

# Acton shopping plaza premature — planning board

A shopping plaza in Acton East on Highway 7, and Churchill Road, covering 100,000 square feet and housing a Zehr's, a Canadian Tire store and others, would ruin the downtown area, if built before the large Acton East housing development is underway, Paul Nielsen, a merchant in the Acton Business Improvement Area told Halton Hills planning board Tuesday night.

He made the statement following the presentation of a marketing study by Henry Joseph of the Research and Planning Division of A. E. LePage, which supported the shopping plaza. Landawn Shopping Centre Ltd., the developer who is building the plaza next to Gordon Alcott Arena in Georgetown, plans to develop this plaza.

Nielsen said according to a study done a year and a half ago for the BIA, Acton with a population of 6,800 should have 45,000

square feet of retail space, and emphasized the town already has 72,000 square feet. "I certainly can't see the rationale for another 100,000 square feet," he commented.

He claimed a study done by the University of Toronto showed Acton's per capita expenditure in town to be higher than in Georgetown or Guelph.

Citing figures Nielsen said in 1951 Acton's per capita retail spending was \$871 and Georgetown's was \$1,400, but by 1959 Acton's had risen to \$1013, while Georgetown's had dropped to \$900. He claimed the new people brought their shopping habits with them. By 1971, Nielsen claimed Acton's per capita spending was \$60 higher than Georgetown's.

Nielsen said a \$¼ million had been spent upgrading the downtown core, which he

said is improving every day. He emphasized he would applaud the development of the shopping plaza if the large residential development in Acton East went ahead.

He admitted a small urban area like Acton could not offer all services. "We haven't a sin strip, nor sell exotic furniture, nor Persian rugs, nor vicuna coats costing \$5,000, but I doubt if the shopping plaza would offer these either."

Henry Joseph, consultant for Landawn Shopping Centres Ltd., claimed the shopping plaza should proceed whether or not the housing development was built. He claimed a moderate population growth and more people shopping in town would make the shopping plaza feasible without affecting the downtown stores greatly.

He admitted the first year after the plaza was built a 10 per cent reduction could be

expected in downtown sales, particularly in food stores, but said the amount would be recovered by 1981 if the stores were in operation by 1980.

The study forecast a population of 13,300 by 1996, after a further expansion to the sewage plant.

It stated existing retail services are not providing the level of service associated with a market of this scale, and claimed a large number of people shop in Georgetown, Guelph and Brampton.

The report warned the town cannot afford to take a wait and see attitude and said there is a danger other areas will expand at the expense of Acton. "When you do want some supermarket like Zehr's it may be too late."

Joseph said a study in the Acton area asking the specific question on Zehr's

supermarket had an 84 per cent response favoring the development, and in the surrounding district an additional 78 per cent questioned favored it.

The survey also indicated 47 per cent of the residents shop out of town for food and 79 per cent of area residents do the same.

The report concluded by saying the development would be the most important addition to the Acton retail base over the next five years. "The absence of these facilities will produce a continuing deterioration in performance as the surrounding communities upgrade their retail facilities at Acton's expense," said the report.

Councillor Les Duby said he had people ask why the town did not favor the development immediately, and suggested they might not realize the effect on the rest of the town. "We have to look at the total public

interest." He said he had never heard of a second expansion to the sewage plant and had understood a maximum of between 10,000 and 12,000 populations was set.

Councillor George Maltby claimed downtown Acton had new vitality since the BIA was formed two years ago. He contended until Acton East is built up with houses "we should leave well enough alone, and allow infilling in the downtown area."

Planning board passed a recommendation saying the shopping plaza was premature since the population base in the Acton East area does not warrant it. It added it did not conform with Official Plan policies and could have a possible impact on the Acton urban commercial area.

Supporting spokesman Paul Nielsen were Don Mathieson, Don Lindsay and Ed Wood, who sat in the gallery.

# The Acton Free Press.

One Hundred and Fourth Year.—No. 17.

ACTON, ONTARIO, WEDNESDAY, OCTOBER 25, 1978.

Thirty-Six Pages.—Fifteen Cents.

## 29 run for 13 seats

A total of 29 candidates are running for municipal office in Halton Hills on November 13.

Last minute decisions and changes resulted in two newcomers joining the race in Acton, and in Ed Wood changing from area candidate to regional candidate. Ross Knechtel and Dave Whiting are both standing for area seats, with former regional councillor Pat McKenzie and incumbent Les Duby. There are two seats open.

Although Ed Wood had intended to run for the area seat, he is now seeking the regional post. He faces Roy Goodwin and Bill Coats for the single seat. Mr. Wood says he made the change last Thursday and will have no trouble re-arranging his schedule to "give the job the full time it requires."

Two of the candidates have been acclaimed. Russell Miller is again regional councillor for Ward Two, and Mike Armstrong is regional councillor for Ward Four. Hartley Sherk was also again unopposed to give him the Halton Hills seat on the Separate School Board.

It's a straight two man race for the mayor's chair with incumbent Tom Hill and councillor Peter Pomeroy fighting for the top spot.

Pomeroy is the owner of a sports store in Georgetown, is active in sports circles there and is a present councillor. He lives in Norval.

Tom Hill, the present mayor, lives in Glen Williams and was on Esquering Council before becoming mayor of the new Halton Hills.

In Ward Two (Esquering) Pat Patterson of Norval, well-known farmer and former O.H.A. referee-in-chief, will try to retain his seat, as will area councillor George Maltby, R.R. 2,

Acton, the production manager at Atlas Alloys. Both served on Halton Hills council the past two years. Nick Hunsley, R.R. 1, Georgetown, a heating inspector with the town of Mississauga, is seeking one of the seats. He was defeated last time.

In Ward Three (Georgetown) the last minute entry of former Halton Hills councillor Ernie Sykes into the race for regional councillor means a battle with incumbent Roy Booth for that seat.

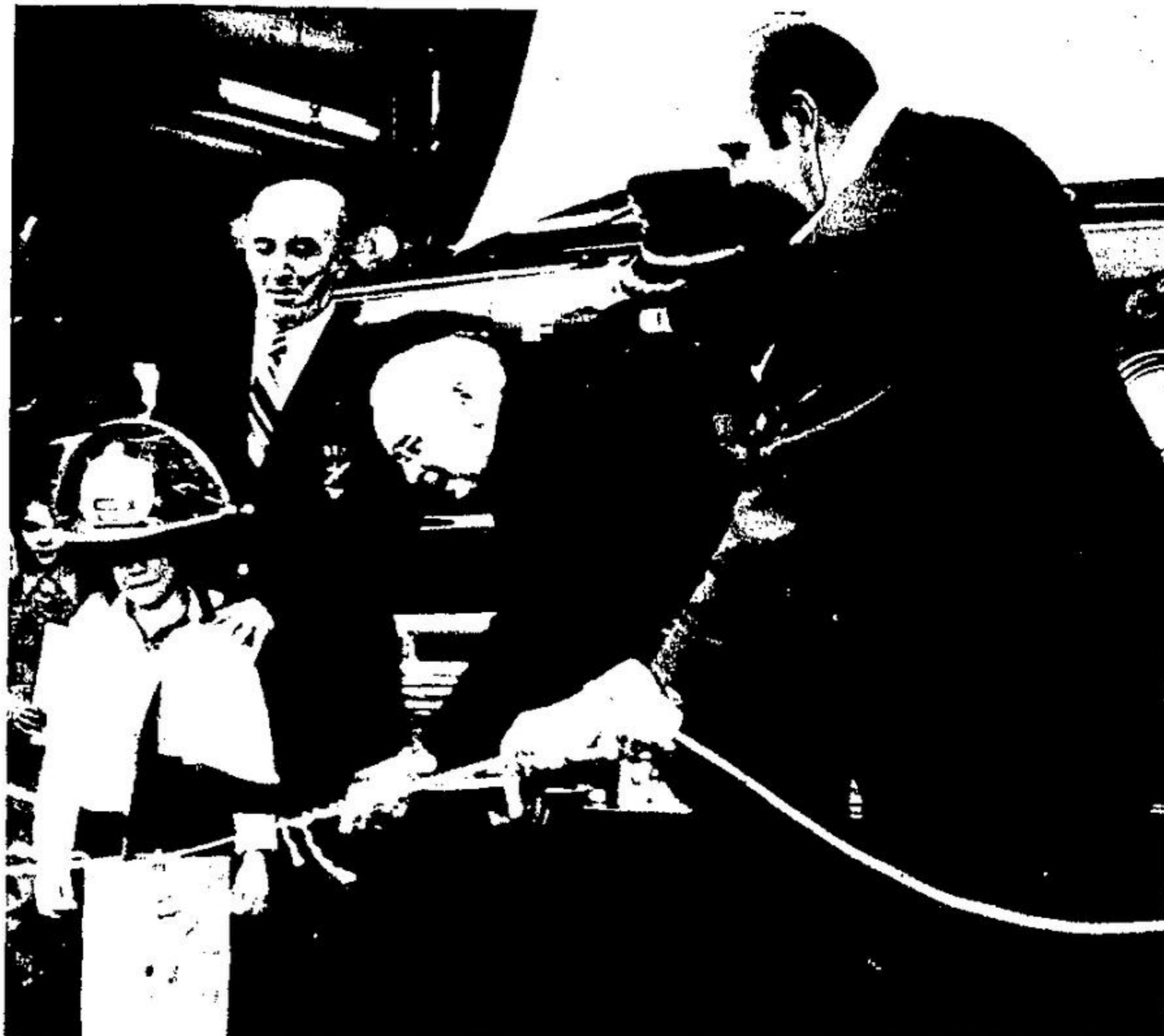
The area race has Walter Biehn, the only incumbent, and Bill Hunter, a 11-year veteran Georgetown councillor, Tut Harrison, also a veteran member of Georgetown council, and John McDonald, personnel manager at DGR Stationery, and local historian, in the race.

In Ward Four (Georgetown) there will be no election for regional council since councillor Mike Armstrong was acclaimed.

Two women and one man will try for the two seats as Ward Four area councillors. Incumbent Marilyn Serjeantson faces longtime Georgetown councillor Harry Levy, who was defeated for mayor last election, and Karen Morris, wife of present councillor Peter Morris who has decided to quit politics.

Two women and one man are also in the race for the one school board seat in Ward One and Two (Acton and Esquering). Incumbent Bert Hinton has been challenged by Pam Sheldon of Speyside area and Betty Fisher of Georgetown.

For the Georgetown seat, Lawyer Monty Hyde and incumbent Barry Shepherd will face off. Shepherd has served on the school board since March, appointed after Don Long resigned.



## Sunday's slice . . .

by Herb Ritchie

HERB RITCHIE wields the axe to cut the rope which officially opens the fire hall extension on Bower Ave. This ceremony on Sunday afternoon is witnessed by Mike Shannon, regional councillor Pat McKenzie, fire chief Mick Holmes and

building committee chairman Russell Miller. Mike's dad and grandfather are both fire-fighters, Dave Shannon and Alf Duby. There were tours and refreshments on Sunday afternoon.

## Consider standards bylaw

In order to qualify for a low interest loan for the Business Improvement Area of both Georgetown and Acton, the town of Halton Hills must first have a Property Maintenance and Minimum Standards bylaw.

These maintenance and standards would apply to all property, residential, commercial and industrial.

In addition, the town must have a minimum of 30,000 people. For this reason Acton and Georgetown have joined forces in making the application.

Councillor Roy Booth said a property maintenance bylaw had been discussed a few years ago. He warned the dangers of trying to find standards that did not infringe on people's rights. He said "there could be a case where a neighbor could complain if someone's grass is too long."

Councillor Walter Biehn suggested it could take the next two years discussing such a bylaw. "If your neighbor wants to paint his house purple with pink polka dots she should be able to do it."

The question of a Property Maintenance bylaw was referred to the 179 council.

## Clocks back this weekend

Acton and district revert to Standard Time this weekend. Clocks must be turned BACK one hour at 2 a.m. Sunday, Oct. 29 when the changeover officially takes place — or at bedtime Saturday night if you prefer.

Then you'll get back that hour of sleep you lost when Daylight Saving Time began last spring!

If you can't remember whether clocks go forward or back, think of the old adage: "Spring forward, fall backward."

## Highway main

A 10-inch sanitary sewer main on Highway 25 from Kingham to Ransom St. was approved by Halton Region last Wednesday. The cost is \$20,700, fully debentured.

HERB RITCHIE wields the axe to cut the rope which officially opens the fire hall extension on Bower Ave. This ceremony on Sunday afternoon is witnessed by Mike Shannon, regional councillor Pat McKenzie, fire chief Mick Holmes and

## Satisfactory condition

### Woman in hospital — hit by car Sat.

A woman who was struck by a car on Main Street Saturday evening is in satisfactory condition at Georgetown and District Memorial Hospital, according to hospital officials.

The hospital disclosed Monday Karen Cooper, 18, of 68 Main St. S. will remain in its care for a few days. She suffered a broken left ankle and cuts to her face and scalp. Halton Regional Police state the victim has about 20 stitches to the back of her head.

Miss Cooper was on the sidewalk when she was hit by the car, which carried her on its hood for a distance. The car turned east along Church Street, mounted the north

curb and swerved towards street. In the process it struck two other parked pick up trucks.

Halton Regional Police charged Leslie J. Winter, age 19, 39 Maria St. with criminal negligence in the operation of a vehicle and also for not having an operator's licence.

Damage to the Winter auto amounts to about \$1,000, according to police. Police also estimate damage to the parked pick-up trucks ranges from \$750 on the one owned by Peter Cripps, 24 Ransom St., to \$75 on the one owned by Stephen Oakley of Guelph.

## Approve sewer

On Wednesday Halton region council passed a bylaw approving construction of a 24-inch sanitary sewer on Acton's Main St. from Church St. to Agnes St. at a cost of \$42,550. Of this amount, \$36,170 is to be debentured, with the Ministry of the Environment grant \$6,380.



ROCK ROCK, one, two, three, that's the count. Now let's do the Cha cha cha. Harry Bonner (right) and instructor Tom Reinhart (left) get their feet orientated to the beat. Dancers age 16-60 meet for lessons every Thursday evening at Rockmosa Community Centre. More pictures on Rockwood page.

## What's inside today

Who's running . . . . .	Page 2
We get letters . . . . .	4
Shopping survey . . . . .	7
Legion bazaar . . . . .	8
Fire hall opening . . . . .	9
Wedding season . . . . .	10, 11
Board candidates talk . . . . .	12
Fluoride opinion poll . . . . .	13
Eramosa elections . . . . .	14
Countryside news . . . . .	15
Body found . . . . .	16
Cross country . . . . .	B1
Quarter century club . . . . .	B6
New dental hygienist . . . . .	B7
Who Does It? . . . . .	B7
Classified ads start . . . . .	B8
Real estate section . . . . .	R1-8



## Saturday's snip . . .

by Mayor Tom Hill

RED RIBBON, strung between two gilded fire hose nozzles, is cut by Halton Hills mayor Tom Hill Saturday night to commemorate the opening of the fire hall extension. At the ends are fire-fighters Dave Shannon and Don Van Fleet, while

fire chief Mick Holmes genially supervises. The ceremony was part of a speeches-and-dinner program in the new hall, which was followed by dancing.