

Proposed Agreement

between:
Delrex Developments Limited
hereinafter called "Delrex"
OF THE FIRST PART

and —
The Corporation of the Town of Georgetown
hereinafter called "Georgetown"
OF THE SECOND PART.

WHEREAS the parties hereto have heretofore executed those two certain agreements bearing date the 27th day of September, 1954, and the 3rd day of February, 1955, respecting the development of certain lands in the Town of Georgetown, in the County of Halton, which said lands are referred to in the said two Agreements as respectively the "Delrex lands" and the "additional lands";

AND WHEREAS the said two Agreements still continue in full force and effect and unamended; AND WHEREAS Delrex has now applied to Georgetown for the release of the following lands for residential development, that is to say:

Lots 1 to 474 inclusive, according to registered Plan 667;
Lots 90 to 100 inclusive, according to registered Plan 720;
Lots 192 to 201 inclusive, according to registered Plan 720;
(all of which said lots are hereinafter referred to as the "495 new lots") which said 495 new lots do not lie within the limits of the lands hitherto known as "the Henry Craig Reid farm" as more particularly referred to in numbered Clause (5) of the said Agreement bearing date the 27th day of September, 1954;

AND WHEREAS at the date hereof the ratio of the assessment values of all residential lands lying within the municipal limits of the Town of Georgetown as against the combined assessment values of the industrial and commercial lands lying within the said municipal limits is not such as to oblige Georgetown and grant the above recited release of the 495 new lots pursuant to the provisions of numbered Clause (6) of the said Agreement bearing date the 27th day of September, 1954;

AND WHEREAS Georgetown has agreed to grant such release upon the terms and conditions hereinafter set forth:

1. The two above recited Agreements bearing date the 27th day of September, 1954, and the 3rd day of February, 1955, shall in all respects continue in full force and effect and unamended, and this further Agreement shall not be registered on the title to any of the lands referred to herein nor shall any notice or any reference to this Agreement or any part thereof be so registered.

2. Georgetown will release and does hereby release forthwith for residential development the 495 new lots above referred to.

3. Delrex will forthwith upon the execution hereof deliver to the Clerk of Georgetown a good and sufficient conveyance of Block D according to said Plan 667, which said conveyance shall be executed in favour of Georgetown Public School Board as Grantee, and which said Block D shall constitute a public school site as contemplated by numbered Clause (4) of the said Agreement bearing date the 27th day of September, 1954;

4. To the intent that the phrase

"new industrial and commercial assessment" shall for the purposes of this clause be construed to mean the total of all assessment values added to Georgetown's assessment rolls subsequent to the 14th day of April, 1958, in respect of all industrial and commercial properties located within the limits of the "Delrex lands" as referred to in the above recited Agreement bearing date the 27th day of September, 1954, and of the "additional lands" as referred to in the above recited Agreement bearing date the 3rd day of February, 1955.

And to the further intent that the phrase "new residential assessment" shall for the purposes of this clause be construed to mean the total of all assessment values added to Georgetown's assessment rolls subsequent to the 14th day of April, 1958, in respect of all residential properties located within the limits of the 495 new lots above referred to.

Delrex will pay to Georgetown the under mentioned amounts at the under mentioned dates, that is to say:

(a) On or before the 31st day of January, 1959, the amount by which two-thirds of the total amount of the municipal taxes levied by Georgetown in the calendar year 1958 in respect of new residential assessment shall exceed the total amount of the municipal taxes levied by Georgetown in the calendar year 1959 in respect of new residential assessment;

(b) On or before the 31st day of January, 1960, the amount by which two-thirds of the total amount of the municipal taxes levied by Georgetown in the calendar year 1959 in respect of new residential assessment shall exceed the total amount of the municipal taxes levied by Georgetown in the calendar year 1960 in respect of new residential assessment;

(c) On or before the 31st day of January, 1961, the amount by which two-thirds of the total amount of the municipal taxes levied by Georgetown in the calendar year 1960 in respect of new residential assessment shall exceed the total amount of the municipal taxes levied by Georgetown in the calendar year 1961 in respect of new residential assessment.

IN WITNESS WHEREOF the parties hereto have caused to be affixed hereto their respective corporate seals duly attested by the hands of their respective proper officers in that behalf.

Delrex Developments Limited
The Corporation of the Town of Georgetown

LOCAL GUIDE NEARS GOLD CORD AWARD

At a recent meeting of the 1st Georgetown Guide Company, Carole Lane, daughter of Mr. and Mrs. Robert Lane, George Street, was presented with her "All Round Cord" by District Commissioner Mrs. Norman Marchmont. At the same time Carole was presented with a number of proficiency badges.

Many parents of the Guides were present and enjoyed refreshments prepared by the following Guides: Carol Boudreau, Pat Sykes, Jean Ann Inglis, Joanne Duncan, Christine Matthews.

Carole is now in the last stage of attaining the highest Guide award—The Gold Cord.

What Council Did

(Continued from Page 1)
"Did Mr. Orr guarantee you what Mr. Heslop did when the Orr subdivision was started?" asked Joe Frank, Victoria St. "I think he's taking a poor attitude towards Mr. Heslop."

William Copeland, Arletta St., said he was speaking for friends on his street in asking that a decision not be rushed. Citizens should have an opportunity to state their wishes, he said.

Another new resident, W. R. Russell, 30 Ewing St. said that in the last few years there has been a contraction of industrial expansion, and that this should be considered by council in making a decision.

"We hope this isn't going to degenerate into a 'slanging session'," said Ian Cass, 46 Hewson Cres. Mr. Cass thinks public opinion is against rushing a decision rather than against the proposal itself. R. S. Perry, 8 Shelley St. said houses are being built behind his home and that if these are allowed to be built, why should the Delrex houses be stopped.

"If more houses mean more taxes, why should anyone be allowed to build?" he queried. Keith Barber, 9 King St. E. said there are many ratepayers like himself who don't know all the facts and would like the matter placed before them so an opinion can be formed. He believes there are things council aren't sure of either and said council is morally obligated to voters not to finalize the plan until more information has been provided by the public.

Another former councillor, Thomas L. Lyons, 511 Edith Street, said if he were still in council he would take no stand, but leave it to the ratepayers to decide. Last speaker to speak was Bruce Peterson, 19 McIntyre Cresc who said houses of lower standard have been erected in an R3 area, and that while semi-detached houses are attractive they do not conform with what is supposed to be there.

As council began their debate, Mayor Armstrong said it is fine to see so many ratepayers interested in town affairs, and that it is a pity more people do not attend other meetings where there might not be so major an issue, but there is always business of public importance. Council meetings are always open and no ratepayer should say he isn't acquainted with a public matter if he attends meetings, he said.

"In twelve years on council I've never turned down anyone in person or on the phone who wants to discuss town business," the mayor said, reminding people also that they are welcome to come to council meetings and express their views.

Whatever the outcome of the question might be, the mayor said, eight councillors would be voting to the best of their ability, and that this is how democracy works. Council discussion started when a motion was made by Crs. Hyde and Harrison that the by-law not be read until it was placed before ratepayers for a vote. No recorded vote was asked, and the motion was lost when only Cr. Elliott joined the movers in voting for it.

Reeve Sargent said he favours giving the public all the information they want and if people study the facts he is sure they will support the Delrex proposal. If a vote were taken, he wondered if people would take the interest to study all the facts. If they didn't it would be an uninformed vote, he feared.

Cr. Harrison said a delay had been asked last week to get professional advice, and he had called Town Solicitor George Hewson earlier in the week, but could not reach him and talked to his associate, Mr. Ord who answered his questions briefly and said he would have Mr. Hewson get in touch with him, but he had never heard back.

"The solicitor is here tonight and I'd like to know if everyone on council is entitled to his services or just how it works," Cr. Harrison said.

"I'm here representing the people, whether they voted for me or not," he continued "and my knowledge isn't big enough to make a decision for them. I want to hand it to the people to voice their opinion, and surely a majority vote by 7,000 residents will give a fair idea of what they want."

Cr. Hyde said he agrees with the reeve about giving the people facts, only he wants to give them facts before a thing is done, not after. The reeve here interjected that Cr. Hyde had misinterpreted his remark.

Cr. McGillivray said he could see no point in moving for a ratepayer vote when 70% of those present had indicated they didn't know what the question is all about. Such a vote would mean nothing, he said.

Cr. Harrison said his main objection is to the type of houses planned and the quantity.

"I feel the public knew last

December that this was coming. It was discussed at nomination meeting," said Cr. Sykes. "I've been placed here to use my judgment and if I turned this back to the people I might as well resign."

Cr. Hyde argued that the present proposal does not go back to last June, as the June one was turned down three weeks ago. Plebiscites are allowed in municipal law so people can voice opinion, he said, and are not at all unusual.

Cr. Gunn said that in view of apprehension expressed by a good many ratepayers present, it would be only fair to present facts to the public as fully as possible.

Following the vote on the Hyde-Harrison motion, there was a difference of opinion between Cr. Hyde and the mayor about a motion which the councillor wished to make which would stop third reading of the by-law that night. The mayor said any such motion would be a "negative" one and said that opponents could get their point across only if a motion for third reading was presented, by voting against it. If there was no motion, there would be no third reading and the matter would solve itself, he said.

Cr. Hyde said that he has legal opinion, other than the town solicitor's, that a court order can be asked from a judge to quash the by-law if third reading is opposed by one-third of the council. The solicitor referred to advised Mr. Hyde that such an application would have a good chance of success, but that in any event the by-law could not go into effect until a decision was made by a judge. "If one-third of the council is against third reading then we shouldn't have it. Money by-laws can't receive three readings in one night and I'm asking the same for this," Cr. Hyde continued.

A motion was made at this stage by Sykes and Sargent calling for two readings of the by-law, which passed on a recorded vote with Hyde, Harrison and Elliott voting against it.

Cr. Gray, who had also voted against the proposal last week, voted in favour of the by-law reading this time, although not indicating what his final decision might be after a speech in which he reviewed statements he had made a week ago.

"The future can be limited or broadened by ourselves," he said. "This is a long term investment, and though intermediate profit might not be high, the town may benefit by a wisely-guided program of expansion."

Cr. Gray said he had opposed the plan last Monday because the ratio is too far apart but, if building is cut off entirely, he fears what might happen. If Delrex is allowed to proceed, Georgetown might have all kinds of industry within three years," he thinks. He reminded council that expansion always brings problems and that the town had to spend \$300,000 for a water extension because of other subdivisions like Sunbeam, Parkview, Swanek and Cloverdale.

Reeve Sargent said he would not endorse a third reading at the meeting because he wants to have the public in possession of all the information they want. "We have an off-balance town now, experts tell us, and if we are no more successful in getting industry three years from now our balance is going to be 90-10"

said Cr. Hyde. This would be a terrific hardship on taxpayers and present industries.

"We have to go ahead certainly," he said, "but we have to go ahead sensibly."

Cr. Harrison said if there were going to be 500 houses on the scale of Mr. Heslop's own he would be all in favour, but he cannot favour the type of housing proposed on such a large scale.

"I think I'd be selling the town down the river if I voted for this," he remarked.

"In my years on council there have been many controversial matters, and judgment shouldn't be clouded by personal issues," said Cr. McGillivray.

A town must have progress or stagnation, he said and the town will best be served by allowing progress. All subdivisions have cost the town money, and Delrex has put in their own services which is quite an advantage, he said. The decision is not a hasty one, for Delrex asked 500 semi-detached houses last June, he continued.

"As for a tax rise, bread, clothing and everything else is going up, so why shouldn't taxes? he queried, though stating that this wouldn't be the case this year as he hoped, as finance chairman, to propose a 2-mill reduction for 1958.

"I think the ratepayers know more than we give them credit for," said Cr. Elliott. "If ratepayers don't agree with this decision is there anything they can do other than submit a petition or vote us out of office next December?"

Cr. Sykes spoke at some length as the debate ended.

"We've had ample time to look this over and I haven't yet heard anyone say it isn't a good financial agreement," he said.

The Delrex firm has been here for three years and has brought Sykes Tool, Garnet Building Products and Alex Contracting, he said. Aside from this Varian Associates has been the only industry to locate here in 25 years, and the town has had a couple leave. Georgetown has been fortunate in having the papermills and Smith & Stone, when industry

trial life in a town is reckoned at ten years according to statistics, he continued.

"Industry will come and go when it wants to, and we haven't much control over that," he said. The Delrex proposal is sensible, he said, and he feels it essential the development continue and everyone start boosting Georgetown.

"Mr. Orr says it costs \$100 to educate a child, so with my four I guess I'm not paying my way, but you can't segregate people that way," he said.

Cr. Sykes said he was sorry to say that he believes some of the anti-Delrex feeling is caused by a certain resentment against a person who has a lot of money, and that people are speaking, perhaps without thinking, against their town. He reminded those present that industrial location sometimes depends on statements made by private citizens, and that adverse talk about town finances is not good, particularly when it is not correct, for Georgetown has a lower tax rate than most of its neighbours.

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