

# Board decides to leave CIH zones qualify decision with resident relief

Members of Acton Planning Board decided to recommend council leave the downtown CIH holding zones as they are, with the condition that the Committee of Adjustment give favorable consideration to any residential application from a CIH zone provided it conforms to R3 standards.

Planning board's decision was part compromise, keeping in mind representations from the Chamber of Commerce, the Development Commission and former planning board chairman Aldo Braidia that the commercial holding zones, principally on Bower Ave. and Church St. as well as Mill St., be left for future downtown development.

Legal advice had also recommended no change while a survey conducted for the Board by high school students seemed to be inconclusive.

Mayor Les Duby suggested the CIH zones be changed to residential to enable residents to make changes in their homes without having to make an application to the Committee of Adjustment and the resultant \$30 fee.

However, the mayor conceded the Board could not ignore expert advice and he felt the lesser of two evils would be to leave the zoning at it is.

"My concern is I don't want to see Bower St. commercialized and the door is still open for anyone to do so. I would rather see Mill St. developed first," he said.

"Initially, we shared your concern and supported your opinion but the survey was inconclusive and we've had representation against

change which said it would be a retrograde step and we should leave it as it is," chairman Sid Saltz told the mayor.

"We haven't received any delegations to support the change. The weight of opinion and legal advice says leave it as it is," agreed Dave Muckle. "I'd hate to see Bower a beautiful street-commercial but I don't feel the same about the north side of Church. We must consider carefully what we are doing. We could change the focal point of the commercial section."

"I think any shift in the commercial zone can happen no matter what we do," the mayor replied, agreeing later, however, with earlier discussion of allowing residents in CIH zones to conform to the standards in R3 zones.

Councillor Norm Elliott noted the clerk had explained the committee of adjustment fee was flexible and could be dispensed with, if the committee decided.

"Leave zoning as it is," Lou Bonnette advised, "as long as restrictions on people are relaxed, if it is rezoned it would be putting brakes forever on commercial development." He also wanted restrictions on residents removed.

"Areas in CIH should conform to former zoning before CIH imposed, which was R3," Vic Bristow suggested when the secretary noted there was a problem now with a residence on Bower Ave., which necessitated a decision.

After more discussion it was decided to pass a resolution asking favorable consideration to any residential application for residents in CIH provided the changes conform to R3 standards.

## Plan board discourages Main St. N. subdivision

Acton Planning Board discouraged preliminary enquiries regarding a small 12 lot subdivision on land adjacent to the industrial park, on Main St. North.

Esquising resident D. Lamont owns a parcel of land with 140 foot frontage and roughly 650 feet in depth on Main St. N. immediately west of the town work yard in the industrial park and through his solicitor Jim Fuller of Oakville made preliminary enquiries regarding rezoning the land to establish a subdivision at a meeting of planning board Thursday.

Mr. Lamont proposed to build 12 moderately priced homes in the area, noting he would be agreeable to planting a screen to protect the subdivision from the industrial area. The lots would have to be rezoned to permit construction of homes.

Councillor Norm Elliott was the first of several members of planning board who looked on the scheme with disapproval. Elliott said he didn't believe the area should be used for housing when it would be close to industry, including an oil reclaiming plant

soon to be built. He said also the town had reached a critical point with water and sewage services in the area and the town engineer had advised against further construction until services were updated.

Chairman Sid Saltz agreed. He recalled problems in the past where people had moved into Acton in homes near existing industries and then started to complain about odors and noise, some of them wishing to close the industry down. He noted the homes already in the area were classed as non-conforming and didn't think further non-conforming uses should be encouraged.

Councillor Orv Chapman said he couldn't see rezoning land almost boxed in by industrial land, either.

It was suggested Mr. Lamont might get a more enthusiastic reception if he tried to locate some light industry in the area.

"If we encouraged you on this," said Dave Muckle, "we'd just have another sore thumb in town... and balkanize the town more."

## Esquising plumps for office

Esquising township would be the ideal location for the location of municipal offices for the proposed North Halton borough which includes Acton, Georgetown, Esquising and Nasagaweya, township councillors are sure and they sent a letter to the Ministry of Treasury, Economics and Intergovernmental Affairs stating their views.

However, Queens Park said it is their intention to leave decisions in such matters entirely at the discretion of the local council concerned. "To do otherwise would be to interfere with the local decision-making process and thus seriously to undermine one of the principal objectives of regional government reform," a letter from the Department declared.

"If the new area municipal council found there were special circumstances justifying provincial financial assistance, it might approach the Government at that time. We might point out, however, that our policy in the past has been to concentrate our attention on the regional level, since this is where the heaviest costs in respect of new office accommodations are usually

incurred," the letter stated.

Township councillors told this newspaper they felt Esquising was the only central municipality which had anything to offer in the way of room to expand offices for the new municipality. Acton does not own their building, Georgetown has nothing to offer and Esquising is central, they pointed out.

## Will oppose R1 designation

Councillor Norm Elliott notified members of Acton planning board he would oppose a planning board resolution recommending that farm land of Mrs. Phyllis Van Gils, off Main St. N., be rezoned from industrial to R1. Mr. Elliott said he missed the last meeting of the board where the resolution passed and he wanted members of the board to know where he stood when he opposed it at the council level.

Elliott said he could see strong arguments against residential development above the CN tracks.

## Pay share losses Ontario Housing

Operating loss of Ontario Housing Corporation will be paid by the town, Acton council agreed Tuesday at their regular meeting. This is the first time the town has been asked to share the cost.

The original agreement was that the town would pay 7 1/2 per cent of operating loss.

The expected operating loss for 1973, which becomes payable in 1974, amounts to approximately \$2,700 for the town's share based on revenue of \$31,000 and expenditures of \$67,000 resulting in a net deficit of \$36,000.

A letter to council explained that for a number of years

Ontario Housing Corporation has been funding the operating losses on projects until recovery of partnership portions of operating losses is secured.

An analysis of operating years 1971 and 1972 indicated that these costs would average approximately \$1 per unit per year for the town's 7 1/2 per cent share. The clerk explained this would cost approximately \$30 per year for the 12 senior citizen units and 18 geared to income housing units. In these years the town has not paid any operating losses.

Mr. Usher added the procedure was the same in Milton.

## Mayor to participate in unique conference

Mayor Les Duby has the distinction of being asked to represent the Association of Municipalities of Ontario at the first tri-level conference, to be held at Trent University, Peterborough, next Monday and Tuesday.

Federal, provincial and municipal representatives will be discussing housing, transportation, and aspects of regional government at the unique conference.

Delegates are appointed by the Association of Municipalities of Ontario, the Association of Counties and Regions of Ontario, Rural Municipalities of Ontario and Metro Toronto.

Small group The group will be kept small; Mr. Duby expects no more than

80 would be involved altogether. He was asked to participate by Mayor Des Newman of Whitby, chairman of the Canadian Federation of Mayors and Municipalities and chairman of the municipal liaison committee. Mr. Duby is on the executive of the AMO and is a past president of the Central Ontario Regional Development Corporation.

Canada's population has doubled to 22 million in the last 40 years.

Although old age comes to all trees, some species like Poplar or White Birch normally have a short life span compared to others like White Pine or Douglas Fir.

## Churchill

# Mrs. Gathof group guest new homes, visits news

By Mrs. Fred MacArthur

Sunday morning worship service at Churchill Church was held in attendance owing to the first holiday weekend when quite a number took advantage of the much better weather. Rev. W. A. Fosbury's sermon subject was 'The Golden Age. The choir anthem was 'The Creation, Mrs. Don Anderson at the organ.

The Churchill C.C.W. held their May meeting at the home of Mrs. George Hline on Wednesday afternoon, May 16, at 2 o'clock.

The president Mrs. C. Storey opened the meeting and also had the Worship Service. After hymn and scripture she read some Mother's Day verses attesting to motherhood's devotion. Mrs. Fosbury read 'The Farmer's Wife's Prayer. In the absence of Mrs. William Thompson, Mrs. Norman Turner took the minutes. Financial statement was read by Mrs. Frank Thompson, Mrs. Storey thanked members all others for donations for bake sale also for donations for the paper drive each proving to be a success. It was decided to have another paper drive in the fall. Tickets were handed to members to sell for a luncheon

being served on Tuesday June 5. The quilt the ladies had quilted for a lady was taken to the meeting. Other business was dealt with.

Mrs. Karl Gathof, who was our guest speaker, was introduced to the ladies. She showed some of her articles of decorative use of dried woods and grasses. She had with her candleholders of wood burning patterns and told how she makes them. It all was very interesting and in appreciation Mrs. W. Thompson presented her with a gift, a cup and saucer. Mrs. Gathof thanked the ladies for the gift and to be free to show her work.

A sale of plants, bulbs, flowers and roots auctioned by Eleanor Thompson brought \$18. A very delicious lunch was served by the hostess Mrs. Hline assisted by Mrs. Craven. Next meeting will be held at the home of Mrs. N. Turner.

### Visita, graduation

Miss Muriel McNichol of Weston and Mrs. Kingsley McNichol of Mona Road visited on Sunday with Mr. and Mrs. Ward Hamilton and family. Miss McNichol has just arrived home from a holiday in Barbados reporting good weather and a wonderful trip.

Mr. and Mrs. Fred Mellor were at Kingston attending the graduation of their nephew Mr. Brian Forsyth of Walkerton held at the Military College, Kingston. Mr. Don Anderson spent the weekend at the Lucky Eleven Hunt Camp.

Mr. Wesley Johnston of Guelph also Mr. and Mrs. John Jackson and son Tim of Hanover and Mr. Alex Jackson of Terra Cotta were Sunday guests with Mr. and Mrs. Charles Hinnie.

### New homes

Mr. and Mrs. Lou Brandford are kept busy improving their home and greenhouse business. Other new homes are being built around Churchill again this summer.

Guests on the weekend with Mr. and Mrs. A. De Battista and children was his parents Mr. and Mrs. C. De Battista of Toronto.

Mrs. Frank Humphrey of North Bay is visiting with her sister Mrs. and Mr. William Doble and

Garry for over the weekend. Mrs. W. J. McDonald, Mrs. H. Wardlaw of Rexdale, Mrs. J. C. Dennis and Mrs. A. Near had a very enjoyable weekend attending the tulip festival at Ottawa and touring the Gatineau Hills.

### Price wall

On Tuesday council was again concerned about the lack of agreement with the owner of land south of Elizabeth Dr. The land is required for fill before a sidewalk can be built on the south side of the new roadway there.

Clerk Grant Usher reported another letter had been sent just that day.

Deputy-revco Marks asked that an estimate be sought on building a retaining wall instead. We have to make a decision, he stressed, referring to the lengthy attempts made to reach agreement with the owner. Councillor Masales mentioned relocating the sidewalk to the north side.

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**Spring Frolic and Dance**  
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Monday at 8 p.m.

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The Town of Acton  
**TAX NOTICE**  
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Taxes must be paid on date due or a penalty is added for overdue payments  
G. F. USHER  
TAX COLLECTOR  
TOWN OF ACTON