

# NEW YEAR GREETINGS

O.M.B. hearing

## Approve 70 foot restriction on height of apartments in Acton

Officials of the Ontario Municipal Board approved an application by the town of Acton to restrict the height of apartment buildings in RM zones to 70 feet, following an hour and a half hearing in the council chambers Monday morning.

The application was opposed by Charles Heard and Lorne Youngblut, both of whom own property adjacent to the Beverley property at the corner of Church and Maria sts. where two 36 suite apartment buildings are proposed.

**Devalue property**  
Objectors said erection of apartments on the property would mean loss of privacy and would devalue their property.

They also cited the increase in traffic apartments would bring. Mr. Heard said he was objecting only to the 70 foot allowance as it applied to the Beverley property, which was originally designated R1 in keeping with the presence of a quiet residential zone.

He saw zoning changes of the last three years as vehicles for developers to make money at the expense of residents already established. He also thought the 70 foot buildings would overpower existing low profile housing.

Mr. Youngblut said apartments would also change the "format" of the area from a nice residential area to one with a

multiplicity of people and foresaw deterioration of the area. He admitted he felt any building project would destroy the present natural beauty of the three acre property.

However, the chairman of the hearing, B. E. Smith and his colleague, Alan Van Every of the OMB, said the town's application restricting the height of apartment buildings to 70 feet would restrict builders since the evidence presented by the town indicated there was no such height restriction now and construction could proceed on a 22 storey building if so desired.

In approving the application, they ruled that the municipality acted properly in obtaining the

advice of the engineer and planner.

P. G. Smith acted as solicitor for the town during the hearing and Aldo Bralda represented Bev-Ton Holdings Ltd., who propose building apartments on the Beverley property.

**Destroy beauty**  
Dennis Flood, senior planner from the town-engaged Project Planners, was the first to give testimony for the town and suggested there "would be a limit on the height of apartments. He said present regulations would allow 241 suites with underground parking and 170 suites with parking above ground. He suggested 22 storey apartment building would be overpowering

and a lot of low buildings would destroy the natural beauty of the property. Seventy foot buildings would blend with existing housing, he said.

In his opinion there was a need for apartments in Acton and a high rise would attract newly marrieds and single people while low profile buildings would be more apt to have larger families.

Next to testify was town engineer Ken Hyde of R. V. Anderson Associates, who said water, sewage and roads were adequate to service a 70 foot apartment building on the Beverley property totally owned by Bev-Ton Holdings and submitted maps with required information.

The chairman questioned the necessity of the evidence presented by the town but allowed further presentation when told the solicitor had preconceptions about the nature of objections, not yet given.

**Mutual aid**  
Fire Chief Mick Holmes testified there was sufficient fire protection for the area since the National Building Code adopted by the town demanded stand-pipes and hoses on each floor. The code also requires two exits on each floor. He testified aerial ladders reach only 80 feet and the nearest one was at Oakville, which was available through the mutual aid agreement, if needed.

Bev-Ton Holdings director Charles Kirkness testified the company's reasons for apartments on the property was to provide apartments for single people, couples and those who wished to move out of houses. This, he pointed out, would provide more houses for people with families.

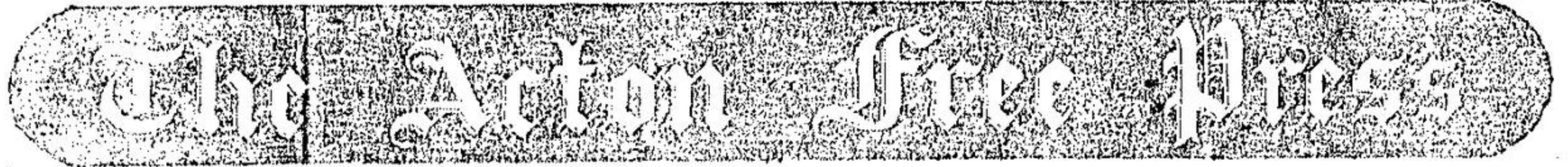
The company planned two seven-storey buildings with 56 suites in each because they wanted elevators and that many floors are needed to make it economical. He said the site was centrally located and convenient to business places.

He later told the Free Press the company hoped to start building in 1971.

C. F. Leatherland also appeared to support the application but worried about abutting land in the township. He was reassured the town had no jurisdiction over land in the township.

**Sums up**

Mr. Smith summed up the town's case, testifying that the issue was not height but good planning principles. Alternatives would allow developers to build 22 storey buildings. He said objectors should have opposed passage of By-Law 1358 which zoned the area rather than attacking an application which was more in line with their intent.



Ninety-Sixth Year - No. 27

ACTON, ONTARIO, TUESDAY, DECEMBER 29, 1970

Fourteen Pages - Fifteen Cents

Globe asks

## Milton move to Zone One — why not Acton, Georgetown?

The possibility that Milton may be taken from the retarded growth of Zone Two and placed in fast growing Zone One of the Toronto-centred regional development concept has led to speculation that the Ontario government is bending to pressure from the "powerful Tory backroom boys."

Writer Warren Gerard in a by-lined article in Monday's Globe and Mail asks why Milton was placed in Zone Two to start with. He also asks why Acton and Georgetown, to other developing communities are in Zone Two. "Was it because a boundary line had to be drawn somewhere?" he asks.

**Minimum compromise**  
The writer examines the Toronto-centred region plan in the article and concludes that the plan which was presented to the province May 5, may need some selling. He also charges the process that led up to the concept was a story of minimum compromise.

He says that the most serious conflict will arise out of the government's concept for Zone Two, also referred to as the "Commutershed". The government is already revising its population figures for the zone after calling for only about four per cent of the region's population. One source—a Cabinet Minister—said the zone's population will have to go to about double the original concept.

**Dept. conflict?**  
The article says that this and other indications—such as the decision (not yet announced) to take Milton out of Zone Two and place it in Zone One—demonstrate the disagreement in concept between the planners of the Department of Municipal Affairs and the economists and statisticians of the Department of Treasury and Economics.

Growth that will take place in Zone Two, according to the conceptual plan that appeared in this newspaper in May would be encouraged to a limited degree in

Orangeville, Acton, Bolton, Georgetown, Milton, Uxbridge, Port Perry and Stouffville. A jog in the boundary line eliminated Milton from Zone One, a spot Mayor Brian Best of Halton's county town, made no bones about is the place they'd rather be.

**Best lobbying**  
There has been evidence to suggest that Milton has been lobbying to get the plan changed so they could encourage growth which was anticipated, but which always seemed to be slightly out of reach. Mayor Brian Best said he had been urging the provincial

treasurer to move Milton to Zone One at recent meetings, as well as twisting various other arms of the government.

M.P.P. Jim Snow said he had taken Milton's brief to the provincial treasurer and Darcy McKeough, minister of municipal affairs. He supported Milton's stand.

But observers agree that a government used to legislating controversial issues such as the new county school boards despite strong opposition, must have had other sympathetic pressures plea to change their minds. Natural reaction of towns like

Georgetown and Acton, of course, is going to be — How come them and not us.

**Resolve conflicts**

The provincial treasurer has said there will be no actual implementation of the Toronto-centred region concept until the areas of conflict have been resolved. Until then, however, at least 170 amendments to official plans to municipalities have been placed in suspension because they conflict with the concept.

Meanwhile the government is studying 150 briefs and letters received in response to public reaction to the concept. When they have been studied — it is expected the government will say more in about six months.

The Milton mayor, of course, was delighted. He envisions a town of 50,000 people if Milton moves to Zone One, a step which green-eyed Oakville and Burlington would oppose. The mayor sees the key issue as the town's ability to service future growth. One result of the move, of course, will be the fact other communities on the periphery of Zone One will be watching with renewed interest following this disclosure and wondering whether they can get a representative in the smoke-filled rooms to push their interests.



THEIR 55TH wedding anniversary was marked last week by popular local residents Mr. and Mrs. R. L. Davidson, R.R. 2. Their celebration was combined with a third birthday party for little Lisa Daly of St.

Catharines at the home of her grandparents, Mr. and Mrs. Bob Marshall. The Davidson's son Wilmer and his wife were among the guests. —(Photo by Bill Stuckey).

## Burned-out families settled, get donations

The three families burned out December 15 during a fire on the fifth line of Nassagaweya are settled elsewhere, temporarily at least. And the owner hopes to rebuild the ruined farmhouse to restore its original charm.

Mr. and Mrs. Joe Calzavera and six children are now living in Rockwood above Carney's plumbing and heating. Of the three families, they received the most from sympathetic strangers. They have no relatives in the immediate area and sheltered first after the fire in Blue Springs Motel.

**Given donations**  
Not only clothing was provided, but household articles including stove, frig and television. One youngster generously gave his own fifty cents — at Christmas time — when he heard of their plight.

Mr. Calzavera works at Indusmin quarry.

**Live with relatives**  
Mr. and Mrs. Gilbert Geneau and one child are living with his parents on a turkey farm near Speyside. He works at Beardmore's. The family benefitted from a collection there.

Mr. and Mrs. Floyd Foster and their two children are living with his parents in Acton. They got most of their furniture out of the building. He works at Paul's Samoco service station.

**Lost gifts**  
The three families all lost personal possessions and Christmas gifts. A total of 15 were left homeless by the fire, one of the worst house fires in the district.

**Weekends there**  
Honey Locust farm is owned by Bert Leroy of Oakville, who weekends in a trailer there. He has been staying in the trailer

since the fire, with his wife and two daughters, to feed the horse, ponies and other animals and to rent the snowmobiles there. Tenants had looked after this before the fire.

The Leroy's were very fond of their old farmhouse and hope to rebuild it to the same lines. He has been an industrial arts teacher and has had building experience. He would be interested to recreate even the "gingerbread" moulding on the verandah. One part of it has been saved and could be used for a pattern.

Mr. Leroy had insurance on the house.

## Early Christmas gift three O.P.P. charges

Christmas Day didn't begin too well for a Victoria Ave. man. His day started out early — at 2:20 a.m. — with a unique present, three charges by Acton police. He was stopped while driving a

snowmobile and charged with failing to have a snowmobile registered, not having insurance and driving on the street without a driver's license. He appears in court in February.

## Three accidents damage vehicles

A collision at the intersection of Maria and Poplar at 4:45 on December 23 was investigated by police. Drivers were Joseph Leslie Wilson, Milton, whose car received an estimated \$150 damage and Leo Tremblay, Poplar Ave., with \$250 damage.

## Band, carollers Christmas music

Both the Citizens' Band and the Choralliers were out serenading shoppers last Wednesday night. The Choralliers strolled up and down the business section with lanterns singing favorite carols. Carol singing was popular this year, with various groups going door to door.

## Two fail breath test

During the week one driver was charged with failing the breath test and another with impaired driving and failing the test.

One was an Acton man and one was from Milton.

## Early issue

EARLY PUBLICATION this week limits the amount of news in today's Free Press. More next week.

On Christmas Eve during freezing rain a car driven by Mrs. Wilhelmina de Jong struck a parked car on Church St. near Willow. The parked car, owned by Alexander Saurrell, R.R. 2, Rockwood, had about \$50 damage while the de Jong car had an estimated \$300 damage.

Cons. Bob Pearson investigated these two accidents.

On December 27, Corp. Ray Mason investigated an accident at the corner of Church and Frederick St. at 11:20 a.m. Drivers were Allan McAlpine, Inglewood, Ontario, whose car's damage was set at \$700, and Peter Kroes, Victoria Ave., with an estimated \$150 damage.

## Answer two fire calls

Acton firefighters answered calls to two fires within the past week.

Last Tuesday afternoon, a fire started in the basement of the clubhouse at Acton Meadows Golf Course, but was extinguished by the time firefighters arrived. Damage to the insulation and joists was minor.

An overheated space heater brought firefighters to the home of Mrs. Pat Price, 14 Willow Street, last night (Monday) about 8. Firefighters used a smoke ejector to help clear smoke from the upstairs apartment. There was no other damage.

## Three smash-ups no one is hurt

Four Acton and district people were involved in a series of smash-ups investigated by Milton OPP during Christmas week.

Thursday morning a car driven by David Garrett, Acton, received \$450 damage when it went out of control and took out three guideposts. The accident happened on Highway 25, a mile north of Five Sideroad.

Later that morning cars driven

by Ivan MacLeod of R.R. 1 Acton and Cornelis Smit of town collided on Highway 25 at 22 Sideroad, causing \$500 damage.

A Saturday afternoon accident on the Halton-Wentworth Town Line involved cars driven by Lyle J. Giroux and Reginald F. Andrews of Acton. Damage was estimated at \$450.

None of the drivers were injured, OPP said.



ACTON AND DISTRICT people flocked to Christmas services at local churches both on the Sundays prior and after Christmas as well as on Christmas Eve and day. The creche, or crib, at St. Joseph's Church is always an

attraction for parishioners and visitors. The crib is erected under the direction of Arlie White each Christmas and taken down after Epiphany. —(Staff Photo)