

# No decision made by OMB Berton Scharf still waiting

by Kerry Chalmers  
St. Patrick's Day meant more than leprechauns to Berton Scharf, a Rockwood reactor, who after months and months of uncertainty, faced the hearing he has been waiting for. The Ontario Municipal Board represented by Chairman Hugh W. Kelly met at the town hall to hear testimony for and against Eramosa Township Bylaw 12-75.

The bylaw in question was passed last July and if approved would rezone 40 acres of land east of Queen St. in the northeast corner of the village from residential to agricultural. Mr. Scharf is a 50 per cent shareholder in J. K. W. Developments, the major opponent to the bylaw. The development owns 32 of the acres.

**Bankrupt**  
The 32 acres was bought in two parcels of 28 and four acres in the fall of 1973. J. K. W. paid \$242,000 for the first parcel and \$55,000 for the second. Mr. Scharf pointed out that the company would go bankrupt and that he and the other two shareholders would also face personal debt. The rezoning of the land to agricultural decreases its value to less than \$1,000 per acre, he explained. The first he heard of the rezoning was when he picked up a copy of the Acton Free Press and saw the advertisement.

Mike McQuaid the company's lawyer felt that "down zoning" was a drastic step to take by the Eramosa Twp. Council to prevent a subdivision proposal. He contended that the township had the authority to control development without this bylaw and that any subdivision plan has to have township, provincial and other approvals before proceeding.

**Scare tactic**  
He felt the step was used as a "scare tactic" and that the OMB shouldn't allow the township to act in this way. There seemed to be a great deal of discrepancy about the number of vacant lots available in the village and much of the evidence given concentrated on this.

**Numbers**  
Geroge Day, secretary of the Eramosa Township Planning Board, told the OMB there were 277 serviceable lots available for building in the village whereas planning consultant Andy Derkowski who was testifying for the bylaw opponent felt there were only 124 serviceable lots available.

Mr. Day said his total was based on a survey that he and the planning board chairman did in March of 1974. They used a 1938 plan of the village to assist them as they drove around the village. He said that most lots in Rockwood were double-sized to accommodate septic tanks and that they would be cut in half after sanitary sewers were installed.

Mr. Derkowski displayed aerial photos, street plans and topography maps to illustrate his belief that there were 124 lots. He said he had studied the photos, walked and drove around the village and checked statistics at the Wellington County Registry office before reaching any conclusions.

Project Manager for the Ministry of the Environment told the board that the ministry had supplied him with a figure of about 245 vacant lots but he did not know where the figure had come from or how accurate it was. He confirmed that the sanitary sewer system will have a capacity for 1,700 people.

The Guelph and Suburban official plan that covers the village allows for the "in filling" and "rounding out" of development on existing lots until the 1,700 person capacity is reached.

**Doesn't apply**  
Mr. Derkowski referred to the 1938 plan saying that much of the information did not apply to present day. Some of the streets don't even exist and the area along Division St. because of the ravine discourage housing developments. He outlined with the use of a map other areas in the village where ravines or wetlands would affect housing and suggested that many homeowners would not want to sell their second lots because they are backyards and that many of these lots have structures such as garages and storage sheds on them. The 86-lot subdivision proposed by the developer (J. K. W. Developments) would be accommodated with the 1,700-person limit and still fall within the official plan "rounding out" provision, he added. He also contended that "down zoning" was a poor planning procedure.

**Township lawyer**  
Aldo Braida, township lawyer, pressed the issue of just how many available lots Andrew Derkowski felt there were. Under cross-examination Andrew said more than 124 lots within the village could be developed but at a terrific price in some cases. The homeowners would have to fill in ravines for example and few people would find this economically feasible, he said.

The land in question was originally zoned residential in 1968 and council asked for a change in zoning in June 1975. The council wanted a bylaw to prevent premature subdivision proposals before a comprehensive zoning bylaw for the township was complete. They questioned the use of a holding bylaw. The township spoke with William Lehman, planning consultant, and he suggested a rezoning to agriculture because of the indefinite length of time involved. Mr. Lehman felt this was a more honest approach to announce to people that council did not anticipate development on these lands in the near future. He said the bylaw confirmed with the official plan.

Bylaw 12-75 was passed before the water and sewer project was announced. The water and sewer project was thought to be dismissed because of cost. The bylaw was then designed, it would appear, to prevent further development in the village because it seemed the project would not be carried out for a number of years. But soon after the bylaw was passed the project was approved. In fact the two were so close together that in the Acton Free Press of August 27, a front page headline announced the

sewer and water project and on page 17 the Eramosa Township Council advertised bylaw 12-75. Mr. McQuaid, J. K. W.'s lawyer, stressed this point and questioned in his summary why it was necessary for Mr. Scharf to receive the news via a headline. He said he felt if council felt it was necessary to take away the zoning they should have done it within the proper context. The final point made was the lack of careful study and care executed in the rezoning of the said land. Mr. McQuaid finished by supporting a statement made by an adjoining landowner stating that he too felt, as had Mr. Bonner, that it would be a disgrace to see the bylaw passed under the circumstances.

**Threatened**  
John Benham who owns land abutting the property in question spoke for the approval of the bylaw saying he felt threatened by the subdivision proposal feeling it would restrict his agricultural practices.

Harry Bonner supported Mr. Scharf against the bylaw. He told of how Mr. Scharf had come to the village and bought land at one value in good faith only to have this

changed with no notice. He concluded that no council or planning board should have the right to do such a thing and felt it was a disgrace to see this bylaw approved.

**Welcome**  
James Hodge, a local proprietor, spoke on behalf of the merchants who he felt would welcome such a development in the village. He said that with the laying of the water and sewer mains business was even more important to help offset the cost of this project.

Chairman Kelly after listening to five hours of testimony reserved the right to make a decision and told the audience he felt due to the great amount of maps and files to go through it would be difficult to come to any decision at that time. Many of the concluding remarks were drowned out by the noise of the construction crews finishing for the day. The blasting, rumbling of trucks and dynamite blasts had dominated most of the meeting but as the weary group left the Town Hall silence descended upon the village as the crews made their way home. Berton Scharf still awaits his answer.

## Rockwood roundup

by Kerry Chalmers  
Village folks are pleased to see Clifford McDougall out and around following his eye operation at St. Joseph's Hospital in Guelph.

+++  
Mrs. Margaret McNabb, Harris St. is doing fine in the General Hospital following an operation. Her many friends will welcome her home again.

+++  
The Sunshine Club has been postponed due to the condition of the streets. The next meeting will be April 8 at 2 p.m. All senior citizens will be made welcome.

+++  
Congratulations to Mr. and Mrs. Max Milne on their 56th wedding anniversary.

+++  
Mrs. Alice Hills friends will be glad to know, is out of the hospital and is convalescing at the home of her daughter May Brain, 1 Martin St. Guelph.

+++  
Village residents would like to extend their sympathy to the Downer family in the loss of a loving mother, Mrs. Clarence Downer. The funeral was held in Guelph on Monday afternoon. Several from the village attended.

+++  
Mr. and Mrs. Grives and Mr. and Mrs. Stan Cotterill from Grimsby and Mrs. A. Paterson and children of Thessalon were guests of Mrs. DUBY on Sunday for dinner.

+++  
Get well wishes go out to Mrs. Rose Oakes who was taken by ambulance early Sunday morning to Guelph General.

+++  
Several members of the Sunshine Club joined with the members of the Acton Senior Citizens' Club on March 17 and enjoyed a St. Patrick's variety concert and a dainty lunch. Thanks to the talent that was enjoyed by all.

+++  
Mr. and Mrs. Raymond Hunter and children of Brantford were Sunday guests of Mr. and Mrs. Charles Milne.

+++  
Friends and neighbours held a Fire Benefit Dance for the Andy Boljkovac family on Saturday night at the Town Hall. It was a very enjoyable evening with Andy and Barb being presented with a painting. It was their wish that all the money be given to the Rockwood Soccer Club to be used for the children.

## Eden Mills

# Friendly Seniors in newly-decorated room

by Mrs. Georgina Wright

Mrs. Elwood Snow was hostess for the monthly meeting of Eden Mills United Church Women. President Mrs. Elmer Milson took the Devotional reading Scripture Genesis 2. The topic was We Human Beings. Who are we? How can we relate ourselves to the Scriptures? The World is a gift of God. We want to be as wise as God. Prayer followed.

Minutes of the last meeting were given by Mrs. Ed Parker and Mrs. Howard James gave the treasurer's report which showed a good balance from the successful luncheon. Cards and flower

report was given by Mrs. Harold Thomlinson. A luncheon was planned for early April in the community hall. Mr. Milson closed with prayer and the hostess and Mrs. Norman Marshall Sr. served refreshments.

**New furniture**  
The Friendly Seniors met Wednesday afternoon in their newly-decorated club room at the community hall. The president, Mrs. Anna Wilson read a poem pertaining to St. Patrick's Day as it was the 17th.

Canada followed, with minutes and treasurer's reports given. Everyone was pleased with the selection of new furniture bought by the

directors who were appointed. New business was discussed and old business attended to.

A short program followed. Mrs. Georgina Wright gave a reading, Begorrah! It's St. Patrick's Day, followed by a contest won by Mrs. Mancel Lowrie. The meeting adjourned to the card tables where cribbage, crokinole and euchre were enjoyed. Happy Birthday was sung to about five members whose birthdays are in March, then birthday cake and ice-cream and a cup of tea brought a pleasant afternoon to a close.

**Trips**  
Mr. and Mrs. Ed Jennings have returned home after a month's holiday in California.

Mr. and Mrs. Ralph Thompson returned home this week after a month in Florida.

Mr. and Mrs. Eric Lockett spent a long weekend in New Jersey visiting relatives. Bob Wright left Thursday to spend the school break with his sister and husband Mr. and Mrs. James Frankow at Orland Park, Illinois, U.S.A.



EASTER ISN'T far away - the 1st Eden Mills Brownie Pack took advantage of the March break to tour Schneider's candy factory on Monday. The girls are holding just a sample of the chocolate animals and characters that are handmade here in the village. From l. to r. are Kathy Johns, Sharon Gilbertson and Marcia Vandriel.

## Need assistance? Can try OHRP

by Kerry Chalmers

The provincial government has come up with a way to help people with modest incomes repair the family homes they live in. They will provide up to \$7500 for improving the structure, plumbing, heating, wiring and sanitation for your home.

How then can this help with the hook up of water and sewer?

The Ontario Ministry of Housing or your local municipality will help find out if you are eligible for assistance and will explain how OHRP will fill your needs. Part of the money is a low interest loan with interest rates varying from zero to eight percent depending on your family's income and your family size. Your repayment rate will re-

flect your needs.

The Eramosa Township Council have funds on hand from the provincial government. There is a sliding scale of repayment. A family with an income of \$3000 or under might be eligible for 100 per cent grant. An income over this is calculated at low interest rates. Further information is available at the Township and Village offices. Don't delay, call and enquire about this new plan.

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## Rockwood bowling

- Jr. Farmers 107, Unpredictables 108, Countrymen 101, Carneys 100, Nortons 96, Pin Pals 94, Raggedy Pants 94, Four Corners 92, Optimists 89, Kay's Feeds 89, Guelphites 85, Mustangs 78.
- Women over 500—Nelle Stokman 878, Nancy Gordon 656, Mary Lush 607, Helen Elliot 576, Lorraine Renaud 571, Nancy Ferguson 559, Gerda Bakker 556, Eva Bosch 540, Marg McKeiser 535, Grace Britney 519.
- Men over 600—Ted Jestin 698, Ken Martin 660, Dick Dupuis 629, Bill Elliot 626, Paul Holman 613, Jim Cerniak 604.
- Carneys 5: Ken Martin 211, 234, 215 (660), Lorraine Renaud 179, 282, 130 (571); Nortons 2: Nancy Gordon 188, 210, 239 (854), John Gordon 192, 162, 182 (536).
- Guelphites 7: Jim Cerniak 168, 251, 185 (604), Rose Gordon 187, 205, 200 (592); Mustangs 9: Dave Cleland 178, 218, 147 (541), Harry Sanderson 154, 185, 148 (487).
- Jr. Farmers 4: Dick Dupuis 187, 212, 230 (629); Bill Atkinson 294, 197, 195 (556); Unpredictables 3: Tony Bakker 137, 225, 227 (589); Gerda Bakker 218, 144, 188 (550).
- Pin Pals 5: Paul Holman 188, 219, 228 (613); Fran Vandervall 97, 167, 229 (493); Raggedy Pants 2: Bill Elliot 202, 222, 204 (628); Clarence Hillen 178, 207, 203 (588).
- Countrymen 4: Eva Bosch 184, 174, 202 (540); Ted Klaver 177, 187, 171 (535); Four Corners 3: Nelle Stokman 252, 208, 216 (679); Marg McKeiser 138, 232, 185 (531).
- Optimists 5: Ted Jestin 284, 230, 204 (698); Jerry Birkholz 184, 212, 185 (591); Kay's Feeds 2: Mary Lush 194, 230, 183 (607); Elmer Allan 185, 132, 258 (555).

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## Grant

The Grand River Conservation Authority has received a provincial grant of \$46,000 for the acquisition of land in the area of the proposed Everton dam and reservoir.

In a report prepared in 1971 entitled "Review of Planning for the Grand River Watershed", it was recommended that a total of 3,500 acres be acquired at a total cost of \$92,000. To date 600 acres have been purchased.

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