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NOTICE

Notice of application to the Ontario Municipal Board by the Corporation of the Town of Georgetown for approval of a By-law to regulate land use pursuant to section 35 of the Planning Act.

TAKE NOTICE that the Council of the Corporation of the Town of Georgetown intends to apply to the Ontario Municipal Board pursuant to the provisions of Section 35 of the Planning Act for approval of By-law No. 73-30 passed on the 22nd day of May, 1973. A copy of the By-law is furnished herewith. A note giving an explanation of the purpose and effect of the By-law and stating the lands affected thereby, is also furnished herewith.

Any person interested may, within fourteen (14) days after the date of this notice, send by registered mail or deliver to the Clerk Administrator of the Corporation of the Town of Georgetown notice of his objection to approval of the said By-law together with a statement of the grounds of such objection.

Any person wishing to support the application for approval of the By-law within fourteen (14) days after the date of this notice send by registered mail or deliver to the Clerk Administrator of the Corporation of the Town of Georgetown notice of his support to approval of the said By-law together with a request for notice of any hearing that may be held, giving also the name and address to which such notice should be given.

The Ontario Municipal Board may approve of the said By-law, but before doing so it may appoint a time and place when any objection to the By-law will be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the Clerk Administrator undersigned, the address to which notice of hearing is to be sent.

The last date for filing objections will be August 23, 1973.

DATED at the Town of Georgetown this 9th day of August, 1973.

G. D. PRITCHARD, Clerk Administrator
The Corporation of the Town of Georgetown, 36 Main Street, North
Georgetown, Ontario.

THE CORPORATION OF THE TOWN OF GEORGETOWN
Amendment to Zoning By-law 57-91
By-law No. 73-30

Council for the Corporation of the Town of Georgetown considers it advisable to amend Zoning By-law 57-91 to redefine the word "lot" for the purposes of the By-law to ensure that only one single family detached dwelling may be erected on any one parcel of land. Further, Council considers it advisable to amend Zoning By-law 57-91 to increase the minimum size required for a building lot in the Town of Georgetown where one or more of public water services and sanitary sewer services are not available. Finally, Council considers it advisable to amend the Zoning By-law to prohibit the location of any septic sanitary system within twenty (20) feet of any property which is zoned (O3) for conservation use.

By-law 57-91, as amended, has been amended by By-law 73-30, a copy of which is attached hereto, in order to provide for the foregoing by deleting paragraph 3.7) and substituting a new paragraph to be known as 3.7), and by deleting paragraph 5.1.1B and substituting a new paragraph to be known as 5.1.1B therefore, and by adding a further paragraph immediately after paragraph 4.10 to be known as paragraph 4.10A.

Section 3.7) presently provides that a "lot" means an area of land described as an undivided parcel of land in a registered plan of subdivision or described by metes and bounds in a registered deed. Section 5.1.1B presently provides that where no sewer or water services are available, the minimum lot area is to be 15,000 square feet; and where no water services are available, the minimum lot area is to be 7,500 square feet. There are presently no provisions in Zoning By-law 57-91 which prohibit the location of any septic sanitary system near a conservation zone.

G. D. PRITCHARD, Clerk Administrator
for the Corporation of the Town of Georgetown
36 Main Street, North,
Georgetown, Ontario.

THE CORPORATION OF THE TOWN OF GEORGETOWN
BY-LAW NO. 73-30
A By-law to amend By-law No. 57-91 as amended

WHEREAS the Municipal Council of the Corporation of the Town of Georgetown deems it necessary and advisable to amend By-law No. 57-91, as amended, by redefining the word "lot" as used therein, and by providing for the use of any septic sanitary system near lands designated under the said By-law as conservation lands;

AND WHEREAS said Council deems it necessary and advisable to provide the minimum lot size for residential development where sanitary sewers are not available to the property;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF GEORGETOWN ENACTS AS FOLLOWS:

- Paragraph 3.7) of Zoning By-law 57-91 be and the same is hereby repealed and the following substituted therefore:
"3.7) LOT: shall mean any parcel of land, whether or not occupied by a building or structure, which can lawfully be conveyed by way of deed or transfer by a natural person, other than Her Majesty The Queen, to a natural person, other than Her Majesty The Queen, without the necessity of obtaining a consent pursuant to the provisions of Part II of the Planning Act, R.S.O. 1970, Chapter 349."
- Paragraph 5.1.1B of Zoning By-law 57-91 be and the same is hereby repealed and the following substituted therefore:
"5.1.1B Where in this By-law a single family detached dwelling is included in the permitted uses in a zone, and where no public water services and no sanitary sewer services are available, the minimum lot area shall be 20,000 square feet; and where either one of public water services or sanitary sewer services are not available the minimum lot area shall be 15,000 square feet."
- Part 4 of Zoning By-law 57-91 be and the same is hereby amended by adding thereto a further paragraph to be known as paragraph 4.10A which said paragraph shall be inserted immediately following paragraph 4.10 and shall read as follows:
"4.10A SEPTIC SANITARY SYSTEMS: Notwithstanding anything to the contrary in this By-law no septic sanitary system or any part thereof shall be located less than 20 feet from any property zoned conservation zone (O3) under the provisions of this By-law."

This By-law shall come into force on the date it is passed by the Council of the Town of Georgetown, subject to the approval of The Ontario Municipal Board.

BY-LAW read a first and second time this 22nd day of May, 1973.
W. R. SMITH
Mayor
G. D. PRITCHARD,
Clerk Administrator

BY-LAW read a third time and finally passed this 22nd day of May 1973
W. R. SMITH
Mayor
G. D. PRITCHARD,
Clerk Administrator

AUCTION SALE

OF
HOUSEHOLD FURNITURE, ANTIQUES, GLASS AND CHINA,
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at the farm, lot 2 Conc. 4 on the 4th Line of Nass. Twp. Hallowell County, approx. 1½ miles south of Hwy. 461 and approx. 2 miles south east of Campbellville

FOR
Mr. and Mrs. Ed Parson
SATURDAY, AUGUST 18
At 12 Noon

FURNITURE & ANTIQUES:—Chrome kitchen table and 4 chairs. Oak table, round. Large oak extension table, china cabinet, buffet and dining chairs. Several oak bedroom dressers, single and double beds, steel bed with brass knobs, several odd, old wooden chairs. Old phonograph and records. Phonograph and radio combination. 2 old clocks, portable sewing machine. Several crocks, sealer jars, knitting machine, glass churn, sad iron, 2 pine lamp cupboards, rocking chair, small pine table, ice cream freezer (old). Old bells, some very old clay pipes, large glass chandelier, excellent condition, lobster trap, quantity of Norilake china, pressed glass, cups and saucers, lanterns, oil lamps, Pilgrim Bros. and Comp. soda bottle, 2 hand blown Cumming & Son soda bottles. Large free blown gin bottle, hand blown large Rose Lime Juice bottle. A number of hand blown ink blots with eagles. Plus many more good collectable bottles. Glass and china, some good old pieces and other household items too numerous to be mentioned. Quantity of books, African violets and other house plants.

APPLIANCES:—Refrigerator, Westinghouse dryer, wringer washing machine. Small electric heater, Marconi TV two vacuum cleaners.

FARM IMPLEMENTS & MISC.:—Hay loader, 6ft. grain binder, Goodson threshing machine, fanning mill, set of farm scales, circular saw. Farrowing crate, steel farm gate, good as new, 2 wheel steel farm trailer. Scrap iron, roll of new snow fence, and other small misc. items.

Terms are cash. No reserves. Farm is sold. Owner moving Sept. 1. Watch for Auction Sale sign for direction coming out of Campbellville.
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ARE YOU LOOKING FOR COUNTRY PRIVACY?—An elegant executive set in a valley on a four acre lot, with its own grove of trees. This spacious (3,300 sq. ft.) ranch bungalow of steel blue brick consists of a kitchen, dining room, living room with fireplace, a large walk-in closet in master bedroom, also four more bedrooms, den and large family room. This quality home may be finished in your personal color scheme. Asking price \$85,000.

OVERLOOK A VALLEY—A beautiful flag-stone home on the Credit River. A spacious living room with fireplace, comfortable kitchen and dining area, two bedrooms with bathroom on the main floor, upstairs are two bedrooms and second bath, full basement with basement garage. Asking \$41,000.00.

CALEDON HILLS—3 bedroom brick bungalow, finished-ree room with stone fireplace, spacious living room, lovely kitchen. You can own this lovely home with garage situated on 1 acre plus for only \$46,900.00.

4 ACRES WITH SCENIC VIEW—One year new pine log 3 bedroom ranch style bungalow with cathedral ceiling, broadloom throughout, antique brick fireplace, built in stove and oven. Let your wishes become a reality in this Orangeville location \$63,900.00.

EXECUTIVE HOME—Beautifully landscaped, easy commuting to Toronto. Located in a quiet area of Milton, with a lovely back yard that faces the park. Electric heated 4 bedroom home, large living room with adjoining dining room, cheerful kitchen, family room with glass doors to patio, broadloom throughout, full basement, attached garage. Asking \$58,900.00.

FAMILY LIVING AT ITS BEST—A beautiful backdrop home of white stone and white brick, backs on conservation area, 2 bathrooms, 3 bedrooms, living room, separate dining room, a tastefully color co-ordinated kitchen opening onto a spacious family room paneled in wild cherry wood with fireplace and sliding glass doors onto a patio with vented barbecue. Also a mud room, an essential for family with children. This home is in a pleasant nearby village. Asking \$55,900.

20 ACRE FARM—Close to Georgetown and Acton, 6 room house, bank barn, 2 implement sheds, spring fed pond. The land is all workable and all buildings and fences in good repair. Priced to sell at \$42,500.00.

IDEAL HOMESITE—9 acres in all, approximately 3 acres of land plus 6 acre lake. All for only \$12,000.00.

LARGE STANDARD BRED HORSE FARM—Ideal for the golden horse shoe circuit. This farm with everflowing stream has a ½ mile all-weather training track; one barn contains 9 large box stalls and an insulated paneled tack room, 2nd barn is used for brood mares. The two story home has 8 rooms. All buildings and fences in excellent condition. Asking \$98,500 with \$40,000 down.

JUST LISTED—Three bedroom brick bungalow. This is a well maintained home on a picturesque lot with mature trees. New gold shag broadloom in living room, hall and foyer. This home is a pleasure to show and is yours for \$37,900.

98 ACRES WITH BARN—Good stream across property. In Hillsburgh area, close to main road. Asking only \$50,000. Phone today.

IN MOUNT FOREST—Opportunity knocks. Garage business with building and lot, specializing in front end alignment, fully equipped, stock extra. \$28,000.00, asking.

W. F. HUNTER

REAL ESTATE BROKER
122 Guelph Street—Georgetown

THIS EXECUTIVE HOME—Ravine lot, quiet court location, two storey, 4 bedroom, 2 baths, beautiful large family room with fireplace. Walkout basement, broadloom in living room and dining room, and some appliances included such as stove, fridge, dishwasher. First mortgage of \$17,000 carries for \$175 per month I.P.T. 7 percent mortgage. Possession immediately. Must be seen to be appreciated.

HOME & BUSINESS—Prime location situated in a thriving village at intersection of No. 7 Highway and paved county road. 2 storey brick building in excellent repair, contains grocery store and all equipment, 6 room living quarters with large kitchen, separate dining room, living room with fireplace, 3 bedrooms and bath upstairs. This is an excellent year round business showing a good return from commuter and local trade. Asking \$11,900, plus stock. For further particulars contact this office.

WEST END—3 bedroom brick bungalow with attached garage on large fenced and nicely landscaped lot. Paved drive. Beautifully finished rec room with stone electric fireplace. Broadloom in living room, dining room and halls, all drapes and sheers included. Water softener. Hurry for this one they are selling fast in the area. \$45,900.

TERRA COTTA—brick and stone bungalow situated on 2 beautifully treed acres with small stream, 3 bedrooms, large bath, living room and dining room. Full basement, partially finished with family room, bath, workshop, and walkout to patio. Attached garage. Priced at \$59,500.

INCOME HOME—2 storey duplex with 2 self-contained completely separate apartments. Newly decorated throughout, separate entrances heating systems and hydro. Close to schools and downtown shopping. Phone for appointment. Asking \$43,000.

HOME AND BUSINESS—Excellent 6 room 2 storey, minutes to GO train, spacious living room with fireplace, formal dining room, 3 bedrooms, roomy kitchen and large sunporch. Business includes 2 large greenhouses with 2500 square feet under glass. Flower shop with flower cooler and all equipment, ideally located for an excellent retail outlet. Immediate possession.

RETIREMENT OR STARTER HOME—Good 5 room, 1½ storey home, detached garage and small barn on ½ acre lot, excellent garden soil. Two large bedrooms, family sized kitchen and living room. Convenient to schools and shopping. Call today.

20 ACRES—On Harris Lake, Parry Sound District. Two small cottages now on property, good investment for year round recreation. Asking \$18,000.

FARM—90 acres - 10 acres of bush, balance level land, bank barn. Storey and a half modern farm house with living room, dining room, kitchen, 4 piece bath and 2 bedrooms downstairs and 2 up. Mature trees around house. Would make a splendid horse farm.

20 BEAUTIFUL ACRES—Within 5 miles of Acton. Easy access to 401. This is gently rolling arable farm land with about 10 acres of bush and a small stream at rear with possibility for a pond. Priced to sell at \$1000 per acre.

INVESTMENT PROPERTY—80 Acres of farm land adjacent to the Town of Acton, having a large 11 room brick house, attached garage, large dairy bank barn, good stabling, milk house, implement shed. Railroad at rear of property. Town water and sanitary sewers along front of property. Close to No. 7 Hwy. 6 mths. possession. Vendor will take back a large first mortgage, substantial down payment.

HAVINE LOT—In Town, 60x160, ready to build.

TOWN BUILDING LOT—Close to downtown fully serviced ready to build.

TREED BUILDING LOT—160x800, good location, separated, ready for building.

PRESTIGE BUILDING LOT—½ acres, 1 mile from Georgetown, ready to build.

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GEORGETOWN HERALD,
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