

Town planning board reconsiders small lots

Concerns over traffic congestion along Highway 7 in Georgetown and the proliferation of small commercial plazas have prompted the town planning board to take a second look at a cluster of small industrial lots proposed for development on Guelph Street east of Armstrong Avenue.

Despite willingness on the part of planning staff and board chairman Ray Booth to approve the proposal in principle, intermediate planner Jim Shewchuk was directed last Wednesday to reassess the plan submitted by Cherrytree Developments Ltd.

Taxpayers' group won't take active part in election

The Halton Renaissance Committee, a parents and taxpayers' organization founded several years ago to monitor the workings of the Halton Board of Education, will not be taking an active part in the forthcoming municipal election, according to its chairman, Gordon Reade of Oakville.

Unlike past election years when Renaissance has endorsed candidates for the school board, Mr. Reade said, the committee now generally believes board members are gradually "coming around to common sense" and need not be directly challenged by designated Renaissance contenders.

Mr. Reade, who succeeded Rev. Ken Campbell of Milton,

While planning director Mario Venditti assured board members that any partial commercial use of the industrial lots would be controlled and restricted, Coun. Pete Pomeroy speculated that commerce could gradually replace industry at the site and ultimately turn the area into a commercial plaza. He cited one "industrial" building in the area already where a store outlet occupies 100 per cent of the floor space.

Coun. Booth pointed out that Halton region's industrial development officer, Bill Marshall has expressed some opposition to the proposal in its current format, but not because of its potential for commercial uses. Mr. Marshall's concern involves traffic flow in and out of the site, Coun. Booth reported, a problem which could be resolved by the proper realignment of access routes.

"I don't think we're ready to decide whether or not we should be accepting this type of development," Coun. Pomeroy maintained. "We need more information about it."

Coun. Marilyn Serjeantson refused to endorse the proposal unless better accommodations can be made for traffic. She suggested the site would be better re-located further north in the industrial park off Armstrong Avenue.

Coun. Russ Miller added that he could not accept a proposal for 11 small industrial lots, while Coun. George Malby warned that the town would have to guard against "back-door commercialism" in the form of second owners seeking permission for new uses of the site.

"I think there's already too many small industrial buildings in the industrial park," Coun. Walter Biehn agreed.

Coun. Booth recalled that there has been a constant demand for small industrial lots since the days he served on the former town of Georgetown's industrial commission. Mr. Marshall, he added, has indicated that half-acre lots for industry are "very saleable."

"We've got to provide jobs," Coun. Booth told the board, "so anything we can do to support industry in this town has to be done. I'd rather have a lot more traffic flowing onto Highway 7 than divert it onto the side streets. That's what the highway's for."

The staff recommendation requesting approval for the plan was defeated nevertheless. Allowing that she appreciates the need for more industry in Halton Hills, Coun. Serjeantson said she could support the proposal if the developers could find a way around the traffic congestion problem.

"I'd like to see new industry here as bad as anyone," Coun. Miller said, "but we always seem to get inappropriate proposals that we jump at because there's nothing else. We get lots of promises for larger industries, but they always seem to go to Oakville and Burlington."

Coun. Pomeroy contended that the board is right to reject the proposal and this inform the developers that their plan is presently unacceptable. Cherrytree is fully entitled to return to the board with a revised concept, he pointed out.

Coun. Malby warned that any development proposal for the site is going to require at least six months before it can be implemented, but the board voted to send the Cherrytree plan back in the hopes that improvements can be made.



Diane Ails models a tailored suit in grey tweed with black buttons. A black trench coat lined with matching wool and a tweed hat complete the outfit. The suit is worn with a white tailored shirt and a man's necktie.



This two-piece dress in mauve crepe patterned with purple teams with a mauve sweater in imitation chenille. The pleated wrap skirt is left open to show a glimpse of leg depending on the wearer's whim.

FASHION SHOW

Election results don't surprise

Reaction to results of Monday's by-elections ranged from surprise, satisfaction and elation to disappointment among Brampton-Georgetown's candidates in the next federal election.

High density apartment buildings for senior citizens cost developers a total of \$385 in levies to build.

Elsewhere in the report, Mr. King explained that some of his conclusions and recommendations were based on the assumption that Georgetown will grow in population to 30,000 during the next ten years, while Acton's population will increase to 10,000 and Esquesing's will grow to 15,000.

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Ross Milne, Peel-Dufferin-Simcoe Liberal MP, who will be running Brampton-Georgetown, said in a telephone interview yesterday that the by-election results disappointed and "somewhat surprised" him.

He sees the vote as a "sharp message to Ottawa" over economic and other issues. He feels this was a very substantial protest vote and an important point was made.

John McDermid, Progressive Conservative candidate in Brampton-Georgetown, was "extremely pleased but not surprised" by the by-election results.

"I guess we'd win nine seats," he said, "and we took 10. I think the Conservative policies on tax deduction on mortgage interest rates and municipal taxes were a big plus."

LIBERAL IMAGE: Mr. McDermid feels the policy shows the Tories ingenuitly and people now realize they are ready to lead after the next election.

He doesn't think the Liberals can turn their image around in the next six months. He predicts the next six to eight months will see a major Liberal campaign carried out but is confident the Conservatives can win the coming election.

"It should be a very, very interesting session in parliament," he said.

Brampton-Georgetown New Democratic Party candidate David Moulton was pleasantly surprised by the unexpected NDP win in Newfoundland feels that although the party couldn't translate the increased popular vote into House of Commons seats they still made gains across the board next election.

A predicted right wing movement didn't materialize he said, and thus feels that the small "c" conservative movement in economic policies and social policy is not as massive as it was thought to be.

While the Conservatives' and the NDP are both having trouble making headway in Quebec, Mr. Moulton suspects that the Tory Income tax policy may not retain its appeal over the coming months once Conservative leader Joe Clark has begun answering questions on it.

Mr. Moulton feels that the vote indicates some personal resentment of Liberal leader Pierre Trudeau but the basic fault was dissatisfaction with government policy.

"They've made a number of promises and failed to deliver," he said, but he thinks the results indicate that people are still hesitant to vote for Joe Clark.

On the local scene Mr. Moulton is looking forward to a very tight three-man race. He doesn't expect to see the Liberal vote deteriorate in this area because Mr. Milne has been a good constituency man and looked after his voters at home.

Approval expected for operating budget

Halton Hills' 1979 operating budget is expected to be approved by the town's incoming council by Mar. 15, according to a budget schedule adopted by council this week.

Essentially the same as last year, the schedule will see budget forms, guidelines and a timetable placed before all operating departments by the end of this month. A draft budget based on all department requests would then be forwarded to the finance and administration committee for review by Feb. 15.

In the two subsequent weeks, the town works committee will examine its needs and submit revisions to the finance committee. Final adjustments will be made by the town treasurer in early March.

GIANT INCREASE: Also accepted by council Monday night were guidelines for the budget, including assumptions based on available information that taxable assessment will increase by two per cent in 1979, provincial grants will increase five per cent, town revenue from licensing, permits and recreation will increase five per cent and the town will have a \$50,000 operating surplus from 1978.

At the same time, treasurer Ray King said, salaries and benefits for town employees are expected to increase 7.5 per cent, materials and supplies costs will increase six per cent and capital expenditures from the operating budget will increase six per cent.

According to Mr. King's guidelines, \$2,975,189 will have to be raised for general town-wide purposes, for an increase of 11 per cent over 1978. Such a budget would require an overall mill rate increase for urban residents of 9.2 per cent, or about \$18 for the average home. Esquesing residents would face an 11.5 per cent mill rate increase, amounting to nearly \$19 for the average assessed home.

Mr. King blames the province's decision to eliminate transitional grants next year for the larger Esquesing mill rate hike. As of 1979, he explained,

rural ratepayers will be taxed the same rate for general town purposes as the remainder of the town.

DO BETTER: Coun. Roy Booth suggested that the town would do better to employ the newly developed "zero-base budgeting system," by which all departments would begin their budgets with a "zero per cent increase" over 1978, and justify any increases from there. Mr. King responded that such a system is not working effectively in any municipality where financial needs are well-documented.



SMALL WORLD!

UNITED NATIONS International Year of the Child 1979. Celebrate the 25th anniversary of the United Nations Convention on the Rights of the Child. The year is dedicated to the well-being of children. The United Nations has declared 1979 as the International Year of the Child. The theme is "Children and Development". The United Nations is the largest international organization in the world. It has 119 member states. The United Nations is committed to the well-being of children. The United Nations is committed to the well-being of children. The United Nations is committed to the well-being of children.

For information Write to: BOX 91 Georgetown

Baha'i conference at Waterloo U.

A Baha'i conference at Waterloo University on Oct. 7 centred on the theme Raising Children is Everybody's Business.

The Baha'i faith is based on the teachings of Baha'ullah, and pivot around a belief in the

unity of mankind, the final stage. Baha'is believe in the social evolution of man's collective life on earth.

Just as families were united into tribes and tribes into city-states and city-states into nations, so today is national loyalties must inevitably be replaced by a common loyalty to the entire human race, they say.

Thus the community must share the parents' goals, and work with them to teach children to be kind, just and hopeful and defeat the influence of violence and cynicism which youngsters encounter.

A comprehensive report on the situation has been requested. Board chairman Roy Booth said that a reduction in levies for high-density apartment buildings, in particular, should be considered if the town is to overcome its "zero occupancy rate."

High lot levies concern board

The town planning board is concerned that lot levies being charged by the town and by Halton region for the development of residential accommodations in Halton Hills are high enough to be scaring would-be developers away.

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Come to Church

<p>ST. GEORGE'S CHURCH Anglican Rev. R. Gallagher B.A., S.T.B. Sunday, October 22 22nd Sunday after Trinity 8 a.m. The Eucharist 9:30 Family Eucharist 11:00 Morning Prayer 9:30 & 11 Church School 9:30 & 11 Nursery Provided</p>	<p>GEORGETOWN ALLIANCE CHURCH 14 Main St. S. Pastor Peter Ralph Sunday, October 22 9:45 a.m. Sunday School 11:00 a.m. Morning Worship 6:30 p.m. Evening Service. Everyone Welcome Come make our church your church.</p>
<p>HALTON HILLS PENTECOSTAL ASSEMBLY Tratagar Rd. and No. 7 Highway Pastor Rev. E.J. Friesen Sunday, October 22 10 a.m. Family School 11 a.m. Morning Worship 7 P.M. Evening Service Tuesday 7:30 Mid-Week Prayer & Bible Study</p>	<p>IMMANUEL LUTHERAN CHURCH Windsor Road at Corole St. Vacancy Pastor Rev. Arthur Rader Sunday, October 22 9:00 a.m. Worship Service 10:15 a.m. Sunday School Worship Service Church of the Lutheran Hour MAPLE AVENUE BAPTIST CHURCH 177 Maple Ave. Georgetown Sunday, October 22 9:45 Sunday School 11:00 a.m. 6:30 p.m. Pastor Ed Mitchell 11:00-12:15 Sunday School for the deaf</p>

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