplying copies of building permits to members of the planning board.

Mr. Adams said he felt every municipality should have a system of enforcing its by-law, but "how that is accomplished is up to council to find out."

He wondered if the requested supplying of copies of building permits was so planning board could keep up with developments or whether they would move into some other group's area of responsibility.

Mr. Adams agreed with Mayor Doby that a town the size of Acton must have enforcement despite the problem of the financial angle. He advocated adherence to the "basic principles of zoning."

To prevent building variances occurring in the first place he suggested extra staff be hired at the beginning of a building season - perhaps a retired engineer as well as plot plans should be required from the developer before building permits are issued. (Last week Acton Committee of Adjustment reserved judgment on 13 variances.)

When the mayor referred to the prohibitively high cost of housing, Mr. Adams agreed but admitted he had no answer to this urgent problem.

Man shot in hunting mishap find two counterfeit bills

A minor hunting accident and the discovery of two counterfeit bills were among the 49 general occurrences reported by the Milton Detachment of Ontario Provincial Police from Nov. 5 to 11.

One of two Burlington men hunting partridge and squirrel was shot in the left leg above the knee by a .22 rifle bullet. He attributed the wound to a ricochet.

Police also report one \$20 and one \$10 bill, both phony, appeared at Mohawk Raceway during the week.

Other occurrences include two break, enter and theft investigations with two persons charged in connection with one, and four other offenses investigated under the Criminal Code.

A minor theft, three Liquor Control Act investigations resulting in four persons charged, and recovery of a stolen car for another force, as well as the discovery of an insecure property complete the roster of occurrences except for minor items.

During the week of Nov. 5 to 11 personnel of Milton Detachment worked a total of 807-1/4

Annual meeting P.C. Association of Halton West

The annual meeting of the Halton-West Progressive Conservative Association will be held at the Estaminet Restaurant, Burlington, Monday, November 20th.

The business portion of the meeting will consist of reports from the executive, election of officers for the coming year, and a speech by George Kerr.

Dancing to Stan Bernard's music and the serving of refreshments will follow.

All Progressive Conservatives are invited to attend. Association officers are, Honorary President George Kerr, M.P.P., president Andrew Frame; 1st vice-president Rev. Andrew H. McKenzie, Acton; 2nd vice-president Mrs. June Andrew, Campbellville; secretary Mrs. Gladys Sprung, Aldershot; treasurer, John Savchuk, Burlington.

Acton O.P.P. report

Three vehicle accidents quiet week otherwise

Is this the lull before the storm? For the second week in a row, the incidents requiring police action have been minimal in Acton. During the week November 5 to 11, only six occurrences were registered at the Acton O.P.P. office. The majority of these were of a minor nature.

Miles logged on the Acton cruiser, during the 132 work hours consumed, totaled 543. Traffic activities encountered in the same period resulted in three local motorists being charged with moving violations, while nine others were warned when observed committing less serious driving offences.

Motor vehicle accidents, with three being reported, was the only statistic in which an increase was experienced this week. No one was injured in any of the accidents, but a total of \$760 damage was done to the vehicles involved. Charges have been laid in some instances.

On November 6, 1967, in Magistrate's Court at Milton, ten persons were convicted on Acton charges. Fines levied for the Liquor, Traffic and Criminal offences dealt with totalled \$359.00 with court costs of \$54 being added.

The police, in carrying out

their duties from one week to the next, find that an ever increasing majority of the people they deal with are teenagers. These people are in one of the most important periods of their life, a period of life in which they begin to decide for themselves what is right and wrong, good and bad and, eventually, which path in the road of life to take.

Decisions made, lessons learned and guidance given now, generally determine the overall success achieved in life. And yet, it is appalling to see the apathy with which we are greeted by the parents of these youthful offenders. A subtle smile, a shake of the head, and, "Oh, I guess it's all part of growing up."

"Oh?" say we, "Growing up, yes, but to what, sir?"

The opening of the 1967 Christmas Seal Campaign was announced at a recent meeting held in Milton, of the Board of Directors of the Halton County Tuberculosis and Health Association. The campaign officially opened on Tuesday, November 14 with the mailing of about 32,000 letters to residents of Halton County.

Free Press Local News Items

--Georgetown is ending '67 with another centennial ball.

--A front porch is being built at the Medical Centre.

--Many local hunters went north for the first weekend of the deer season in Northern Ontario last week.

--Many stores are putting in a few touches of Christmas decorations already.

--First snowstorm of the year blanketed the town Tuesday and made the roads slippery.

--Plan to do your Christmas shopping in Acton. Choices and prices are excellent.

--Just thirty or so shopping days till Christmas! Stores will stay open Mondays as the holiday nears.

--A Georgetown bylaw permitting cable television there has been delayed for changes.

--There's speculation as many as 170 more homes will be built in Acton soon, in Lakewood and new subdivision areas.

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