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**WHAT COUNCIL DID**

**SOUTH WEST RATEPAYERS SEEK INDUSTRIAL "FREEZE"**

Widening of lower Main Street and possibility of a temporary "freeze" on further industrial expansion in that area pending consideration of a zoning by-law were suggested by a number of ratepayers who attended council meeting last Tuesday to complain about the Beaver Ready Mixed Co. plant.

B. W. Orr, chairman of the South West Ratepayers Association, was in that spokesman and explained that they were not at the meeting to make trouble, but that they considered they

have a real grievance against the ready mix company.

Mr. Orr asked to see the building permit, the transfer deed of land from the town and asked how much land had been transferred in the deed.

"I don't think there is any other town in Canada where mix trucks go down the main street," he said. "I don't see why they didn't build their pit near the plant instead of in the present location."

Mayor Armstrong explained that

the clerk is entitled to show any municipal documents to ratepayers at reasonable times and this information could be obtained from him. He said the transfer involved a parcel of land 60' x 75' from the town to Bob Lane. In return Georgetown got a similar size strip on which a water test hole is located.

"I'm glad you mentioned not wanting to make trouble," said the mayor. "We as councillors are not happy when ratepayers are disturbed. Unfortunately, however, we have no zoning at present in town, although we are informed Dr. Faludi's draft plans will be here for next Monday's meeting."

Mr. Orr asked if the land transfer had occurred at a regular council meeting and whether this appears in the minutes.

Unfortunately, as I recall, there is no mention of it in the minutes," answered the mayor, "although there was mention in the local newspaper. You will realize that we transact a lot of business in a year, and it is not easy to recall exact time and detail."

The mayor went on to say that as he remembers it, Bob Lane approached council with the land transfer proposition and the property committee was delegated to visit the site. Chairman Thos. L. Lyons reported back to council for this committee that town land on the side of a hill was not too valuable to the town while Mr. Lane's land with a possible future water supply was in the public interest to own.

"Possibly it was a straw vote about the trade, but obviously a majority of council was in favour and deeds were prepared," the mayor continued.

Later, he said, there was an element of doubt in some councillors' minds regarding a right-of-way. Mr. Lane was contacted and council found him prepared to buy land enough so a right-of-way will not be needed by the Beaver Company.

John Bell, Main Street South, re-

marked that the traffic problem will get more serious as the company expands. He has every hope that they will be successful and as more business develops, traffic will naturally become heavier.

"Would it be completely ridiculous," he said, "for the town to consider moving the plant to another location?"

"That would depend on the cost involved, and the feelings of the owners," was the mayor's reply.

Tom Ferguson, Market Street, asked if it would be possible to avoid further infiltration of the area by commercial and industrial enterprises, by putting a "freeze" on such building until zoning is discussed.

Mayor Armstrong said he thought there is little likelihood of anything further because he knows of no available land, and if there is an industrialist would be more likely to locate in a large new area which is fully serviced.

"I suspect such a 'freeze' may be in Dr. Faludi's initial recommendations," said Cr. Doug Sargent, who is industrial and town planning chairman.

Reeve Stan Allen said his sympathies were with the delegation, for there is heavy truck traffic on the 9th Line too where he lives.

"I want to clear up one point however," he said, "and that is that there is no 'residential' areas in town at present. A man whose house sits beside a railway track pays exactly the same taxes as they do in your area."

Mr. Allen asked if the delegation would be willing to pay more taxes if a "freeze" were adopted and Mr. Ferguson said he personally would if trucks weren't going by.

"I'm from Ontario Street and you have no problem at all," said Cr. Hale, pointing to the heavy traffic past his home, "but I wouldn't think of stopping industrial growth."

The mayor explained the difficulties facing any future zoning of the town, and the necessity of a planning board to handle it, rather than for council to approach it as a group.

"Zoning a town over a hundred years old is not easy, and will take time," he said. "We will be dealing with human nature. A man's house is his home and wherever it is located, to him it is a residential district."

He mentioned that in 1947 when the town building by-law was drawn up, a proposal had been made to zone the park area as residential and it had been flatly turned down by the council.

Mr. Ferguson asked who is paying Dr. Faludi, and was told that the town will be paying him a \$1,000 fee, which will be returned to the town by Delrex.

Reeve Allen explained that Delrex, which is planned for zoning is anxious to have the older part of town zoned too, to avoid any blighted areas which might not harmonize with that subdivision's plans.

Mr. Hyde spoke for the Beaver company, saying that a great deal of money has been spent on the property and it would be more than a hardship to "freeze" an existing industry.

"Smith and Stone has expanded, and everyone is happy to see it," he said, "and residents there are willing to put up with some inconvenience. I built my own home where there wasn't even a road and Smith and Stone traffic now flows by my door."

Mr. Hyde said he did not feel that Beaver had built in a residential area as they located next door to the sewage disposal plant and across from a canning business.

"Mr. Orr has a beautiful home, but he has violated his own subdivision plans by running a canning business in it," he continued. Another member of the delegation, he said, is also running a business and should be paying a hawkers' and peddlers' licence.

Truck drivers for the company have been instructed to drive at 20 miles an hour in town, said Mr. Hyde, and he would be grateful if council would operate a speed trap along Main St. for it would help the company enforce this regulation too.

John Bennett, Main Street South spoke of the narrowness of the road, saying that on three occasions his car had almost been hit when he was backing out of his garage, and twice his son had almost been knocked off his bicycle. Council instructed the town engineer to investigate widening the road because of these occurrences.

**LIFE-LONG RESIDENT OF CAMPBELLVILLE**

George Franklin (Frank) May, 78, died in Toronto on December 11th. He was a life-long resident of Campbellville, where he was engaged in farming.

Predeceased by his wife, Annie James, he is survived by four sons and six daughters: Thomas, Niagara Falls; Fraser, San Jose, California; William, Moffat; George, Milton; Mrs. Martin Ormsby, Troy, N.Y.; Mrs. Lorne Phillips, Mrs. Helen Lywood, Toronto; Mrs. Henrietta Tingley, Mrs. John Pell, Burlington; Mrs. Ray Conn, Georgetown; one brother and one sister, William H. May and Mrs. Raynor Meloling, both of Troy, N.Y.

Funeral services were held at the Southall Funeral Home, Burlington.

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