

# Business area opposed to plaza at No. 7, Churchill

The Acton business community is opposed to the proposed shopping plaza at Highway 7 and Churchill Rd. at this time.

Henry Stachyra, chairman of the Acton Business Improvement Area board of Directors, outlined the views of the business people in a brief to Halton Hills planning board Wednesday night, and asked that there be no more commercial zoning until present commercial land is fully utilized.

The information will be submitted to the planner to be included in his report to planning board concerning the commercial development.

Mr. Stachyra read the following presentation:

Proposed Plaza at Churchill Road and Highway 7  
"This brief is a joint effort

of the six members of the Board of Management, and I submit that it accurately represents the view of the entire Acton Business Community. Our aim is the revitalization and development of the central core of Acton. Our ultimate goal is the development of a healthy and viable business community in Acton as a whole; we realize that eventually a commercial development outside of the central core will be desirable and indeed necessary. It is our contention, however, that this situation has not yet arrived, nor is it likely to present itself in the near future.

"Previous studies indicate that the population growth in Acton will not warrant commercial expansion on the outskirts at least until 1986. I refer to the 'Official Plan of the Acton Planning Area' by

Project Planning Associates Ltd. of 1983. This study foresees the population of 8,100 by 1984, and it recommends that the area east of Churchill Road be designated as 'Commercial Highway' and be used for such establishments as are dependent upon the travelling public, i.e. motels, service stations, etc.

"In 1969 the same firm prepared the Conceptual Plan for the Town of Acton on the subject of the long range development concept. It states: 'Assuming a growth rate of 5% per year for the next 10 years, which is quite high, the town will reach only some 7,500 persons by 1979. The Concept does not suggest that new urban development should be spread into all parts at once. Instead it should be guided in accordance with a carefully designed staging

programme.

"It may be argued that these studies are outdated. However, their estimates of population growth have proven to be quite accurate, and it follows that their other recommendations be taken seriously.

"The most recent and up-to-date study (which was commissioned by us and prepared by Anthrogram Ltd. in July, 1977) provides a detailed analysis of Acton's commercial potential and makes recommendations regarding future development. Excerpts from this study have been provided for your perusal. On the basis of theoretical requirements and on comparison of six other communities, it is evident that Acton now has sufficient commercial space to serve the community adequately. This study also recommends

improvement of the present retail facilities and adjustment of the retail mix to improve some services and provide those which are not now available. It further speaks of population growth by only 800 people up to 1981. More rapid growth is envisioned in ensuing years, but it is followed by a caution that the commercial expansion on the outskirts not be permitted until sufficient residential growth has been accomplished. 'I would like to assure this committee and the Council that we of the BIA have every intention to rectify the deficiencies in our retail facilities which may now exist. This attitude is evident from the work which we have done in one short year of our existence. 'Our promotion and beautification schemes are well under way. Many inside store

renovations have taken place, and at this very moment, major store front renovations and coordinated decor are being undertaken. Also, the reconstruction of the Dills building is now in progress. It will provide five new stores. We welcome this kind of development in the Acton Central Business District. It should also be pointed out that there is plenty of commercial holding land still available within this area. It is our contention that this area should be well developed before any commercial growth on the outskirts be permitted.

"We therefore ask that this committee recommend to the council that no further commercial zoning be permitted until presently zoned commercial space has been fully utilized.

"In our view, the proposed commercial development in Acton East would be premature and against the best interest of the Acton Central Business District AND the community as a whole."

Mr. Stachyra also submitted some of the Anthrogram study of the downtown business community which shows the retail floor space within downtown Acton is adequate if not somewhat excessive for the current population.

"Were Acton a regional centre and not so heavily influenced by Guelph, Oakville, Peel and Toronto markets, a relatively high ratio of retail space per capita would be justified," the report states. "However, the role of downtown Acton is now that of a community facility and as such the downtown business community is

best served by improving the present complement of stores and adjusting the current retail mix, rather than expanding the retail area as a whole. Accepting that Acton was projected to grow by only 800 people between 1976 and 1981, this situation will not likely change within the five year scope of this study. In view of the above, it is suggested... to limit the opportunity for commercial expansion and to consolidate commercial development onto the principal commercial streets.

The relatively low commercial area per capita for Oakville and Newmarket is likely indicative of the rapid growth that these communities have experienced. As in other growing communities, notably in those that serve a dormitory role, population increases have brought shopping centre

development and a reorientation of shopping to suburban malls or shopping facilities close to the work place. Although Acton is not scheduled to experience rapid growth to 1981, the ensuing five years will likely see more rapid development in the eastern sections of the community, contributing approximately 7,000 persons to the population. Accompanying such growth will be shopping centre development, projected at this time to be approximately 40,000 square feet in total. Recognizing the current complement of retail space in the downtown and the impact of such a facility upon the local market, it is suggested that the new facility now be allowed to exceed the size currently projected and that it not be constructed until the new residential development is nearing completion."

## The Acton Free Press

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NEW HIGH SCHOOL principal Wallace Watkins has already been getting to know his new post, even though the announcement of his transfer from Burlington just came last week.

### Wallace Watkins is new principal

Wallace G. Watkins has been named principal of Acton High school effective September 1. He replaces Dean Fink, who has been promoted to the position of area superintendent for Oakville.

Mr. Watkins has had 21 years experience in education. He has taught in England (Dover and Manchester), Dunville District High School, Burlington Central High School and Lord Elgin High School.

Since 1974 he has been a vice-principal at M. M. Robinson High School, Burlington.

Mr. Watkins holds a B.A. Honors Degree in English Literature from Leicester University and a Diploma of Education from Birmingham University. He is a well-

### Mayor raps rural roads councillors rap mayor

After tearing a strip off town staff for the "disgraceful" condition of some rural roads, Mayor Tom Hill found himself under attack from Halton Hills works committee at last Tuesday's meeting.

Hill told committee he had recently driven the Eighth Line between 20 and 25 Sideroads and described the road's condition a "bloody

disgrace."

He said if he was resident on the road he wouldn't pay one "copper" of taxes this year.

Hill said the weather has been fine lately so the poor condition rural roads are now in can't be blamed on thawing frost or anything else.

He said he was forced to agree with Esqueung Councillor Pat Patterson who says

rural roads were in much better shape before 1974, when Halton Hills was born.

Chairman Pat McKenzie said he was "sick" of people talking about pre-Halton Hills days and saying things were better. He wondered how anyone could remember what shape a road was in five years ago.

He admitted some roads are in bad shape, with Hill

interjecting "bloody right," but didn't think they were any better under Esqueung.

McKenzie said the town works staff is getting roads in shape as quickly as time and the town budget will allow, and municipal employees can't be "everywhere and control everything, including the weather."

"The town staff is doing a commendable job on the roads," McKenzie declared.

Hill said staff could at least put graders on the road so the big bumps are gone and people can drive them once again. He said on some roads work has been done but on others nothing has been done.

Councillor Peter Pomeroy said the mayor should talk to staff and ask them when work will be done instead of criticizing staff publicly.

Pomeroy suggested the mayor might have found out the roads he is concerned about will be worked on within a few days. He said staff should be given a chance to comment before the mayor tears a strip off them.

Hill countered the staff should know what shape the roads are in and he wasn't looking for explanations. He wanted action.

McKenzie said he couldn't approve of anyone, even the mayor, making "statements like that" when they haven't even checked with the staff. His comment was made as Hill left the council chambers to attend finance-administration committee.

Engineer Robert Austin said one reason the Eighth Line hadn't been graded was because part of it is to be paved.

Councillor Mike Armstrong joked the town better grade the paved portion of the road.

### Board wants parents paying for vandalism

Halton Board of Education would like to be able to force parents to pay for the vandalism caused by their children.

Thursday, trustees voted to support a resolution from the Kent County Board of Education calling for provincial legislation change to force parents to be responsible for their children's vandalism.

The Kent resolution noted vandalism is a costly and growing problem for school boards throughout the province.

"It would appear that there is no liability on parents for damage by juveniles even though apprehended and

proven guilty, unless one is able to prove that the parents were negligent and knew or ought to have known that the children were likely to cause or create the damage," the Kent resolution states.

The Kent board asked other boards to support their plea to the Ontario Solicitor General's office for legislation "to permit the responsibility for the acts of children to rest with parents."

Acton-Esqueung Trustee Bert Hinton called for Halton to support Kent stating that parents should be responsible for the acts of their children.

Hinton predicted a legislation change would likely reduce vandalism.

Superintendent of Business and Finance, Bruce Lindley said the board can't legally force any parents to pay for their child's vandalism but nine times out of 10 the

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### Boy's leg broken in car-bike crash

A Storey Drive youth is resting in satisfactory condition at Guelph General Hospital after the bike he was riding and a car collided on Churchill Road North near Peel Street Monday evening.

Michael Russiani, of 24 Storey Dr., suffered a break to his left thigh bone. He also suffered a large cut to the back of his head, according to hospital authorities Tuesday.

Michael is 14 years old.

Both Michael and the car driven by Richard Near, of Churchill Road North, were southbound when the mishap occurred.

Halton Regional Police estimate damage to the Near car at \$25 and to the bike at \$50.

Peel Regional Ambulance took Michael to Guelph Hospital.

Each car must also have a runner—the person who takes the meals into the recipient. A person may volunteer for as little as one day a month, or as often as a couple of times a week.

A minimum of 10 people a week is needed.

Lately a routine has been devised which sees the same teams out the first and third weeks of the month.

The number of meals has just gone up again and the maximum can be 15 a day.

The meals are ready for pickup at the Manor any time after 11.15 a.m. and can be delivered from the Y any time between 12 and 1.

The program has been very successful.



THE MUG WAS OFFICIALLY opened last Wednesday by Bill and Pauline Leslie while Mark Beaton looked on. Certificates of appreciation were presented to those who helped. See page B10.

### Need more volunteers for Meals on Wheels

A meeting is being held at the Community Services centre tonight (Wednesday, May 31) to set up the Meals on Wheels program for the summer. There were four cancellations last week from drivers and runners, and more volunteers are urgently needed.

Reliable Taxi, which has picked up the meals at Halton Manor at no charge, will not be doing the trips to Milton during the summer. Don Grein had volunteered to add the job of bringing the meals to the regular job of taking Acton children to Tinkerbell Nursery each week day. However, Tinkerbell closes for this summer.

Organizer Terry Grubbe

deeply appreciates the work of the volunteers and isn't at all dismayed some are leaving. It's been a long, hard winter, she said. "And they've done their bit."

However, they must be replaced.

She had a couple of spare names of teachers who would help, but these names have been misplaced in the moving of her office and reconstruction the last two weeks. She would love to hear from those teachers again.

Perhaps other teachers too would consider helping with Meals on Wheels during their holidays, she thinks.

Mrs. Grubbe stresses that volunteers do not all need to have a car and drive.

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WIDE VIEW OF the expanded water treatment plant which opened here last Wednesday. The plant, at the south end of Churchill Road South, was opened by Ontario Environment

Minister George McCague. The opening of the expanded plant, which cost just less than \$1-million, was the high point of the Halton Regional works department tour.

\$ million price tag

### Sewage plant addition formally opened Wed.

Cutting the ribbon, unveiling the plaque and handing over keys all symbolized the formal opening of the million dollar addition to Acton's sewage treatment plant last Wednesday.

The Honourable George R. McCague, Minister of the Environment, did the honors at the opening assisted by Halton Hills mayor Tom Hill, region chairman Ric Morrow and Jack Raftis, chairman of the public works committee.

Ernie Ounpuu of general contractor Varamae Construction Co. Ltd., Toronto, presented the keys to R. V. Anderson of R. V. Anderson Associated Ltd., Toronto, who in turn gave them to region chairman Ric Morrow.

Also speaking to the group assembled in the bright sun-

shine were MPP Julian Reed, and councillor G. W. "Pat" McKenzie.

The short speeches duly given, everyone wandered through the stages of operation, guided by booklets which described the processes at the plant.

Ted Curtis is the chief operator here, with Gord Williams and Doug Andrews the operators.

Mayor Tom Hill in his remarks pointed out that the million dollar expansion will allow Acton to have more commercial and industrial development. "I hope to see Acton grow and prosper and the money has not been spent uselessly," he said.

Minister of the Environment Mr. McCague reviewed what inflation has done to

such projects. Acton has had three plant expansions, each contributing about the same increase in gallonage. The first plant was built in 1961 at a cost of \$180,000; the first addition was built in 1970 at a cost of \$675,000 and the second addition in 1978 at about a million dollars. He also referred to his hopes for growth, employment and assessment.

The region takes over the operation of all the plants in July, he said. "That pleases us."

Jack Raftis, chairman of the Halton public works committee, said that ironically Acton, which lost some of its identity, had the first plant opening in the region. Others are due before long at Burlington, Milton and Oak-

ville. "We've come a long way and Acton deserves being first," he said.

"We couldn't help industry as much as we would have liked," he mentioned. (Beardmore had hoped to have its sewage included in the plant expansion, but has not been accommodated. The industry, the town's largest by far, has its own sewage disposal system.)

Councillor Pat McKenzie recalled that in 1973 Acton commissioned R. V. Anderson Associates to prepare a five-year plan. This plan has fulfilled almost all his recommendations and that's gratifying.

There is a small flow in the Black Creek so this plant has to turn out the best effluent in

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