

New property policies outlined

Officials of Ontario Hydro outlined new property acquisition policies for press, radio and TV at a luncheon meeting in Brampton Thursday with special emphasis on high voltage transmission lines which are planned for this district.

Hydro has approved a complete new policy "in conjunction with the farm community," said Bob Holly, manager of property appraisal for the central region. He said it had been discussed with the Ontario Federation of Agriculture, Christian Farmers' Union and Bruce Howlett Inc., among others, before being approved May 13.

The program is broken down into four plans: 1. Free choice of purchase or easement. 2. Compensation for small impact. 3. Lump sum or annual payment. 4. Uniform application of the Expropriation Act.

According to Holly, the procedure for buying property rights is designed so all owners are fully informed; that all rights and guarantees under the expropriations Act are protected and fair compensation is assured.

Talk to owners

When a final route has been decided, and the project has been approved by the government, Hydro agents talk to all affected owners, answer questions, and ask permission for survey crews and appraisers to enter the property.

After specific tower locations have been selected, Hydro agents call again to present Hydro's offers of compensation under all the property sale or easement granting options available to the owner. This is made to give an owner a dollars-and-cents base on which to weigh his decisions.

The negotiation-expropriation process gets underway with Hydro listing all the needed property rights and applying to the Ontario government for approval to expropriate. Shortly after, Hydro agents start delivering personally to each affected owner a "Notice of Application for Approval to Expropriate."

This is Hydro's formal statement of the specific property rights it needs, and it explains how owners may lodge a formal objection if they wish.

An owner who objects must write the approving authority cited in the Notice, within 30 days, requesting an Inquiry Hearing.

The hearing is not concerned with compensation, but only whether taking the land is "fair, sound and reasonably necessary" for the project to go ahead. It is held in the local area, by an Inquiry Officer appointed by the Attorney-General but not employed in the government. Before the hearing, Hydro must give all interested parties a "Notice of Grounds", setting out its case in advance.

Hear both sides

After hearing arguments from both sides, the Inquiry Officer sums up the evidence and makes his recommendations to the government. There is no special time limit, but setting up the hearing and completing the report typically takes three to four months.

Within 90 days of receiving the report, the government must announce whether it is going ahead with the expropriation, modifying it, or cancelling it.

If approved, the Hydro registers its "Plan of Expropriation" in the appropriate Land Registry Office within 90 days, and immediately gets title to the expropriated land or land rights. However, it still doesn't have actual possession, nor has it settled on payment.

Detailed Hydro-owner negotiations now start, with owners getting three different formal notices.

A "Notice of Expropriation" states the date Hydro registered the Expropriation Plan and took legal title, and sets out the owner's compensation rights.

A "Notice of Possession" specifies the date Hydro needs active use of the expropriated rights. Generally, this is 90 days from the date of this notice, but this can be changed by the owner, or by Hydro, by applying to a judge.

A "Notice of Election" gives the owner his choice of one of three property evaluation dates: the date of his Notice of Inquiry; the date the Expropriation Plan was registered; or the date of his Notice of Expropriation.

Immediate payment

Hydro must then offer the owner immediate payment based on 100 percent of its evaluation of the market value of the expropriated rights for the date he has chosen.

Taking this payment in no way prejudices the owner's right to seek greater compensation, and he has three ways of doing it.

He can keep on negotiating with Hydro until both sides agree.

He can call on the help of the Board of Negotiations. Set up by the Ontario government to help in bargaining, this board holds informal hearings, usually right on the property. Its suggestions for fair compensation, however, aren't binding on either party.

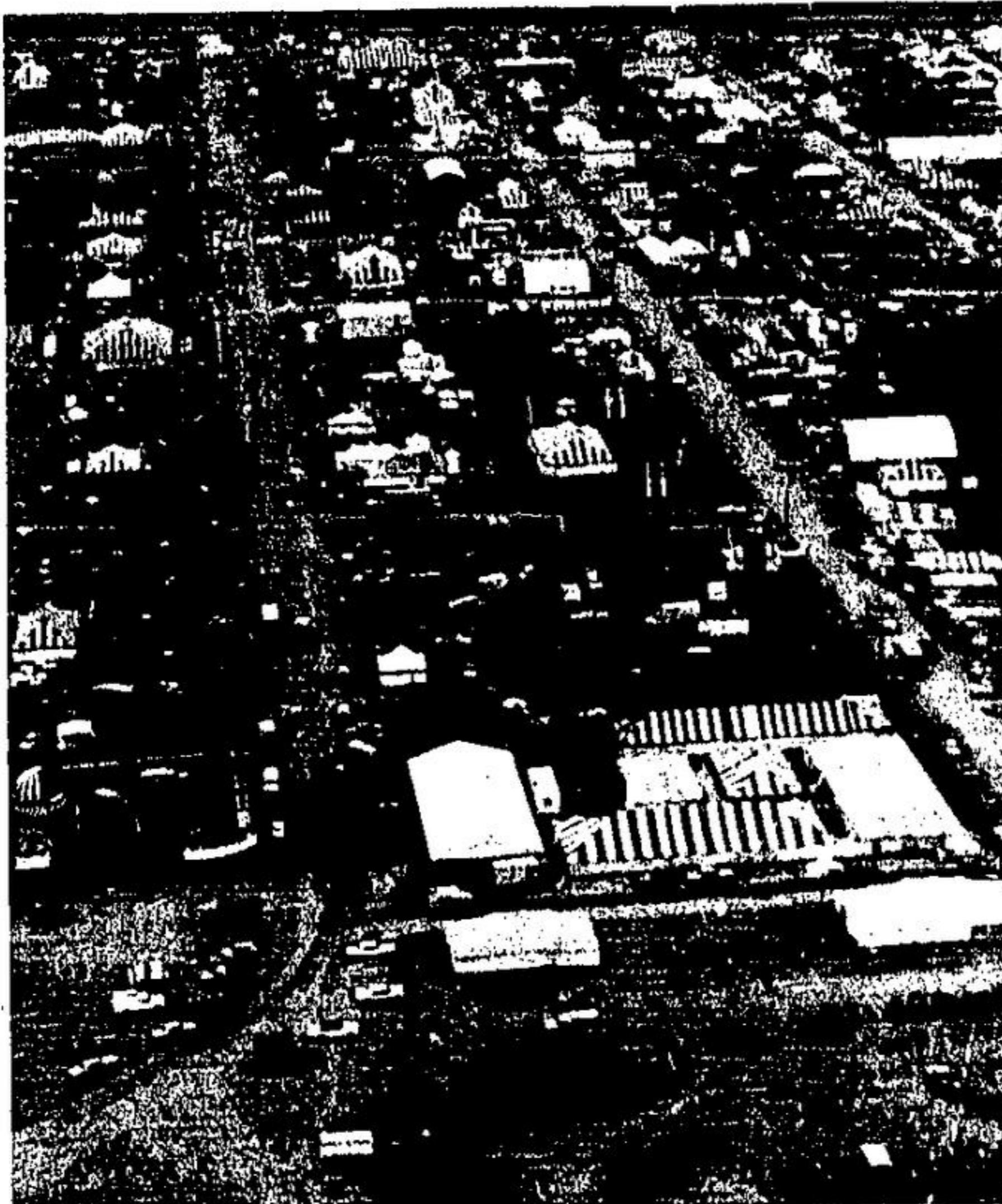
Finally, Ontario's Land Compensation Board can be asked to rule on the compensation. Its decision is binding, unless appealed by either party to the Ontario Court of Appeal within 30 days.

Officials emphasized that purchase of land by Hydro would probably yield the land owner double the amount of money rather than granting an easement and outlined special rates for injurious effects.

Land where the lines pass over may be leased back for 10 years to the farmer for one dollar per acre plus payment of taxes. Few uses of the land in a hydro corridor other than agriculture, parking and recreation are allowed. Easements are reviewed every five years.

Hydro acknowledged they would endeavor to buy the entire right-of-way for hydro corridors but admitted they would settle for a right-of-way for the first line and come back later to negotiate for future construction.

Martin Pask, manager of property acquisition said compensation for land would be figured out on (1) market



THE BIG INTERNATIONAL plowing match and farm machinery show, three years in the planning stages, officially became a reality Tuesday when the five-day show opened on the Craig Reid farm just south of Georgetown. Pictured is a portion of the tented city covering nearly 100 acres in the centre of the 600-acre plowing match site. The Halton Region building and ten are clustered in the foreground with avenues of colorful tents fanning out in the distance. Photo was taken from a helicopter late Monday afternoon.

Fear booth explosion

On Monday at 10:12 a.m., Georgetown and Acton firefighters raced to the Toronto International Dragway to combat a fire in the concession booth.

The booth was reduced to ashes and the fire department was concerned about the flames spreading but were able to contain them. They were worried the fire would spread to some of the gasoline which is in abundance at the dragway. There was \$10,000 to \$12,000 damage estimated to the building.

Firefighters were called out to a small blaze on Monday evening around 6 p.m. at the home of the Rev. Syme, at 47 John St. S. A pile of rubbish in the rear of the garage ignited but was put

under control before any serious damage was done. Fire chief Mick Holmes suspects children playing in the area could have started the fire.

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on

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No trees on request till policy

The works department is ready to plant trees in Halton Hills, but no policy has been set.

There's \$6,000 in the budget for trees and the time is right.

After discussion Monday, works committee decided to recommend to council that tree planting proceed on main arterial and feeder roads and that a policy be set for other planting in the spring. Deferred are planting on town-owned property as requested by residents, and on private property.

Wait

Councillor Mike Armstrong felt trees should be planted on town-owned property when they are requested by nearby residents. Councillor Ern Hyde thought requests should wait for a firmer policy.

Councillor Joe Hurst pointed out Georgetown has in the past planted larger trees than Acton did. Acton used to plant trees on private property on a cost-sharing basis, but they were not large

enough to cause much disruption of lawns. Frank Morette would like the town staff to plant and have control of types of trees.

Different areas should be treated differently, Mr. Hurst felt. In some places planting is better on private property.

The Acton Free Press, Wed., September 25, 1974 3

ACTON SCHOOL of DANCE

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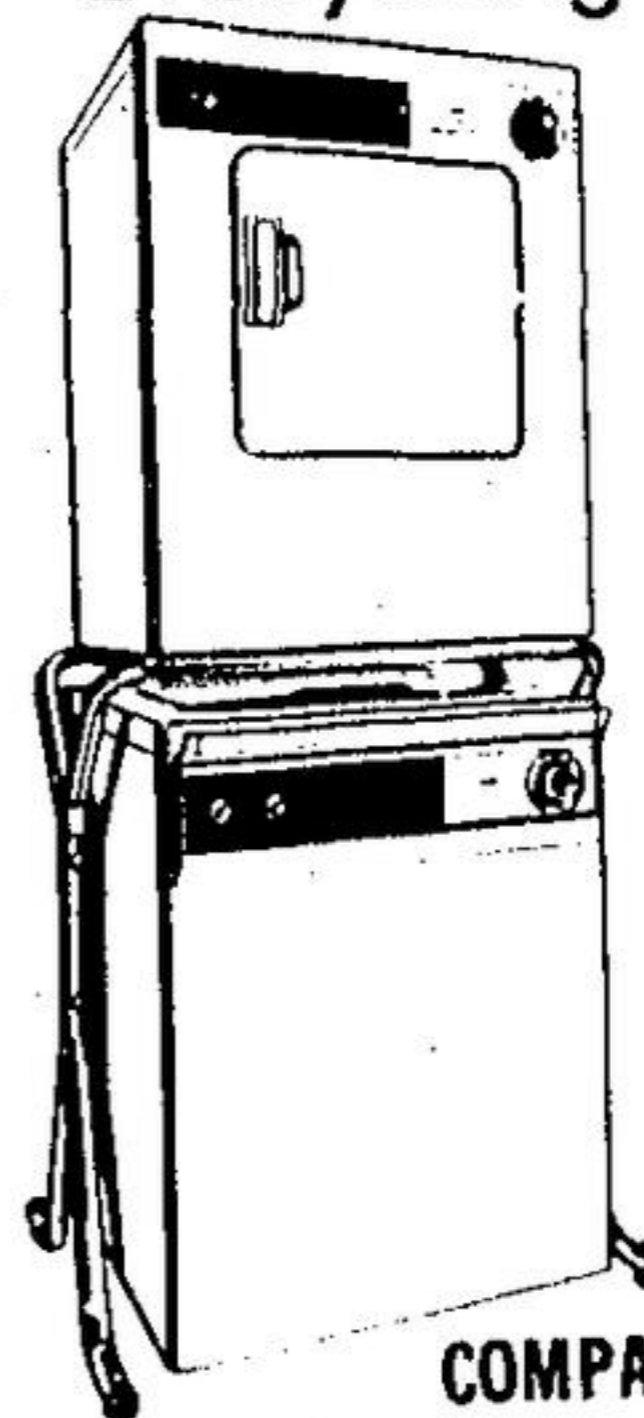
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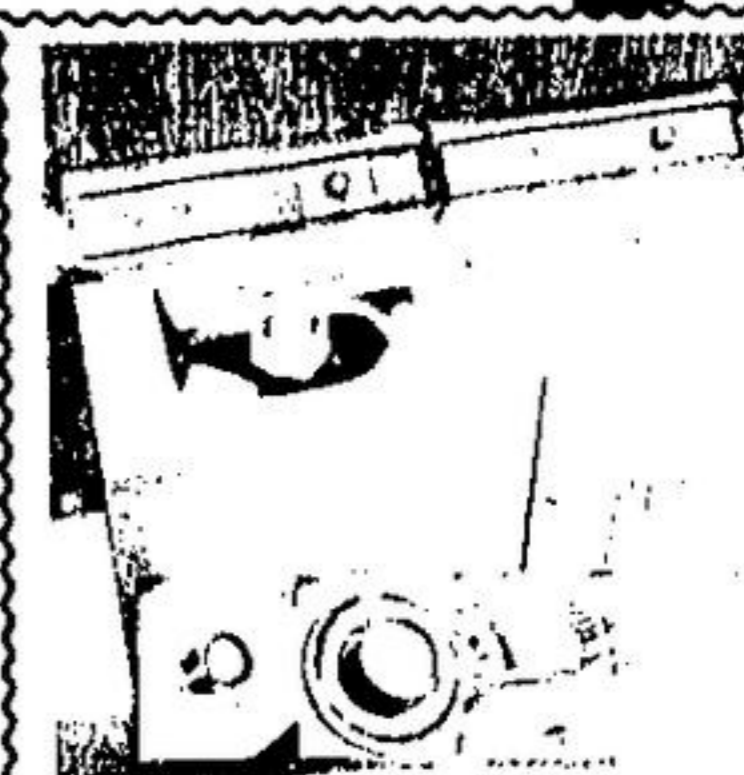
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WASHER DRYER STAND
\$319⁰⁰ \$189⁰⁰ \$290⁰⁰



SUPERB

The Inglis Superb washer and dryer have a lot going for them, not the least of which is value. Value for money. Check the features, check the price, check the others. The Superb washer now gives you not four but five cycles, from Super Wash to the tender loving care of the Gentle cycle. And like all Inglis washers, Superb gives you no less than nine rinses! The dryer is another big performer—with two automatic cycles plus timed drying and no-iron care for permanent press. You'll like that big rack for no-lumbe articles, too. The Superb washer and dryer. Nitty. And thrifty.

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\$389⁰⁰ \$259⁰⁰

ROYAL

The Royal is another handsome and hardworking dishwasher to help you eliminate kitchen drudgery. Like the Royal 100, it has in-the-door baskets for silverware and kitchen utensils—and its 5-position upper rack makes loading so much easier. Tall stemware? Just lower the rack. Large cookware below? Just raise the rack higher. Simple as that. You'll like the fold-down divider on the lower rack, too. It drops down to make space for big pots and pans. Worth a second look.



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