# OMB states disapproval of bylaw prohibiting Rockwood development

by Kerry Chalmers

The Ontario Municipal Board has ruled that a zoning change made by the Eramosa Township Council was unnecessary and unreasonable. The council re-zoned a parcel of land, 32 acres in the extreme north-east corner of the village, from residential to agricultural after J. K. W. Developments had purchased this land as residential at residential prices.

Berton Scharf, a local re-Realties, is owner of J. K. W. that prohibited development it for agricultural uses.

property could develop with The Board pointed out that

full municipal services. They added that a restricted area by-law however should be for the purpose of controlling, deferring or preventing development, esecially undesirable development and should not be used for the purpose of restricting the rights of land owners to submit development proposals. They also felt that the by-law did not increase the control over the development of subject lands.

Official plan The Village of Rockwood sident and owner of Supreme presently falls under the Official Plan for the Guelph Developments and was af- and Suburban Planning area fected by this down-zoning subject to the Urban Growth Policies for Hamlet Areas. for residential uses and zoned These policles indicate that future development be limit-The O. M. B felt that the ed to infilling and rounding main thrust of council's act- out by very limited expansion ion was to discourage the sub- of the urban nuclei and that mission of proposals for sub- any other plans would require divisions until such time as a an amendment to this plan.



GUIDES SURROUND one of the giant English bulldogs at the entrance of Court Cliff Park. Left back, Shelley Spencer, Dianne Clark, Susan Johnson, middle row, Lisa Petty, Debbie Finlay, Michelle Patterson, Susan Bilton, Laurie Jamieson, Wendy Galley, Shari Thatcher, right front, Cindy Laughton, Susan Hawkins, Laura Jansen and Colleen Petty.

## Official opening

The Hortop Mill is completed now and plans are underway for an official opening of the renovated building.

Eramosa township councillor John Hewitt, in charge of the restoration committee, said he would like to have a meeting with the Grand River Conservation Authority about the opening.

Mr. Hewitt said he hopes to have an official opening with dignitaries from the Black Creek Pioneer Village, Ministry of the Environment, and Wellington member of parliament Jack Johnson, who was instrumental in getting the Local Initiatives Project

grant for the work. Deputy-reeve Betty Lou Clark suggested the women in the historical society could

serve the luncheon.

Reeve Bill Adsett inquired when the opening could be, and wondered about a Sunday afternoon, Mrs. Clark said however, that some people head up north to cottage country on the weekends and thought the visiting dignitaries would rather have the opening during the week, when they are getting paid to

She said a plaque for the building is on order, but it is not known whether it will be ready in time for the opening.

when the water and sewers are in fact installed, the village shall no longer be subject to this plan and the policy respecting major expansion of the urban nuclei would not

The Board stated that, "it was not impressed with a planning scheme that stops development of any lands within the municipality that are ready for development, can be developed and the development is shown to be

available for development approve the by-law. and for which proposals for mitted for a number of years

Unreasonable time of the passing that the family.

the ultimate and best use of installation of services had

development may not be sub-recent interview that this action had cost him thousands of dollars and many, many hours and added that the un-The Board felt that since certainty of the last year has council had knowledge at the had adverse affects on his of Rockwood needs develop-

> Rockwood and District

# Birthday party for Mrs. Perry

Mrs. Grace Perry was the cakes and squares. guest of honor last Friday night at St. John's Parish Hall when 70 neighbours and friends gathered to help celebrate her birthday. The hall was decorated with pink and white streamers and lovely red roses, contributed by Arthur Thomas out of his garden adorned the tables. The cake made by Saunders was enjoyed along with assorted

#### Story hour at library

The library is initiating a new program starting Saturday, July 10-a story-hour for children on Saturday mornings from 10-11 a.m. All preschool children must be accompanied by a parent who will stay with the child for the hour. Parents must also be in attendance to receive other evening will be added to the children when the story hour album as a memorable

An antique silver tea and coffee service was brought by one of the ladies to be used and a record player supplied the background music. Mrs. Vincent Price poured tea and Mrs. Jack Brittany, Mrs. Edna Ewers and Mrs. Ivy Ritchle poured coffee. Among the senior members who attended were Mrs. Dean, Mrs. Saunders Sr., Mrs. Little and Arthur Thomas.

The birthday party was enjoyed by all and Mrs. Perry gave a speech of thanks to her many friends at the close of the evening.

Album Don Hilts took some photographs of the party and he and his wife Winnie presented Mrs. Perry with a photo al-

burn this week with a number of pictures of Mrs. Perry and her late husband. A guest GRACE PERRY sits in book from the party and birthday eards from the front of the beautiful cake made in honor of her 83rd birthday.

the land, for the sole purpose been finalized and that the appreciate the concern of the of encouraging the like services were definitely going township in wanting to ensure development of other lands to be installed, their action the best type of development that may not be ready for was unreasonable and as a for the village and area development, may not be result the Board would not people now that the services are being installed," he said, Berton Scharf stated in a and I am willing to do my part to see that my proposed development would be an asset to the community."

Needs development

Mr. Scharf feels the village ment in order to help pay for the facilities it requires such as the proposed Community Centre and that development would assist in paying for the water and sewer services. He also explained that a developer could make allowances in subdivision plans for something that is needed by the village. The law states that 5 per cent of the land be developed as parkland or the value of that land be pald to the municipality. Mr. Scharf feels that approval for more commercial property has been allowed when in effect there aren't enough people to accommodate the commerc-

"I feel that not all infilling will be done for years because everyone wants to build on their extra lot or sell their lot to be built on," he said.

ial stores Rockwood already

Mr. Scharf explained that his intentions were never to build 100 homes overnight but to develop this property over a period of at least five years. "I am retaining Andrei Derkowski from R. V. Anderson and Associates, Planners to re-draft the plans in the village's best interests and I intend to see that he does just that" he explained. He will be representing me and re-submitting my application to Eramosa Township in the near future"

In summing up his thought on the events of the past year Mr. Scharf concluded, "I like Rockwood and I want to stay here and build a home overlooking the ravine. I did not move here with the tought of

Time and Money

developing the land, making a fast dollar and then leaving town!"

Reeve comments Reeve Bill Adsett spoke of the feelings of council in a phone interview. "I think council fears wholesale onslaught development", he said, "and this was our thinking in the use of the holding by-law". Mr. Adsett felt it was unfortunate that the rezoning coincided with the announcement that the agreement for the installation of services had been finalized. "The re-zoning had been in the mill for sometime and although it was awkward, the by-law and announcement

coincided," he explained. The Reeve stressed that although the by-law was disapproved, development will not be allowed for sometime. The council was informed of the O.M.B. verdict at last night's council meeting. New by-law

"Several presentations have been made by developers, but the Planning Board is in the process of establishing a new zoning by-law and wholesale development is pre-mature until this by-law has been established," explained the Reeve.

When asked if council had intended to stop development with this by-law Mr. Adsett suggested that they had been and still are attempting to control rather than stop

"I feel that a gradual growth can be assimilated by the

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village" he said, "and as the other towns that had allowed O. M. B. indicated there must for rapid growth and pointed be growth and it is not out that new development can reasonable to stop growth." be costly and that one of those The Reeve spoke of some chief costs is the need for indifficulties encountered in creased school facilities.



### Rockwood roundup

Swim lessons are available in Rockwood, Park. Preschoolers right through to adults are able to take programs based on the Y-course. The fee is \$4 and certificates are offered at the end of the 10-week course. For further information call 856-9543.

Sheldon and Florence Trousdale entertained old friends this past week, John Dunphy and his wife from Dorval, Quebec. Mr. Dunphy has led rather an unusual life and at one time studied the universal language, Esperanto. His mother, a nurse, as a point of interest

was part of the exciting Gold Rush to the Klondike in 1898. Mr. Trousdale and his wife enjoyed the visit very much

All contributions to this column are welcome. Feel free to call me and discuss news items at 856-4890. If I don't know about it I can't print it! We are renovating our home so please let the phone ring a number of times so I can hear it above the din. You can also send news items to me e o P. O. 134, Rockwood



# Soft Water

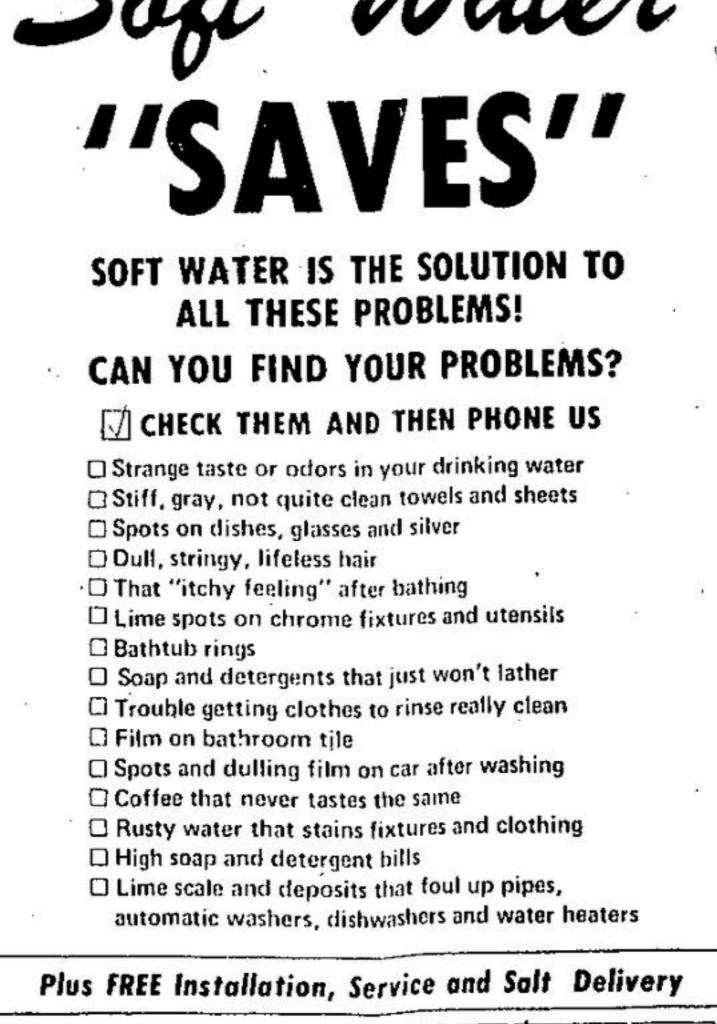
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Thompson was received expressing concern over the number of car accidents on the county road winding through the village.

years she has lived in the village, she has seen numerous

home and in front of the Presbyterian church. She continroad, through the ditch and end up on her front lawn.

Mrs. Thompson recommended a by-pass around the village similar to the one around Stewarttown outside

ued to say that cars go off the

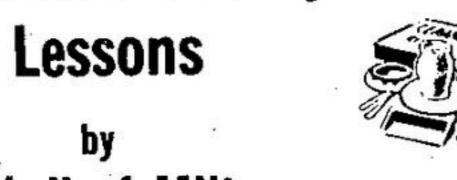
Councillor Dave Masson because the matter would said that four years ago the have to be budgetted for.

village trustees had suggested a by-pass, but nothing came of it. He pointed out that too much speed on slippery curves causes some accidents by the church. Council discussed the matter but decided they could not do anything at this time

At Monday's meeting, a letter from Mrs. Ralph

She explained that in the 21





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