

Defends escarpment development control

The head of the Niagara Escarpment Commission (NEC) last week defended his new development control regulations by saying the alternative would have been a complete freeze on development for the three years it takes to formulate a master plan.

And George McCague told 40 municipal officials from across Halton that "it is the commission's intention to consult with municipalities on all development applications and, hopefully, the commission's decision will have the support of council."

Referring to the master plan for the escarpment region, he said it is "essential that our planning takes full account of municipal needs and aspirations", and he hoped there is a "great deal" of municipal and public input into the plan.

Pass legislation

Mr. McCague spoke during a workshop at regional headquarters, Burlington, at which municipal officials were provided with details of the legislation passed June 10 which alters the scope of the NEC.

Although most guests listened quietly and read voraciously in an effort to digest the mound of information prepared for them, several councillors were ready with specific comments.

Milton Councillor Rick Day asked Chairman McCague if it were true that an applicant for a development permit could not be present when the NEC considers his application.

When the chairman responded "yes", Councillor Day called the practice "a disgrace to our judicial system."

Hearing later

Chairman McCague countered that if the application is turned down, the applicant may appeal and obtain a hearing then.

"That's not a hearing," shouted Day, a lawyer, "that's an appeal."

Councillor Day said the practice denies an individual his right to a fair hearing and the appeal procedure cannot substitute for this.

Earlier, he urged the NEC officials to show some concern for individual property owners in their decisions even though they act on behalf of all the people of Ontario.

"Do not allow the provincial legislation to work in unfairness," he urged. "Try to keep it within some bounds."

Need compensation

Halton Hills Councillor Len Cox said individual property owners must be adequately compensated if their land is purchased by the government for public use.

"Full value" must be paid, he said, so rural property owners don't end up subsidizing city dwellers who will use escarpment facilities. "The burden must be shared."

In a later interview, Councillor Cox, who also sits on regional council, said he believed the new regulations were "fairly reasonable" and were "going in the right direction," but said "there should be modifications in some areas and there must be changes in others."

Milton Councillor Don Gordon asked whether or not a permit is needed to rebuild a house located within the development control area which is destroyed by fire.

"No," was the reply.

Trees concern

He also asked what happens if a municipality concurs with an individual's request for a development permit, but the application is denied by the NEC. The chairman said the refusal could be appealed to a hearing officer of the Ministry of Housing.

Regional Councillor Jim Watson of Milton asked whether the rule that a permit is necessary to remove more than 10 per cent

of the trees from a property also applies to quarries. "Yes" was the answer, if, for example, the quarry operators planned to chop down trees to make room for new buildings.

Watson, using the example of a farmer wanting to set up a feed lot who has to wait all summer before his permit is granted, asked what was the "maximum you'd have to wait for a permit?"

Chairman McCague said he thought simple applications could be handled within 30 days, but complicated ones might take up to 90 days.

Another layer

Many of the councillors who often beef about regional government complained privately later about the new NEC regulations creating yet another political layer.

Councillor Gordon, who formerly sat on Oakville Council, said in an interview that "with all these commissions in the Province of Ontario we're governed more by non-elected officials than elected ones."

"The tragedy here is that elected officials deal with people while the commissions deal with maps and drawings and policies," he said.



ACTON SCOUTS and guides will have expanded facilities by September. That's when construction of the new addition is estimated for completion. The cost is between \$5,000 and \$6,000. The present building is being used seven days a week.

Welfare recipients could work

Welfare recipients would be happy to do a little work for the region which does out the welfare cheques, Milton Councillor Jim Watson told members of Halton Regional Council Wednesday.

He wondered why the administration committee was not supporting a resolution from Durham Region, asking welfare recipients to contribute some work in return for their money. "Our staff is overworked and a lot of people would be very glad of a job with the region," he added.

But when the motion came to the floor, only six councillors favored jobs

altering buildings necessary to general agricultural development, provided that the farm is 50 acres or more, the structures are 300 feet or more from the centre line of a provincial highway or municipal road, and there are minimum front, side and rear yards of 250 feet (such as barns, apiaries, machine sheds or greenhouses).

Need two

It should be noted that a development permit must precede a municipal building permit, but does not replace it.

Halton Region residents who live in the general area of the escarpment and who are planning changes must first find out if their property is actually within the special 'development control area'.

To do this, the easiest way is to contact the head office of the NEC located at 232 Guelph St., Georgetown, telephone 877-5191.

Halton Hills residents can also contact their chief building inspector and zoning administrator, W. D. Sargent, whose office is located at 53 telephone 877-5185.

Milton residents may also contact the town hall, located on Main St., telephone 878-7211.

Application forms for a development permit are now available from the NEC's Georgetown office or the Town of Halton Hills' office, but Milton has not yet received its supply.

Trades, licensing laws may be consolidated

A three page report from Clerk-Administrator Doug Pritchard recommending the consolidation and updating of certain by-laws affecting trades and licensing by-laws in Halton Hills was accepted by the finance committee of council Monday night.

The town is using existing public halls and nursing homes, among others.

The town is using existing by-laws to regulate these areas in the former municipalities but the committee has recommended one comprehensive by-law to cover the entire municipality or deal with each trade or business individually with a by-law.

The committee recommended a separate comprehensive by-law be enacted but has run into so much red tape and duplication they asked the clerk to clarify the voluminous document for them to make it easier to understand.

Mr. Pritchard recommended some by-laws be re-enacted and others repealed from all three former municipalities so one law could govern all. He also recommended that the committee should review and determine those trades or businesses currently not licensed by Halton Hills that may be deemed necessary to license.

The by-laws affect transient traders, hawkers and peddlars, exhibitions and carnivals, public halls, wrecking and salvage yards, sale of cigarettes, cigars and tobacco, keeping of lodging houses, nursing homes and boarding schools, milk vendors, restaurants and victualling houses, sale of confections from vehicles, licensing and regulating

KEYS
MADE WHILE YOU WAIT

HINTON'S
5' x 1 STORE

Canadian Style DONUTS
Corner Main & Mill - Acton
853-3420

*** MORNING SPECIAL ***
7 a.m. to 10 a.m.
COFFEE and DONUTS 35¢

WITH EVERY DOZEN DONUTS PURCHASED RECEIVE A FREE COUPON - PRESENT 12 COUPONS AND RECEIVE ONE DOZEN DONUTS FREE.

WE NOW HAVE
★ ICE CREAM CONES ★
12 Flavors

OPEN
7 Days Per Week
7 a.m. to 12 Midnight

NOTICE

ANNUAL MEETING
of the
Nassagaweya Progressive Conservative Association
will be held
THURSDAY, JUNE 26, 8:00 P.M.
AT BROOKVILLE HALL, BROOKVILLE

The agenda will include the election of officers. The guest speaker will be Mr. Gary Dawkins, the candidate for the new riding of Halton-Burlington.

NEC legislation explained

Ontario legislation passed June 10 instructed the Niagara Escarpment Commission (NEC) to prepare a master plan to cover the Niagara Escarpment Planning Area, a 2,000-square-mile area which stretches for 465 miles from the Niagara River to the tip of the Bruce Peninsula.

During the three years it will take to formulate the master plan, the NEC is to regulate development within a much smaller section of the overall area called the Development Control Area.

Individuals or companies located within the development control area may be required to get a 'development permit' before undertaking any new building or alterations.

Each development will be considered on its own merits and evaluated against the approved guidelines set forth in the legislation.

Officials expect it will take between 30 and 90 days for individual applications for development to be processed.

Upon receiving the application, the NEC may approve it as is or, subject to certain conditions, or turn it down.

A copy of the decision is then sent to the applicant and all property owners within 400 feet of the land that is subject to application. Anyone re-

ceiving a copy of the decision may appeal it in writing to the Minister of Housing within 14 days.

A hearing officer is then appointed to conduct a hearing, and will report back to the minister with a summary of the representations made and his own opinion on the merits of the NEC's original decision. The Minister of Housing will then make the final decision on the appeal.

Fines to \$10,000

Persons or firms contravening the NEC regulations are liable, upon summary conviction, to a fine not exceeding \$10,000.

For what kinds of work do you need a development permit?

Examples include: erecting a house, garage, cottage, industrial or commercial building; removing more than 10 per cent of the trees on the lot; excavating a foundation; constructing a new road or driveway; or undertaking "special agricultural development" such as a piggery, animal kennel or feed lot area.

But you don't always need a development permit, and examples are: altering the interior of a building, erecting or finishing a building for which a municipal building permit was issued prior to June 10; repairing or reconstructing a building or structure damaged by causes beyond the control of the owner such as fire; or erecting or

Where to apply

Three NEC offices

The Niagara Escarpment Commission (NEC) has set up three offices to which queries may be directed concerning the development control program.

The NEC head office located at Georgetown is to serve Halton and Peel regional municipalities as well as Dufferin County.

Persons living in the Hamilton-Westworth and Niagara regional municipalities have a NEC office at Grimsby, while a Clarksburg office serves residents of Bruce, Simcoe and Grey counties.

10 on staff

Tom Heath, senior planner on the development control staff at Georgetown, said 40 persons are employed there at the moment including planners, draftsmen, information officers and secretaries.

He said the staff may increase to as many as 50, depending on the number of development control permits requested by the public.

The office is located at 232 Guelph St., telephone 877-5191.

Announcement

DR. G. A. McWILLIAM

Acton Medical Group

Drs. Moore, Van der Bent and Pun are pleased to announce that Dr. G. A. McWilliam will be joining them in the practice of medicine on July 1, 1975.

Dr. McWilliam is a native of Thamesford, Ontario and graduated from Ingersoll District Collegiate in 1968. He graduated from the University of Guelph with a B.Sc. in 1970 and from the University of Toronto Medical School in 1974.

Dr. McWilliam interned at the North York General Hospital.

LOVELL BROS. MEAT MARKET

meats

• RED BRAND BEEF •

Choice Rump Roast \$1.59/lb.

Choice Sirloin Tip Roast \$1.89/lb.

Tender Shoulder Roast \$1.10/lb.

Lean Boneless Point Brisket \$1.39/lb.

Choice TOP \$1.89/lb.

Round Steaks BOTTOM \$1.69/lb.

Tender Blade & Short Rib Roasts \$1.19/lb.

Lean Ground Chuck \$1.19/lb.

Fresh Small Link Sausage 95¢/lb.

Maple Leaf 1 lb. Pkg. Sliced Side Bacon \$1.69

Freezer Special Ground Chuck 10 lb. Freezer Pac \$11.00

LOVELL BROS. MODERN MEAT MARKET
77 Mill St. E. 853-2240

GOING PLACES?
SEE Firestone 1st

PRE-HOLIDAY PRICE REDUCTION
on
Firestone RADIAL DELUXE CHAMPION

This all new radial has all the features motorists are looking for: A wide, road hugging tread pattern, good wet road traction and resistance to impacts and punctures. And now's your chance to buy at a special price.

E+F- 14- 44⁰⁰

G- 14/15- 47⁰⁰

H- 14/15- 49⁰⁰

Offer expires June 30th

BIG WIDE PARNELLI JONES

A wide aggressive tread, raised white letters. A high performance muscle tire.

E-T IV MAG WHEEL

Fits regular and disc brake hubs. Slick to an impenetrable all-weather tread and rim width up to the widest 60 series. A full line of E-T mags available.

WHITEWALLS \$3.00 MORE

SAVE BIG ON Firestone Polyester 500

Our premium bias-ply tire. Smooth riding and long mileage. A wide 78 series tire. Known across Canada for its sure handling, traction and stability. Premium quality now at reduced prices.

Size Blackwall	Now Only	You Save
E78-14/15	\$27 ⁹⁵	\$740
F78-14/15	30 ⁹⁵	760
G78-14/15	32 ⁵⁰	775
H78-14/15	34 ⁵⁰	845

See our complete line of Firestone bicycle tires and tubes.

We make it easy at Firestone

MOORE PARK PLAZA

877-5119 GEORGETOWN 877-5119

USE OUR Firestone CREDIT PLAN OR... **CHARGEX**