

Committee discusses options for developing property

Council's municipally owned property committee is examining four options for development of the Stevens' property.

Option 1: Engage a professional designer to prepare the draft plan of subdivision.

Option 2: Engage a professional designer to prepare the draft plan of subdivision, but market the property before final draft plan approval.

Option 3: Prepare a draft plan for blocks of land, not individual lots. This way sale of individual lots would be left to an individual(s) who buys the excess property.

Option 4: Chairman of the committee, Councillor Finn Poulstrup, said details of this option can't be revealed at this time since discussions are going on now between the Town and another government body.

The four options, discussed at a committee meeting on April 30, were presented by planner Ian Keith.

As a result of discussing these land development scenarios, the committee also decided to have staff go ahead and have the Town's ownership of the property "placed

into Land Titles."

Poulstrup explained it takes three or four months to transfer ownership from registry to land title. This will prevent any claims from being placed against the title, and will also make it easier to prepare a reference plan. Staff has also been directed to prepare a reference plan to "identify the site in three distinct blocks of land, namely the municipal building site; the ravine or open space area (as determined by Credit Valley Conservation Authority, Poulstrup added); and the balance of the lands."

Another direction to staff from the committee is to discuss with regional staff and staff of other government agencies the "matter of development constraints or needs for the lands."

Poulstrup explained this recommendation is necessary since the committee has a number of servicing options for the site (ie. routes for servicing, design of water and sewer lines, etc.), but the region controls water and sewers and the committee doesn't want to waste time looking at options which

wouldn't be acceptable to the region.

Part of the committee's mandate is to study marketing options for the excess property, Poulstrup noted. One of the options the Town has is to advertise and then receive tenders to buy the property. Another option could be to list the land Multiple Listing Service (MLS) so that whatever broker sold a block or lot would receive the commission. That way, the land wouldn't be listed with just one broker, but all brokers could get in on the action and try and sell blocks or lots.

Still another option, one which the committee wants to take a closer look at, is for the Town to advertise it has land for sale and invite development proposals.

Poulstrup explained the committee is aware of other municipalities following this route, but aren't familiar enough with the procedures. A special subcommittee of Councillors Dave Whiting, Phil Carney and Marilyn Serjeantson has been appointed to explore this option more fully, obtain information from other municipalities as to

how this route is followed, and come up with examples of what Halton Hills could do.

The Town engineer provided information to the committee based on the R.E. Clippsham servicing report which was done in 1983 for the Stevens' property. Poulstrup noted the report, which was reviewed thoroughly before the land was bought, is simply being examined again.

There's a big difference in price if just the Stevens' land is serviced with water, sewers and hydro, than if all of the lands in the north-west corner of Georgetown in the vicinity of the Town property are serviced.

Poulstrup noted there's about \$300,000 difference if services are just brought to the Stevens' estate lot line than if the Stevens' property, Georgetown Hospital lands and other properties in the area owned by individuals and groups are all serviced at the same time. Poulstrup added the cost to service just the Town's land is "not too expensive", but if all the lands in the area are to be serviced then the municipality wants to make sure the costs are

recoverable. "We won't front end (servicing costs) for others."

When the time is deemed "appropriate" by the committee other landowners in the area will be approached by staff to discuss "feasibility of (their) participation in the servicing costs."

At its last meeting the committee also learned "the full data relative to the inventory of (surplus) Town owned lands should be ready for the next committee meeting. Also an "interim" report dealing with "internal" inspections by the Town and fire department of municipal facilities should be available for the next meeting too. This work has already started.

Besides Poulstrup, committee members Whiting, Carney, Serjeantson, Councillor Pam Sheldon and Mayor Russ Miller attended this meeting. Councillors Ross Knechtel and Harry Levy also went. Clerk-administrator Ken Richardson, engineer Robert Austin, planner Keith, treasurer Ray King, deputy planner Bruce McLean, fire chief Bill Cunningham and deputy clerk Delmar French were at the meeting.

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At the annual inspection and awards night of the Lorne Scots Cadets, last week, this smart group were presented with coveted awards. They are Pvt. Jackie Roden, Best First Year Cadet Pvt. Paul Clark, Best Second Year Cadet, Sgt. Daren Hodskins Best Third Year Cadet, Cpl. David Harnols Most Improved Cadet, Captain Patti Harnols, Initiative Trophy, and Warrant Officer Phillip Shaver Best Senior.



Lori is really up the wall. Here Lori, a Lorne Scot Cadet does some fancy rappelling down a wall at Georgetown Armoury. It was part of the Lorne Scot Cadet Inspection night, Wednesday.



Captain Patti Harnols of the Lorne Scots Cadets presents roses to Elizabeth Hodskins, for her dedicated support through the years.



It showed off the Lorne Scots Cadet first aid training, Wednesday night, but the staging was so real, a lot of watchers at the annual inspection and demonstration thought it really was an accident.

Region rejects call for four dumpsites

Confronted by a sudden challenge to find a landfill site in each of the four area municipalities, Halton region has reaffirmed its commitment to find a single dumpsite for all of Halton's garbage.

Oakville Councillor Fred Oliver sought to resolve once and for all the question of whether each municipality should take care of its own landfilling needs last week by introducing a motion that challenged Halton's direction on the issue over the past eight years.

Had it won council's approval last Wednesday, Oliver's motion would have had each area municipality suggest its own preferred site for landfilling, thus launching "a true, multi-site" approach to the issue.

Instead, council acknowledged the substantial cost involved in the multi-site approach to reaffirm its commitment to finding a central landfill site to accommodate all of Halton's solid waste.

At the same time, councillors waded through yet another small mountain of staff and consultants' reports concerning the selection process for candidate sites and Halton's attempts to gain approval for extended use of the existing Burlington dump.

In his own report to council, Oliver said "many citizens and politicians" have expressed concern over the possibility of a

central regional landfill site being located in their particular area.

"If we are not ready to accept the single-site approach as recommended," he contended, "we should accept a true multi-site approach and that is to have one landfill site...to service each area municipality's needs for the planning period which I am informed would be to the year 2008."

"I am mindful of the fact that this process will take additional time and require additional cost as far as the selection and approval processes are concerned, and I am informed that it will be less economic than the single-site approach."

Latest action on the region's interim waste disposal program, aimed at accommodating Halton's garbage until a central site is located and prepared, involved negotiations with the city of Burlington over Halton's continued use of its municipal dump.

Armed with an order-in-council exempting the Burlington extension from hearings under the Environmental Assessment Act, the region has obtained conditional approval from the city to continue using its site through February, 1987, if necessary.

The region's plans call for a four-phase continuation program, although consultants on the project indicate that only the first two phases will probably be needed.

Region studies new business approach

Halton region is moving toward a dual approach to business development, taking elaborate steps to guard against duplication and competition among the four area municipalities.

The municipalities are now being asked to comment on a proposal that would see them extend the basic service provided by Halton's business development office according to their individual needs.

The end result, more than two months away, will be a "delegation bylaw" through which the regional business development office department will allocate specific duties and activities to its counterparts in the four areas. The action arises out of a suggestion by Ontario's Ministry of Municipal Affairs and Housing.

Burlington Councillor Walter Mulkewich was alone in opposing the move, saying it will "legislate duplication."

Burlington Mayor Roly Bird commended the idea, however, claiming the dual approach to business development has worked well in his city.

Already behind the region's move are three meetings of a sub-group formed to "identify the scope of the business development function". Halton Hills deputy planning officer Bruce MacLean joined municipal staff from the three other areas as well as Halton business development officer Brent Kearse on the sub-group.

The chief officers from each municipality have also met several times, but were unable to reach a unanimous decision on how delegation of responsibilities should take place, with Burlington's chief administrative officer dissenting.

The resulting consensus, presented for general approval, would see both the region and areas share in the seven basic functions of business development—general research, special research, public relations,

promotions, marketing, sales and administration.

"For some of the area municipalities, the delegation bylaw then would simply mean they could legitimize what they have been doing in the past," regional chief administrative officer Dennis Perlin reported. "For others who may wish to expand what they have been doing in the past by adding human and/or financial resources, they can do so to whatever degree they wish."

"The only word of caution," Perlin added, "is that we should not be duplicating one another's efforts and our efforts should be to avoid competition with one another."

"We must always keep in mind that the goal—jobs and assessment—are of benefit to all of Halton."

Install Bishop June 18

Most Reverend Anthony Frederick Tomos will be installed as the eighth bishop of the Roman Catholic Diocese of Hamilton on June 18, at 7:30 p.m. in the Cathedral of Christ the King in Hamilton.

Bishop Tomos will be installed by His Eminence, Gerald Emmett Cardinal Carter, Archbishop of Toronto. Bishop Tomos will preach.

The Mass of Installation will be attended by parish representatives from across the Diocese. It will be preceded by a clergy dinner. Following the Mass, there will be a reception for the laity in Christ the King elementary school auditorium.

The Diocese of Hamilton includes Halton Hills.

Halton teacher contract talks coming to crucial point

by Alex Matheson

Halton's elementary school teachers are trying to get a contract settlement with the Halton Board of Education before the end of June. This would be the first time in years, said chief negotiator for the Halton Elementary Teachers Association Gary Sadler, that teachers would have a settlement before they left for the summer.

But for Halton's secondary school teachers, the situation is not nearly as tidy. The Ontario Secondary School Teachers' Federation, district 9 Halton, is still trying to get a 1983-84 settlement at the same time it is working on a 1984-85 contract with the board.

The holdup for the secondary school contract is the issue of staffing, said Joyce Bradley, OSSTF president. This is the main issue for both contracts and, although the solution would likely translate into a change in the pupil-teacher ratio, teachers wish to address the needs in each school.

HEA was in a similar position with the board last year, also over the issue of staffing. The board agreed to add six teachers, and a two-year contract covering 1982-83 and 1983-84 was signed.

At this point, said Bradley, the secondary teachers' negotiating team is not necessarily seeking a two-year contract, nor has it boiled staffing demands down to a

number of teachers.

She said that Halton secondary schools continue to have a p.t.r. in the bottom fifth of boards in the province. The situation, she said, has continued to deteriorate, despite staff having been added.

Both the elementary panel and the secondary panel have met with board negotiators for about half-a-day each week since talks began in February.

On the elementary front, said Sadler, housekeeping issues have been cleared up, but the two sides have yet to get into the traditionally contentious monetary issues.

This is the first time free collective bargaining has been in place since 1981.

After that year, the Province brought in controls on wages. Even yet the situation is somewhat unclear because of legislation, Sadler said.

Staffing remains a priority, he said, but it doesn't hold the pre-eminent position it did in the last two years when salaries were locked.

HEA, he said, is concerned about the gap

between cost of living and teachers' salaries and is looking for cost-of-living maintenance. Although the rate of inflation is 5.4 per cent, that is not the figure the teachers are looking for, he added.

The teachers have data, said Sadler, that suggests they have fallen behind the private sector in salaries. So far, there are too few public sector settlements to determine how they will go.

Both elementary and secondary panels have notified the board of what salary increases they expect, but negotiation on that matter has not begun.

Sadler expects to confront the "high profile" issues within the next two weeks.

Guard dogs need special training

See page B3