

CVCA bans houses on lake lots despite skilful presentation

Mike Brodigan and Sam Iechukwu, representatives of Windlands Associates, developers for the eastern Fairy Lake lots, Acton, appeared at the Credit Valley Conservation Authority recently for a presentation optimizing the subtle word play used by experienced businessmen in argument. Observers enjoyed the careful polite thrust and parry between Brodigan and CVCA Chairman Grant Clarkson. Authority members seemed to appreciate the excellent presentation by the two engineers.

"You're very convincing," agreed Clarkson. However, Authority execu-

tive still didn't approve the plan to fill the southern edge of lots bordering the north-eastern lake front.

Prior to the Windlands representatives' entrance, Clarkson requested a recap of lengthy events surrounding this property development.

"Who owns Fairy Lake, anyway?" he enquired. When told Beardmore was the owner, he commented, "So we dredged private property, (referring to the lake dredging in 1967). "Are we being asked to approve lots on land we created at public expense?" he went on.

To which General Manager Harry Watson replied, "Yes."

Staff engineer George Papadopoulos reviewed the history of Windlands association with Fairy Lake dating back three years. Development has been delayed by possible park land development by the old town of Acton, inauguration of regional government and floodline mapping by the CVCA done two years ago.

Because of the floodline definition, the remaining eight lots planned for Elizabeth Drive south are in the floodplain and half under floodlines.

CVCA has been consistently resistant to giving the go-ahead to creating building land within the floodplain, as

per directions of the Ministry of Natural Resources, according to Chairman Clarkson.

Windlands Associates have had plans submitted to the CVCA for several months requesting permission to cut and fill within the floodplain in order to create eight lots meeting building requirements.

Brodigan and Iechukwu's arguments centred around presentation of facts indicating flood storage would not be affected by the work.

"There will be very minimal change," said Brodigan. "We're talking about 300 cubic yards. The catchment area, compared to the area

around Fairy Lake is infinitesimal."

Brodigan also stated Windlands Associates would be willing to donate, free of charge, the remaining land south of Elizabeth Drive to the CVCA for parkland.

"The principles of conservation are not up for grabs," pointed out Clarkson. "The policy of the Ministry is not to accept cut and fill to create new lots. Land available for parks is not an issue."

"We're not going to allow anything in the floodplain because of free land," concluded the chairman.

Brodigan replied, "I didn't intimate bargaining. We're

not trading off land—we're saying 'compatible use'."

At one point, Iechukwu indicated the Ministry had already approved the principle of equivalent storage in this case but questioning by Authority executive revealed a Ministry engineer said it was possible from an engineering standpoint to do the work requested.

While showing cross-section plans and indicating fill would rarely exceed one and a half feet, Iechukwu was asked if a retaining wall was planned. On finding a gabion wall of three feet was necessary, Clarkson exploded.

"So we're not only going to fill a dredged lake, but we're

going to put a wall in it, too!" Brodigan and Iechukwu maintained the floodline would not be changed, the storage stage would be maintained, and so they would not be contravening CVCA regulations. The representatives pointed out the Authority was free to approve minor variances.

Clarkson replied, "You're both very convincing but one of our regulations says we may not change or mess with the floodlines in any way. These regulations may be changed as a privilege but not as a right."

The chairman told Windlands' representatives the executive was prepared to

look at other planning involving fewer lots spread along the road frontage with shallower depth not encroaching on the floodplain, but they would not approve this plan.

CVCA members felt one such variance would open the floodgates for Mississauga developers wishing to do the same thing.

Brodigan said he couldn't see how this development could "open floodgates" because the infraction was so minor.

"It's just like being a little bit pregnant," commented Waterfront Manager Fred Williams.

Hope Disston, union will meet again soon

"We're always willing and ready to negotiate," says Jack Walker, president of the United Steel Workers local representing 126 Disston employees. Last week at a meeting in the Legion, union members voted 94 to 8 in favor of strike action. Mr. Walker says he hopes the union, representatives and management will meet again soon.

Union and management met with a conciliation officer on April 12 working on the new contract agreement. The union membership subsequently met Monday of last

week in the Legion, when the company proposals were turned down and the strike vote taken.

Mr. Walker comments that taking a strike vote is not an unusual procedure in such negotiations. (The same route was followed recently by Beardmore union and management, with settlement reached.)

Cost of living

The cost of living clause is a major issue. The company claims the clause expired with the old contract on February 1. The union is demanding "strongly" that it be a

part of the new contract.

Mr. Walker says the company and the union are still some distance apart in negotiations on wages. Present wages range from \$4.51 an hour to \$5.98 an hour.

The union is also asking changes in the dental plan, and the inclusion for the first time of eye glasses and hearing aid plans.

The union is now awaiting a report from the Ministry of Labor, which could arrive any day.

A legal strike could begin 16 days after the report is filed, he said.



Why delay on Main N.?

Councillor Pat McKenzie wants to know why Ottawa is dragging its feet on approving reconstruction on Main Street North.

Monday deputy engineer Ted Ballinger told Halton Hills works committee the Railway Transport Board must still approve reconstruction plans which will mean changes for the railway tracks on Main Street North. He added CNR is participating to a small extent financially in the project.

He said the necessary approval forms have been sitting in Ottawa for three weeks now and admitted some railway officials aren't entirely happy with the

town's plans so they might be slow approving it because they are "miffed" or it might just be a case of "red tape" slowing things up.

McKenzie wondered how long the town should have to wait and suggested maybe MP Dr. Frank Philbrook should be asked to look into the matter.

It was noted the consulting engineering firm on the project is trying to find out what is causing the delay as is Ontario Transportation and Communications Minister Jim Sood.

Mayor Tom Hill said he would contact Philbrook and the town engineer will report back to committee on the status of the project.

On regional gov't.

Actonians for Action prepare submission

At an enthusiastic meeting Friday night, members of the Actonians for Action group agreed to make a presentation on the 1971-72 regional government of Halton Hills. The presentation was given in the Free Press at April 16. They felt they had not had long enough to prepare and were hoping this would be the first of many such presentations.

regional committee instead. A letter was sent to Halton Hills council explaining they felt they did not have enough time to give full consideration to the presentation in the time given.

One individual encountered was the fact they were unable to get a copy of Bill 157 at which submissions are sought. In the third phone call to Georgetown they were told

they could come to the town office and read the single copy there.

A second call was followed through more fully and they learned two copies would be sent in Acton to the town office and they could read them there.

However, M.P.P. Julian Reed had a copy and made photocopies of it for the members of the Acton group in person.



DISTRICT COMMISSIONER for Guides Dian Sweet congratulates Lisa Gillis on receiving her Religion in Life badge Monday evening. The Rev. Ewing attended the special Brownie Day-up Guide meeting to present the badge and award to Lisa. More pictures in the second section of today's paper.

The notice in the Free Press April 13 asked for written submissions from any public or individual group regarding regional government as it affects Halton Hills. A special committee of council will review these submissions for possible revisions to Bill 157.

Actonians for Action committee chairman Peter Pupillar was pleased with the meeting. Friday at the library. Another meeting will be held soon, he said.



Jump water rates July 1

Water rate increases in every municipality in Halton with the possible exception of Oakville will come in to effect July 1, providing Halton Regional Council endorses a resolution coming out of the Public Works Committee.

Acton would be the hardest hit with a 60 per cent increase, with Burlington and Georgetown going up 30 per cent and Milton and possibly Oakville each going up by 10 per cent.

Acton, Burlington and Georgetown need the increases to avoid deficits in the water account. Neither Oakville nor Milton are in any danger of running deficits this year, as both municipalities have healthy surplus funds in hand.

The modest rate increases in those two communities are suggested in order to prevent large increases at a later date. The committee wasn't certain whether or not it would recommend increased rates in Oakville.

Oakville Councillor Laurie Mannell had asked the committee to jump the rates there, but withdrew the request—for the time being anyway.

Acton Councillor Pat McKenzie said he had delved into the need for such great increases in Acton and learned that past councils had continually rejected the advice of auditors who suggested the rates should be hiked in the 1960s and early 70s.

He pointed out that while the percentage increase is high, the water bill for his home in Acton runs at less than \$4 for a two month period.

"Rates should have been increased years ago," he told the committee. "It's unfortunate, but if people are upset they should reflect on the years of cheap water," he said.

Oakville pays the highest rate in the region at 58 cents per thousand gallons. Burlington charges 33 cents per thousand gallons. Acton charges 44 cents and Milton is the lowest at 25 cents per gallon.

Regional Chairman Rex Morrow noted that Hamilton, Westport charged 77.5 cents per thousand and Peel Region charges 84 cents per thousand gallons. Both have one uniform rate for the entire region instead of area rates.



LOOK MA! exclaims earlier Fred New as he accepts the Credit Union trophy on behalf of his team at the curling club banquet Saturday evening. Mr. New represented his absent team members Andrew McKenzie, Chris King and Mary Watson. For more curling pictures see inside today's paper.

Town will hire deputy fire chief

Recently appointed fire chief of Halton Hills Alex Holmes will soon have an assistant. Monday Halton Hills works committee approved the hiring of a deputy chief.

Last month Holmes, who had been chief in area number one Acton and surrounding area, was named chief for the whole town after Area Two chief Len Bukacinski resigned.

The town wants to have a Deputy Fire Chief hired and working by July 1 of this year and a notice calling for applications will be posted in both the Georgetown and

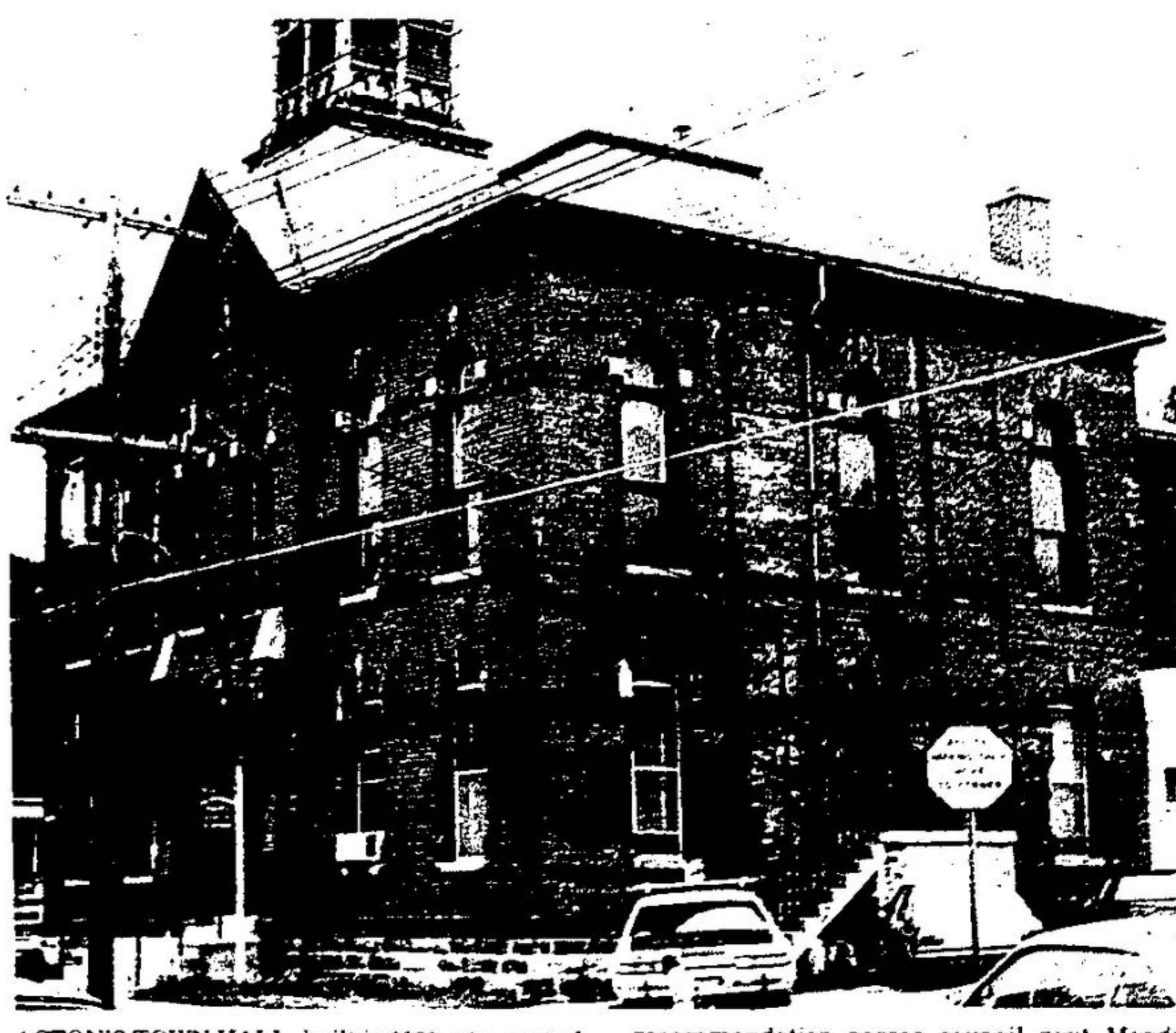
Acton fire halls.

Works committee met in camera with Holmes before announcing the decision to hire the town's first deputy chief. The chief and deputy chief's work hours will likely be reviewed sometime in the future to see if another deputy is required although the committee rejected the suggestion but at the end of the town's fiscal year the situation is reviewed then it is a matter of deputy or no deputy.

It has not been decided yet where Holmes' headquarters will be or where the new deputy chief will be stationed.

The Acton Free Press

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ACTON'S TOWN HALL, built in 1901 at a cost of \$5,000, should be torn down, Halton Hills works committee recommends. A parking lot for firefighters cars would replace it, if the recommendation passes council next Monday night. Housed here now are the police offices and senior citizen's drop-in centre. The upstairs is no longer used and the staircase was removed.

Approve wrecking of historic town hall

Acton's old town hall will be demolished and the Acton fire hall renovated, if council accepts a Halton Hills Works Committee recommendation Monday.

Councillor Russ Miller revealed plans Monday which were hammered out earlier this month at a meeting attended by himself, Councillors Les Duby and Pat McKenzie and five representatives of the Acton volunteer firefighters.

The project will cost \$100,000, much less than two other proposals examined.

The town will spend \$20,000 tearing down the old town hall and putting a new frame of the fire hall building and then \$80,000 putting an addition over the present fire hall which will include meeting room, kitchen, washrooms, offices and other needed space.

Council parking

The committee looking into the needs of the Acton firefighters voted in the report to works committee that with the demolition of the old town hall much needed parking space for firefighters will be created at the front of the property.

Another proposal examined was to make the town hall into an apartment building and then spend another \$50,000 to renovate the interior. This did nothing to solve the need for parking and still left the town having to spend \$80,000 to expand the fire hall too. The cost of \$200,000 made this plan unacceptable.

Thoughts of relocating the fire department were also rejected. The water tower property was deemed too small while the works garage building and area was a poor

location because it wasn't large enough. If another site could be obtained it would cost about \$200,000 just for the site alone.

"Although a new site was discussed it was the feeling of Acton firefighters that the present fire hall is most suitably located because of its very central location for Acton," the report said.

Councillor Kinsey Lee Pearson revealed consulting engineer Alan Ziegler was examining the old town hall for council use but he would want the money the municipality would have to spend to make it viable.

Councillor Pat McKenzie said he was in full support of the idea of tearing down the town hall, upgrading the present fire hall and providing parking after a long looked at all the alternatives.

He noted other council members will have to be heard for senior citizens who use the town hall and our child support case a problem and the police will have to be informed they must move too. He said the police would probably be made viable.

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THE TOWN HALL was the centre of the community for many years. This picture, taken about 45 years ago, shows the town hall, the Municipal Hotel and entertainment offices. The hall was about 100 feet long and ten feet wide. It was built by the town and was destroyed when Lord Dufferin was vigorously enforced.