

# Village growth rate debate rages on at public meeting



TEACHER JACK Garlent hoists a new flag at Rockwood Centennial School, assisted by teacher Gaynor Baker. Principal Grant McRae (left) supervises the operation.

by Barb Wynneck  
Rockwood residents aired their views after Planner Don Given of Marshall, Macklin and onaghan walked the crowd through the alternate development concepts for the village of Rockwood.

The concepts presented included no growth, with Rockwood remaining as it is. The fact that some homeowners have already serviced, severed, and put in-fill lots up for sale indicate that growth will take place. The Planning firm from their work up to date has assessed that most villagers wish moderate growth in a moderate period of time, according to Mr. Given.

Guelph will accept a sewage capacity from 1,770 people and the well can service that population. The firm has judged Rockwood's present population to be 1,023.

There are 120 possible lots to be filled. Harris St. has the largest number of in-fill lots available.

According to council policy capacity in the sewage system will be reserved for two industrial hectares, 50 senior citizen housing units with 60 residents, and 15 low rise apartment units. Service reserve available for residential subdivision is 34 units.

Areas available for possible subdivision development include: the opening of Queen St. in the north east corner of the village; the land (formerly Brown's farm) near the academy; an area north of Highway 7 across from the academy; the area in the middle of the village, between the two rivers (formerly the Price-Strange estate).

According to the planners, the Queen St. area could be the most easily developed. It

is readily serviceable, has good access, the land is workable and close to community facilities.

The area between the two rivers has poor access and servicing is questionable because of the land elevations. Development would be costly due to the terrain.

The areas behind and across from the academy are removed from the old village and are a distance from community facilities. Environmental considerations are also factors regarding development there.

Village resident Bob Mitchell spoke indicating that he favored no growth in Rockwood, but if development took place, he felt the logical area would be the opening of Queen St. Village Trustees Betty Eastwood and Audrey Bilton went on record to say that development

should take place in the already zoned area—namely Queen St. Many of the over 60 interested villagers in attendance nodded their heads in agreement with this suggestion.

The representative for the business community asked if their petition had been considered which stated that they favored a population increase to 5,000. Planner Don Given answered that yes, the petition had been considered, but there was not a great enough water supply to service that population.

When asked to do so by villager Bob Mitchell, a representative for Richcross Ltd., identified himself as a non-resident who represented a development company. Richcross has submitted a plan of development for their land parcel, located near the academy to council. Richcross' representative

questioned whether the sewage lines to Guelph could handle additional capacity. Planner Given pointed out that the Guelph Sewage Treatment Plant will now accept only a 1,770 capacity from Rockwood and that the well water supply would have to be increased to handle a greater population.

A villager stated his view that he moved to Rockwood because it was a village and he did not wish to see it developed into "another Mississauga".

Farmer Harry Bonner said that in his opinion the business community is suffering because people who live here do not shop here. He feels that a population increase would improve business. Other residents aired their views saying that they shopped elsewhere because they got better service. One resident

suggested that if the business community specialized and had products that could be purchased only in Rockwood, customers would come. He said that he knows many customers who come from out of town to the bakery.

The next step is for the planners to assess the information they received at the open house and submit a plan to council. 30-336 Saw mill gets okay 2-24

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## Free Press

## ROCKWOOD & DISTRICT

10 The Acton Free Press, Wednesday, Oct. 11, 1978

# Sewer, water hookup cost villager over \$2,000

by Barb Wynneck  
Rockwood villager resident Mary Coulter, Guelph St., presented Eramosa township council with a summary of the problems she encountered while installing water and sewers to her house—at a cost to her over \$2,000.

She was one of the first homeowners to hook up to the municipal system this summer. The contractor met solid rock at a 30-inch depth. The rock continued the length of her driveway. Her protest is that the contractor or the township had supplied no information to her so that she could make a rational decision on how to deal with the rock, although they were aware that rock would be a problem in the Rockwood installations. She feels that a comparative cost list should

have been available of how to deal with the rock in the most effective, least expensive manner.

At her home the trench, was jack hammered and then the pipe insulated. The insulation costs were \$500, according to Mrs. Coulter. In later village installations controlled blast dynamite (under the supervision of qualified village resident Gordon Copeland) and different methods of pipe insulation were found to be a cheaper way of doing the job. Mrs. Coulter stated that she felt that other residents had gained experience from her situation and she wondered about a cost-sharing settlement with the township.

Mrs. Coulter added that when her older model washing machine was first

used with the municipal water supply, it "blew". The repairman indicated to her that the pressure in the Rockwood system is 80 pounds. Apparently older model machines are built to use 60 pounds pressure. He felt that other residents could encounter the same problem.

Mrs. Coulter lived on McKenzie St. when the mainline water and sewer pipes were installed in the area. She and her husband built the house in 1968. In 1976 she began having problems with the well—at a time coincidental with the main line installations. Eventually she had to drill a new well at a cost of \$1,000. Although she wrote to the Ministry of the Environment suggesting that the blasting in the area had

changed the water table and this caused her well to run dry, she received no financial compensation.

She stated that in effect, water and sewers installations have cost her, a widow, on a fixed income, over \$3,000.

Council will write to the Ministry of the Environment on Mrs. Coulter's behalf regarding the McKenzie St. well. The situation of Guelph St. will be investigated.



Bill Adsett Seeks Re-Election

George Day For school board

Nov. 13 election

# Two toss hats in ring three still undecided

Election day in Eramosa township is November 13, and candidates are declaring themselves for posts.

Bill Adsett is in the race for reeve "for sure". Bill has served 11 years as a municipal politician and has been the reeve of Eramosa Township since 1974.

Henry Holman Jr. hasn't decided if he will again be a contender for the position of Deputy Reeve. Henry was elected to that municipal post at the last election.

Allan Burnett is giving consideration to running as councillor again. Allan has already served two terms in a council seat.

David Masson has not yet made up his mind whether he will seek a third term as councillor. David served as an Eden Mills trustee before being elected to council. John McLeod will be seeking a second term, as councillor on Nov. 16.

Nominations open at the Township Office Oct. 16 and finish Oct. 23 at 5 p.m.

George Day intends to seek re-election to the Wellington County Board of Education. He was first elected as trustee in 1971 and is current vice-chairman of the board. He is past chairman of Property, Finance and Transportation Committee and current chairman of the Board Negotiating Committee with the Canadian Union of Public Employees.

George says "I have the time available to carry out the responsibilities of the trustee which at the present time, with declining enrolments and economic restraints, are so critical."



David Masson Undecided

## Rockwood Roundup

Congratulations to Chris Steen who took the Ladies' Singles title over Audrey Hudson on the cold, wet tennis court Oct. 14. The final wrap up of the tennis season will be a dance Nov. 4 at Rockamosa Centre. Keep the date open.

The Block Parent Program

is an independent effort organized by villagers Cathy McIntyre and Marg Townsend. It will be financially backed by the Eramosa-Rockwood Home and School Assoc. The first open house featuring the film "Where to Run" will be held at the Rockwood Centennial School, Oct. 23 at 8 p.m.

## Newsletter to be sent to all village residents

by Barb Wynneck  
Plumbing Inspector Carl Meadows will draft a newsletter for the next Eramosa township council meeting which will be sent to homeowners, advising them of the problems which may be encountered with hook-up to the municipal water and sewer system.

A certificate of inspection will be issued to each homeowner and a record of the hook-up date filed at the township office.

The monthly water and sewerage charge will be a flat rate of \$17.50, according to township clerk Lloyd Hindley. The homeowner will be responsible for the charge from the date they hooked up. The registered letter advising villagers that they have nine months to hook into the municipal system can be expected in November.

## Rockwood bowling

Team standings at the end of the fourth week of bowling are:

1 Kay's Feeds 19 points, 2 Guelphites 18 points, 3 Erk and Jerks 15, 4 Carney's 15, 5 Rockwood Posties 14, 6 Unpredictables 14, 7 Rovers 14, 8 Four Corners 12, 9 Good Timers 12, 10 Happy Gang 11 and 11 Countrymen 11.

Ladies over 500 for Tuesday, Oct. 3, Ivy Ritchie 608, Erko Van Driel 605, Joanne Davies 602, Verna Blair 597, Alice Johnson 584, Nellie

Stockman 581, Sue Nightingale 550, Nini Coverdale 538, Lella Peart 536, Marg Somerville 529, Vivienne O'Brien 520, Joy Haliburton 503.

Men over 600 for Tuesday, Oct. 3, Dunc McPhedran 699, Jim Dales 658, Fred Vandervalk 622, Gary Parks 621, Gordon Ostrander 612, Sam Lawler 604, Roy Nightingale 603.

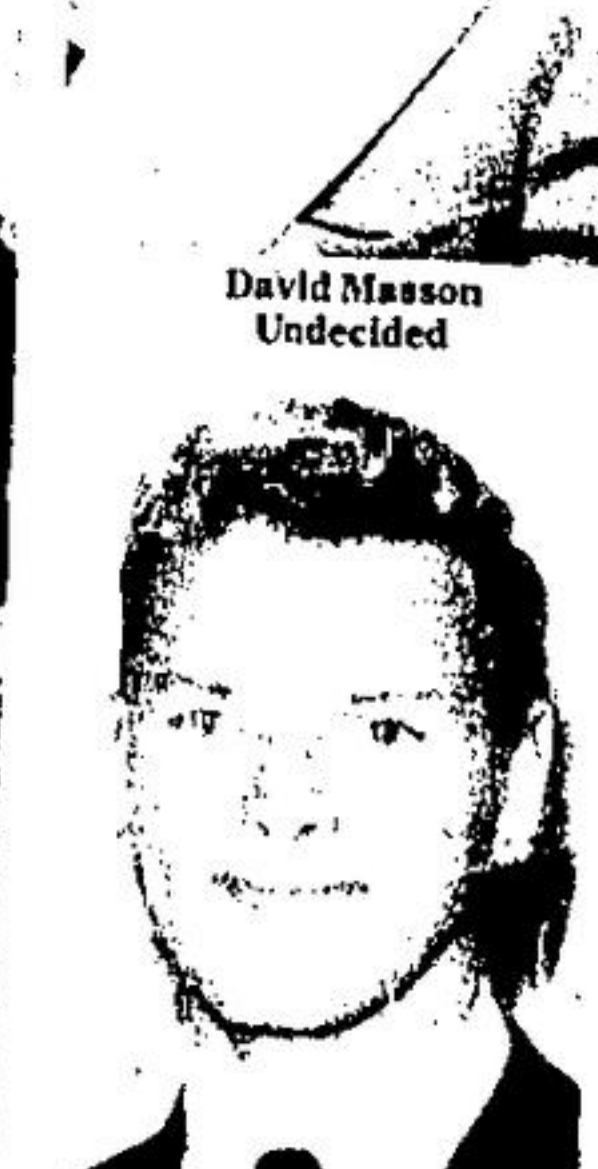
Results of games bowled Tuesday, Oct. 3: Four Corners 2 points; two highest bowlers Nellie Stockman 581, Tony Stockman 531.



Allan Burnett Undecided



John McLeod Hat in Ring



Henry Holman Jr. Undecided

# Higher impost tax is suggested by council

by Barb Wynneck  
Eramosa council will seek advice from the secondary planning firm of Marshall, Macklin and Monaghan as to whether the impost tax on severed lots should be raised from the present \$400 fee.

Planning Board suggested to council that the rate has been static for over 10 years and that it is higher in neighboring communities. Some residents who own a three lot land parcel, have severed the middle lot, thus creating three separate building lots.

Following the existing by-law, the impost tax has been paid only on the severed lot, although three lots have been created.

Councillor John McLeod pointed out that this is another example of "late news" to council. He feels that the by-law should not be changed now.

Councillor David Masson said that he would hesitate to raise the impost tax because the owner will only add the sum to the lot purchase price. Apparently lot prices in

Rockwood are already considered high and they are not selling.

Councillor Henry Holman Jr. said that if there is a need to increase the lot levy because of increased administration costs, then it should be raised.

Councillor John McLeod stated that in his opinion it would be an irresponsible council decision to increase the lot levy because lot severances are not causing increased administration costs to the township.

# Re-zoning needed before extraction

by Barb Wynneck  
A zone change from agricultural, to one allowing extractive industry is necessary before a gravel pit may be opened.

Ladislav Kristof of R.R. 3 Rockwood was advised by Eramosa Council to appear before Planning Board to discuss his proposal to level a gravel hill on his farm which will involve the zone change.

Mr. Kristof pointed out that the hill is his farm's only non-arable land, has no trees and is located away from neighbors. He stated that the gravel from his farm has been used in the past for municipal roads. According

to Mr. Kristof the gravel is of good quality and runs approximately 35 feet deep. Mr. Kristof wishes to sell the gravel under a commercial licence, then convert the area for his own agricultural or recreation use.

Councillor David Masson advised Mr. Kristof that council's past policy has been not to create any further commercial pits, saying there are enough pits in the township now. Mr. Kristof disagreed with council's policy. He said that he could supply a high quality gravel to the local market at a good price and he saw this as being part of a free enterprise system.



ALLISON MORGAN trots Pacha for the judge at Erin Fair horse show, Monday. Allison and Pacha are Rockwood residents.

# Neighbors complain of tractor-trailer noise

by Barb Wynneck  
Neighbors of G.M. Dolmer, Hwy. 7, R.R. 2, Guelph presented a signed petition to Eramosa Council complaining of the noise from tractor trailers which they suggest are stored and serviced in a 40 foot by 60 foot barn on his property.

The neighbors say they see Mr. Dolmer as operating a commercial business in an agricultural zone and protest that the noise is intolerable seven days a week.

Chester Stachniak, R.R. 2, Guelph, had drawn council's attention to the situation earlier in 1978. The by-law enforcement officer investigated the situation and found it not to be a com-

mercial operation at that time.

Mr. Dolmer very recently applied to Eramosa Planning Board requesting a zone change, according to township clerk Lloyd Hindley.

An Ontario Municipal Board hearing regarding zone changes is slated for 10:30 a.m. October 23 at Eramosa Township Office. Clerk Lloyd Hindley will investigate and advise Mr. Stachniak, the neighbors' spokesman, if a solicitor is required in order that they be heard at that meeting.

In the meantime Eramosa by-law enforcement officer John Salmon will investigate the situation and report his findings back to council.

# Saw mill gets okay

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