



DIRECTOR OF planning for Halton Ed Cumming talks to Roger Johnston, R.R.1, Acton during the public meeting on the draft official plan last Wednesday.

# Region official plan concept, not details

The draft official plan for the Halton Planning area was presented Wednesday night to a group of over 60 in St. Alban's hall. The study gives the regional concept of planning, while strategy is the responsibility of the Halton Hills official plan.

This plan sets targets; details and their sequences are the responsibility of the local municipality, the group was told.

Halton Hills official plan will come before the public later.

Presenting the plan to the audience were Halton director of planning Ed Cumming and the chairman of the planning committee of council, Pat McLaughlin.

The meetings organizers distributed questionnaires and asked for response, comments and suggestions.

Several representatives of different departments were present to answer questions and explain the proposals. Maps were set up and copies of the plan distributed.

"We want to look back and say Halton has developed on an orderly basis," said Mr. McLaughlin, "without the infighting between municipalities."

The plan should give people "confidence in the rules of the game for the next 25 years."

The plan should be adopted by regional council and approved by the Ministry of Housing.

Councillor Les Duby commented that Halton Hills council is also working on their official plan and there will be further meetings.

"Yours will not dominate the whole structure," he told the planner. "We will try to influence you. There will be further dialogue."

"There will be a conflict, no doubt about it," added Mr. McLaughlin.

"It's a two plan system," said Mr. Cumming, "a regional plan, and a Halton Hills plan which will pick up where the region plan leaves off."

Concern was expressed about restrictions placed on land in the Niagara Escarpment area, and taxation of such land.

Mr. Cumming said the region must conform to the Niagara Escarpment plan. We look at land uses, not market value.

Why doesn't the region plan take precedence over other bodies such as the Niagara Escarpment?

The region plan is what we would rather have, Mr. McLaughlin explained. This is our concept of what the Niagara Escarpment could be.

We disagree with the Toronto Centred Region plan. Our transportation policy is different from Ontario policy, Mr. McLaughlin said.

"Is this another part of bureaucracy we'll have to deal with?" asked a questioner.

Mr. Cumming replied that in forming a region, functions were to get back to the local level.

"We're looking at getting from functions at the regional level (rather than provincial). He thought development permits from the Niagara Escarpment might come from the region area. "We'd like jurisdiction to be easier to understand."

Mr. McLaughlin agreed more authority is being put at the local level.

Asked the line of authority, the planner said it's the Ontario Municipal Board, Niagara Parks Commission, then the region and then the municipalities.

Some of the directions of the region plan may require amendments to the Milton plan, another questioner observed. Mr. Cumming discussed the problem and pointed out again the plan is a guide.

"We don't think it's perfect. We've tried to put policies together."

"Thousand of dollars have been spent fighting the hydr corridor and yet it's the same thing happening again."

Mr. Cumming said that if Halton wants one thing and the province another, we may lose. "But we must make the best case for what Halton wants."

The very reason for the hearings," added Mr. McLaughlin.

A questioner asked why the commuter rail service stops at Georgetown, rather than extending through Acton to Guelph.

"It's not warranted," came the reply. The bus service is less expensive.

"You'll wait a long time for the train to stop at Acton," observed Mr. McLaughlin.

The regional plan is not to encourage people to work in Brampton and Toronto, a representative of the department added.

What is your authority to produce an official plan riddled with social concepts irrelevant to land use?

Mr. Cumming answered that the region plan is much less of a land use plan than

the Halton Hills plan will be. The region plan includes health, welfare, safety, day care and much more.

This is a guideline to the local municipalities of the region, Mr. McLaughlin explained. It all had to be taken into consideration.

Other questions concerned septic systems, open space zoning, a tree cutting bylaw, moving of topsoil and fair market value of rural land.

We'd like to stay out of people's private stuff as much as we can, Mr. McLaughlin observed.

Five people have been working continuously on the plan since 1974 with others assisting as well. There were also comments from other departments during its preparation.

## Reduce speed on First Line

Halton Hills councillors will go along with requests for a speed limit reduction on the First Line north of Five Side-road, but special signs won't go up.

Following up on a petition from residents and a letter from Councillor Russ Miller Monday, Halton Hills works committee approved engineer Robert Austin's recommendation that the speed limit on the road be reduced from 80 kilometers per hour to 60.

## LDC records vote on First Line decision

The Halton Region Land Division Committee sawed its way to denying a severance bid to a First Line resident at Tuesday's meeting in the Esquering Township offices.

The application was made by Victor Jack Debenham on part of the north-east half of Lot 26 on the First Concession. The lot fronts on 25 Side-road and the First Line of Esquering.

A home was proposed for the lot, which is now vacant. A lot of about 1.6 acres in size was proposed to be severed from a total holding of 3.44 acres.

Five Land Division Committee members attended the meeting including chairman Brian Fletcher of Burlington. Mr. Fletcher said he viewed the application as having marginal merit.

In an unusual step two members from the north—Bill Coats and Des Morrow—asked that their dissent be

recorded in the minutes. They took issue with the motion to deny made by the southern members Tom Marshall and Nevil Chalkley.

Mr. Coats had made a previous motion to pass the applications, subject to some conditions. Mr. Coats told the committee he felt the application was worthy of approval because it qualified as a case of infilling. Infilling simply creates a lot between two existing lots where enough room exists.

Mr. Chalkley said he felt infilling was insufficient, as the only reason for creating a new lot.

Chairman Fletcher tried, unsuccessfully, to have the matter deferred so that members, who had not seen the property, may inspect it.

In the case of an appeal by the applicant of the Land Division Committee decision to the Ontario Municipal Board, the recorded dissent may be useful.

## List all speakers on agenda

In an attempt to keep shouting matches and the number of people who want to speak in a delegation to a minimum, Halton Hills Finance-Administration committee recommended names of all who wish to speak be listed on council agendas.

In order to be on the agenda the town clerk must be notified by Thursday noon, preceding the council meeting.

Councillor Peter Morris said he would agree as long as everyone knows the rules. He pointed out many people have never been at a council meeting previously and do not know the procedure. He suggested they could be told when they call the clerk.

Chairman Russ Miller said perhaps two or three at the most from a delegation should be heard, "but eight or nine all saying the same thing becomes a shambles."

Councillor Walter Biehn maintained the public has little enough input to councils and should not be limited in any way. "Otherwise council becomes a tight little group, and becomes autocratic."

Councillor Peter Marks said it was a matter of balancing between being democratic and a shouting match. He said people should either write or call when they want to speak to council.

Councillor Pat Patterson contended council had made a ruling there would be only one spokesman per delegation.

Biehn said a number of people speaking is not too disruptive and pointed out they seldom go past 11 p.m. with their meetings.

Morris suggested anyone be allowed to speak as long as council knows previously, by listing on the agenda.

Marks said he was only interested in trying to preserve the quality of the discussion, so that a good presentation is not nullified by angry debate.

Committee wants study.

(Continued from Page 1)

prior to regional government, recommended amalgamating municipalities in the northern portion of Peel and Halton in one region and the municipalities along the lakeshore in Halton and Peel in a second region. That would have combined rural areas in one area and suburban communities in a second region.

Burlington Mayor Mary Munro noted the whole meeting could be an exercise in futility, because council is holding a special meeting today (Wednesday) to discuss a move towards the principle of equalized assessment.

"Recommendations this committee makes could be in direct conflict with recommendations the treasurer puts before council Wednesday," she said.

As it turns out, the recommendations from the treasurer and those from the committee are on a collision course in at least one area.

Treasurer Don Farmer is recommending the region moves towards a philosophy of uniform water rates. That would centre the decision making power for water and sewer at the region.

The Bill 151 committee recommends taking water and sewer lines out of the hands of the region and returning it to the four area municipalities.

Farmer's recommendations will go before council today and if they are approved, the recommendations of the committee will be redundant by the time council receives them.

During the meeting the committee agreed:

The region should restrict itself in planning matters of regional concern only.

That the timing, location and installation of water mains and sewer lines be the responsibility of the area municipality, but responsibility for water plants and pumping stations remain regional.

To recommend abolition of the committees of adjustment and have that function taken over by the Land Division Committee of the region.

The collection and disposal of garbage should be made a local responsibility.

That legislation be passed to allow the election of a regional chairman by secret ballot. As it is now, the chairman must be elected by a show of hands and this is felt to be the cause of hard feelings after the election.

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