



THE AUDITORIUM of Hillsburgh community centre was filled to overflowing for the unveiling of the Guelph and Suburban Area's official plan draft Monday. A question and answer period followed the presentation which was listened to with keen attention by the large audience.

**Affects Erin, Eramosa**

# Summary of Official Plan Guelph and suburban area

The main sections of the Guelph and suburban area official plan draft are published in the interests of residents of Erin and Eramosa townships.

**1. PURPOSE OF THE PLAN**

The stated purposes of the Plan are to establish general policies to assist public officials and residents in making decisions relating to future development, and to establish policies to assist in guiding the municipalities toward the fulfilment of the stated Goals and Objectives of the Plan.

**2. BACKGROUND OF THE PLAN**

The policies of the Plan are designed to preserve and protect the basic rural nature of the Township areas and to encourage limited urban growth to locate within the Village of Erin and in the Hamlet areas designated on the Land Use Policy Map.

**3. LAND USE POLICIES**

The Land Use Policy Map indicates in general outline a series of Land Use Policy Areas. The text establishes general policies to guide the development of each of these Policy Areas:

**Rural**

The Rural Land Use Policy Area is intended to provide for and encourage all forms of agricultural pursuits and to allow for those types of uses that are compatible with a rural area. Such uses as schools, parks, churches, cemeteries, etc. are anticipated as well as those types of commercial and industrial uses which are compatible with and oriented toward agriculture. Scattered urban development will be discouraged.

**Urban**

Limited urban development will be encouraged to locate within the Erin Service Area and within the Hamlet Areas designated.

**Village of Erin**

It is intended that all forms of urban development may be permitted within the Erin Service Area to the extent that such uses can be provided with a municipally operated water supply and that industrial uses will not be of a type requiring large volumes of water. Residential uses will be at low density and construction of new housing units will be limited to approximately twenty per year. The Plan anticipates that the population of the Village will not exceed 2,300 persons by the year 1990.

**Hamlet Areas**

Development in the designated Hamlet Areas will be limited to infilling and rounding out of the present urban area. In considering applications for additional urban uses in these Hamlet Areas, careful consideration will be given to assure the adequacy of water supply and sewage disposal facilities approved by the Health Unit, the suitability of the site for the uses proposed, and the adequacy of all other services required.

**Hillsburgh**

The Plan provides for the continued developments in Hillsburgh to the extent that public water supply can be provided. Beyond these areas, urban growth will be in accordance with the Hamlet Policies.

**Rockwood**

Present engineering studies indicate that sewage disposal facilities presently contemplated would permit a population of approximately 1,700 persons to be served. The Plan adopts this population limit by 1990 if these services are installed. Until such services are installed, growth in Rockwood will be in accordance with the Hamlet Policies.

**URBAN LAND USE TERMS**

In establishing urban land use areas, the Plan gives a general definition of the land use terms used:

**Residential**, for instance, when used in the Official Plan policy is intended to indicate that the areas may include all forms of housing (excluding trailers) and such other uses that go to make up a residential neighbourhood. These could include churches, schools, parks, clubs, lodges, neighbourhood commercial facilities, etc. (The uses permitted in any specific area will be defined in the Zoning By-law.)

**General Commercial**, is intended to include the possibility for all forms of retail commercial uses plus such additional non-retail commercial uses as are normally found in a 'downtown' area.

**Highway Commercial**, is intended to allow for those uses which serve the automobile traveller and depend heavily upon automobile traffic for their economic existence.

**Industrial**, definition could include manufacturing, extracting and processing, service, assembly, manufacturing, repairs, storage, etc.

**HAZARD LANDS**

These lands are indicated in a very general way on the Land Use Policy Areas Map. This map does not purport to show accurately the Hazard Land Areas but rather to indicate generally, on the basis of information presently available, where these areas may be found. The Official Plan establishes Policies to indicate that permission will not be granted for the erection of buildings in any area where there is danger because of flood susceptibility, poor drainage, organic soils, erosion, steep slopes or other hazards.

**4. SEVERANCE POLICIES**

All division of existing parcels of land into two or more parcels requires the approval of a Committee of Adjustment or where there is no Committee, the Treasurer of Ontario.

The Plan provides specific policies to guide the Committees of Adjustment when considering applications to sever land. These include:

- a) Assurance that the granting of applications would not contravene the Goals and Objectives of the Plan.
- b) Assurance that a satisfactory water supply and sewage disposal facilities are available.

c) In rural areas, that the minimum lot size is not less than one-half acre in the case of the needs of rural people and not less than two acres for the creation of lots for new urban housing.

d) Care will be exercised in all cases to assure that the creation of lots does not destroy good agricultural land, that strips of lots are not permitted along main roads, that services are adequate, that soils and topography are satisfactory and that the uses proposed are compatible.

e) In rural areas preferential consideration will be given to applications for the creation of a lot for a home for a farmer who is selling his farm or for one sale from a farm for a home for a member of the grantors immediate family or where persons are dispossessed through sale or expropriation for public purposes and wish to relocate.

f) The creation of lots in the Rural Areas for new urban dwellings will be limited to approximately fifty per year.

Within the Erin Service Area, Hillsburgh, Rockwood, and the designated Hamlet Areas, severance applications will be considered subject to a careful consideration of the site and services available.

**5. ENVIRONMENTAL PROTECTION AREAS**

The Plan indicates certain areas where extra care will be required in locating urban uses because of planned water retention areas or the danger of stream pollution.

**6. EXTRACTIVE INDUSTRIES**

The Plan requires that no new gravel or mining operation will be permitted unless the Plan is amended and also establishes regulations for new pit and quarry operations to assure that in future these operations will create a minimum of objectionable situations.

**7. MAJOR ROAD SYSTEM**

The Plan establishes a system of major traffic roads to serve the Planning area and establishes policies to assure that the traffic carrying capacity of these roads is not impaired by abutting development.

**8. MOBILE HOMES OR TRAILER CAMP OR PARK**

The Plan does not allow for mobile homes or trailers to be used as a permanent residence. Trailers or Mobile Homes may only be located in an approved Trailer Camp or Park Site established by Amendment to this Plan.

The Plan sets forth in detail the considerations which will be given before amendment is considered including an opportunity for the affected residents to express their opinions.

**9. SCRAP, JUNK, SALVAGE OR WRECKING YARDS**

None of the above uses are permitted to locate within the Planning Area except by amendment to the Plan. The Plan sets forth in detail the considerations which will be given before an amendment is considered including an opportunity for the affected residents to express their opinions.

**10. PUSLINCH LAKE AREA**

Special policies are established in the Plan to discourage further private cottage development around Puslinch Lake and to encourage the acquisition and development of as much of the area as is practical for public recreation uses.

**Esqueusing won't  
plow laneways**

Esqueusing Council has decided not to offer to clear snow from the entrances to laneways of senior citizens this winter.

Instead council has instructed roads superintendent C. E. "Bud" Snow to investigate the feasibility of installing "gates" on township snow plows. "Gates" would prevent snow from piling up in front of driveways.

It had been suggested in December that council consider the service to senior citizens.

**Former resident  
struck by car**

A former Acton resident, 28 year old John Leatherland is recuperating at his Guelph home, after being struck by a car on Quebec St. in the city Friday evening.

Mr. Leatherland was leaving his AVCO Finance office, when he was struck by a car driven by William Clarkson, 33 Dawson Rd. Guelph. He was treated for multiple contusions and bruises and remained in hospital, until Monday when he was released. The Leatherlands live at 6 Eric Court, Guelph.

**Erin twp. council briefs**

At the regular meeting, January 8, Erin Township Council:

—Tabled an account from the Ballinafad Community Centre because Reeve Lloyd Lang "couldn't make head nor tail of it." He added that, before paying the account, council must find out if Esqueusing township (which shares the Ballinafad account) turned over township grants, as Erin did.

—Received approval of the township radio tower from the Department of Communication.

—Read a letter from the Ontario Good Roads Association informing them Henry Wheeler would receive a Long Service Award for 50 years of service, at the Royal York in Toronto, February 27.

—Received a request for a donation from the Ability Fund (March of Dimes.) Council tabled the request until they had more information on the Fund.

—Were asked by the County Board of Education to pay \$14,900 in regard to capital arbitration.

—Passed a bylaw to borrow a sum not to exceed \$200,000 from the Royal Bank of Canada.

—Appointed Byron Bruce to the Erin Township Committee of Adjustment for 1973 to '75, until a successor is appointed.

—Sent \$25 to the Good Roads Association for their annual membership fee.

—Reviewed the request of the Hillsburgh Figure Skating Club for a donation. Reeve Lang suggested that, since a recreation board is on the way, council leave it for them. He added "We should

give the club some sort of indication of what we're going to do, that we're willing to give them a grant when (or if) needed."

—Was informed of appointments to the township library board of Carmen Parkinson, Mrs. Jean Awrey, Mrs. Gladys Grey, Mrs. Aurella Rathbun.

—Left appointments to the Guelph and Suburban Planning Board for another meeting.

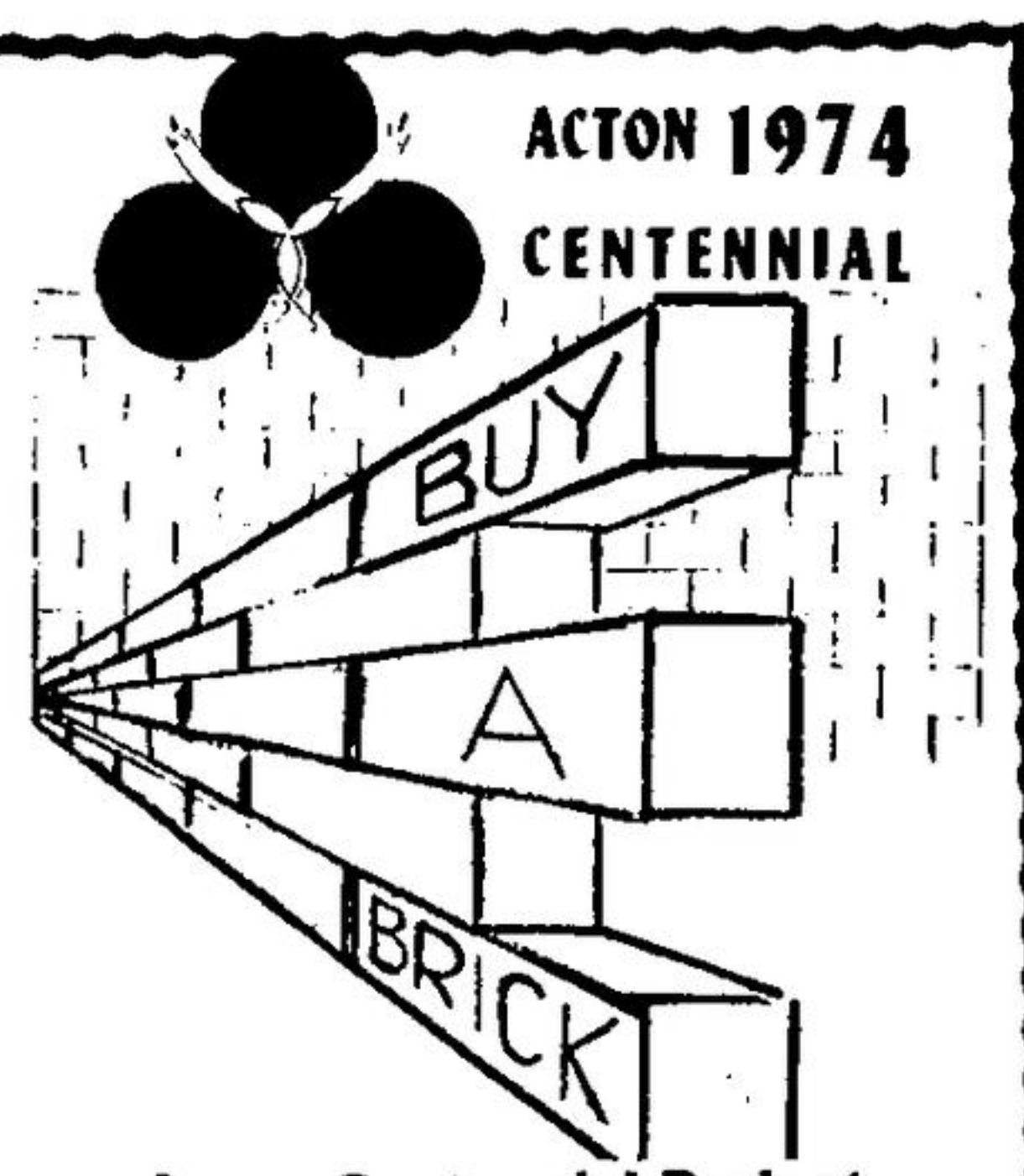
—Dog Control Officer, Alex Duncan reported 24 strays, 793 dog licenses and 15 dog licences.

—Discussed wages. Building Inspector Jim Delaney informed council he was satisfied with the hourly rate, but would like a mileage increase as most of his driving was done on country roads. Road Superintendent Ed Bardon receives \$8,500.

—Treasurer Bert Berry receives \$1,500 plus \$500 expenses, Secretary Elmer McKinnon receives \$5,500 plus \$500. Both will receive an 8 per cent increase in line with the county increase.

—Reeve Lloyd Lang and deputy-reeve Don Matheson got an increase but council remained at \$250, plus another \$250. Payment for attendance at regular council meetings is \$25, and \$15 for other official meetings.

—Reeve Lang suggested that \$15 be paid for attendance short local meetings (other than council meetings) and \$25 for participation in meetings outside the municipality.



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