

Leishman park maintained; decision reserved by O.M.B. on other appeals at hearing

(Continued from Page 1)

long, in the Leishman survey, running parallel to Mill E. It was decided by the subdivision as required parkland when the property was subdivided and houses built.

The land was never turned over by council to parks board since it was considered too small for park purposes.

Project Planning Associates Ltd. representative Mr. Dale, and clerk McGeechie both said the consultants and council felt when the adjoining Seynuck property is subdivided for homes, the required five per cent parkland could be located in a better place. It would perhaps be beside the stream (which could be diverted) and include trees.

Review of neighbors' previous action to prevent the town selling the land was made. A previous appeal was successful.

Mr. Dale of Project Planning said a park of that size and shape is not ideal.

After brief consultation with the vice-chairman, the chairman announced their decision to leave the strip of land zoned as parkland, as it was in the old bylaw, and as was specified on the deed. A zoning change will be reconsidered when a plan of subdivision is made for the Seynuck property. At that time the required parkland could be relocated.

Several interested neighbors were present for the hearing. Applicants seeking commercial zoning for their businesses were quickly satisfied.

Mrs. McEachern, Mr. and Mrs. Doug Rogers wished to be sure their property was zoned commercial, and were assured it was. They asked a C1 designation.

Mrs. Ethel Rachlin (who was unable to be present due to illness) sought C1 designation for property on Main where a second hand repair shop is located, rather than residential.

Heave Hinton pointed out the whole block is moving to C1, and the chairman approved the change, while reserving decision.

The O.M.B. reserved decision on Mr. Mark's and Mr. Goodwin's applications. Council had already approved commercial rather than residential zoning for their business properties.

"My problem is with the official plan," said Mr. Goodwin. "Now we have spot zoning all down Mill St." He told the O.M.B. representatives council had not accepted recommendations of planning board so the planning board resigned.

Chairman Jamieson commented that the planning board simply advises.

"You have to have these hearings," Mr. Jamieson told Mr. Goodwin. "Everyone has to know about changes."

He cut off the subject saying, "We're only concerned with the actual bylaw."

An error in the map accounted for the A.P. Green problem, with a dividing line between M1 and M2 zones bisecting the plant. Mr. Payne explained the error; the O.M.B. reserved decision and the error will be corrected in the amending bylaw.

Former Acton Mayor George Barbeau came from Inlington to represent the company but was not called to give evidence.

Dills Printing and Publishing Company Ltd.'s objection to four zoning classifications on their Willow St. property was presented by solicitor T. Holden. He claimed the whole area, which includes the land alongside the school creek, should be M1. It was zoned M1 for an area including the plant, C2 by the creek, R3 in much of the vacant land and R2 at the far corner.

Jim Dills appeared for the firm. A surprise witness for the firm was solicitor Leatherland, who as chairman of the Industrial Development Commission said the commission attempts to aid present industry as well as encourage expansion. He reviewed the draining of the pond and the sale of the land, and chairman Jamieson said he assumed the purpose of the land was industrial.

Mr. McGeechie said council didn't object to industry and wouldn't object to the creek being diverted.

Mr. Dale of Project Planning said industries in a generally residential zone are generally undesirable, and the existing use should be kept to a minimum. Asked about the residential designation he said, "In our opinion the most logical use is residential even though the (former) pond is not directly accessible. You could create access even if by removal of a house."

Mr. Holden referred to a

Zoning code

- R1 Residential First Density Zone
- R2 Residential Second Density Zone
- R3 Residential Third Density Zone
- R4 Residential Fourth Density Zone
- C1 Commercial General Zone
- C2 Commercial Local Zone
- C3 Commercial Highway Zone
- M1 Industrial - Light Zone
- M2 Industrial - General Zone
- O1 Open Space - Parks Zone
- O2 Open Space - Conservation Zone
- A Rural (Agricultural) Zone

neighboring hydro building and workshop, post office, and railroad tracks; cited the difficulty of access, dangers to children, and loss of industrial assessment.

Mr. Payne said the O2 designation was inserted by planning officials in Toronto, replacing residential zoning suggested here.

"Forget about Toronto," advised the chairman. "We want councils to tell us what they want."

Mr. Payne said council does not wish to interfere with existing industry.

The chairman concluded "We feel that if land is usable for building purposes it should be zoned for its future use. If private land is zoned O2 there should be a program (by the town) to acquire it over a reasonable length of time."

Mr. Payne said the town had no immediate plan, and would prefer a block of M1 zoning and the rest R1.

Mr. Holden: There is no access to R3 except at great expense. It's not logical from the client's or town's point of view, to have residential next to the railroad.

Mr. Jamieson recommended council should look at the land and amend the bylaw. "It may be found desirable to preserve 50 feet or so along the creek to make sure no building is too close to the watercourse. If the owner does divert the creek you might make a zoning change and relocate the O2 strip."

For Trinity United Church, Alf Long expressed concern at the amount of parking required for a church. When a proposed Christian Education building is built in perhaps two years, it will take up half the space for required parking, or 17 1/2 spaces.

The chairman suggested, the church was originally built under a bylaw which didn't require parking space, and this was simply an addition.

Town solicitor Payne said if and when the church decides to

build the addition, the Committee of Adjustment will probably consider this type of objection and it will be dealt with "sympathetically as an exception."

"Leave it with us," Mr. Jamieson concluded, as he reserved decision.

Speaking on behalf of other ratepayers in his neighborhood, Mr. Leatherland contended that since their homes "are not the best in town" they should be in an R2 zone rather than R1 zone.

Mr. Jamieson said the zoning is for land use, not construction, and wondered how the homeowners would benefit. The lower category would permit more uses (such as boarding houses or businesses in the home) may continue.

Mr. Leatherland said the R1 zoning "ties you up in red tape if you apply for changes."

Photographs of some of the houses were submitted as evidence.

Mr. Payne, for the town, claimed the R1 zoning was "sensible and proper" and the "change would be purely academic."

Neighbors present were polled and unanimously agreed to R2.

Commented Mr. Jamieson, "It's the first time in 20 years I have had someone asking to have his property downgraded," but concluded, "we'll ask council to consider that" as he reserved judgment.

Tom Branciewicz was concerned that his nine building lots, facing Elizabeth Dr., were zoned R3 at the front but O1 at the back of the lot beside the lake. He presently uses the land for a garden.

Chairman Jamieson assured him he could sell his land right down to the lake.

Two Ancker appeared before the board to protest the raising of the land behind his property with fill from Fairy Lake dredging. Mr. Ancker said before this happened the "swamp" was a swamp. Now I'm the swamp," he declared, charging drainage was now all going on his Main St. North property beside the school creek, near the lake.

Carl Roely appeared as a witness for Mr. Branciewicz stating he plowed the garden land and found the soil ideal for garden crops.

Town solicitor Bruce Payne said the area at the creek mouth was in a state of transition and



SMILING IN HER SLEEP, little Nancy Lynne Vander Eyken of R.R. 4, Acton seems pretty pleased with herself. She was the first baby of the new year 1968 to be born in Milton District Hospital, arriving Friday when the new year was five days old. Mrs. Pat Vander Eyken, her mother, holds the baby. (Staff Photo)

the character of the land could be changed so the town deemed it wise to wait and see what shape the conservation dredging would make the contours. Then it's possible the town could acquire it.

The original zoning bylaw was

passed in 1958 and repealed by the present bylaw in August, 1967. The entire bylaw and map occupied eight pages in the Free Press in October; objections were then filed and the date set for the hearing.



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Nancy first for 1968

Quick cruiser trip

It took 11 days of waiting, then a rush trip to the hospital in a police cruiser in the bitter cold of early morning, but Nancy Lynne Vander Eyken finally arrived on Friday morning January 5, to become the first baby born in Milton District Hospital in 1968.

The little girl made her entrance into the world at 7:05 a.m. on the fifth day of the new year—four and a half days after New Year's revelers had rung in the year 1968. At that, she was 11 days overdue, for her mother was expecting the little one to arrive on Christmas Day.

The birth at the hospital followed a 5:30 a.m. rush trip into town from the Spoytsko area home of Mr. and Mrs. Gerard Vander Eyken. Mrs. Vander Eyken decided about 5 a.m. it was time to pack up for the six mile trip to hospital, but her husband found the car wouldn't start, so they telephoned Milton O.P.F. for assistance.

Cold, Bob Haines was out on patrol in the Hornby district and when he got the message via radio, rushed to the Spoytsko home, slowed down on his fast

trip by large snowdrifts that almost blocked some country roads. But he made it and rushed the expectant mother to the hospital in plenty of time for the blessed event to happen.

Later, Const. Haines admitted he was a bit worried he might have to play doctor. It was his first trip to the hospital with an expectant mother in the line of duty, although he has driven his own wife in for the same purpose but under less trying circumstances, a couple of times in the past.

Waiting at the R.R. 4, Acton home to welcome their new little sister, are five other Vander Eykens, Catherine, 10; Kim, 9; Karen, 7; Stephen, 6 and Jo-Anne, 4. As might be expected with four girls and only one boy, the parents were hoping for another boy.

"We had already picked out a name—Honey," the mother said.

Nurses at the hospital gave

the little six pounds, 10 1/2 ounce baby special treatment, for being the first-born in the new year. When photographers arrived later Friday to photograph the new arrival and her happy mother, the wee one had her dark hair neatly parted and brushed. While the baby slept through the photo session, her mother was bright and cheerful and joked with the photographers. "After five, you got used to it," she winked. "I'm ready to go home right now."

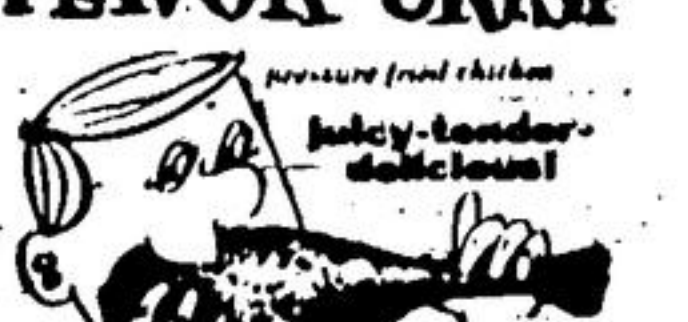
The baby's arrival five days into the new year set a new record for the hospital. Twelve in recent years the first baby has been born on January 4 but this was the first time a child hung around until the fifth of the month and still won the "first baby" honors.

About an hour later, another baby arrived at the hospital, a daughter for Mr. and Mrs. E. Marchosich of Milton, to claim the honors of being the second of the new year.

Nancy Lynne will receive a silver spoon, the Hospital Auxiliary's annual gift to the first arrival of the year.

The Acton Free Press, Wednesday, January 10, 1968

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