

Lawsuit possible over region HQ



The Georgetown Rotary club present awards to the 11 students who raised the greatest amount of money for the club during its recent skate-a-thon at the Alcott arena. Winners picked up their prizes Tuesday evening. The amount of money raised by the youngsters is shown after their names. Winners were from front from left: Wayne McNiven (\$120.80), Lynn Havelal (\$140.40).

Sherri McIntyre (\$151.20), Jason Knight (\$214.60), Colleen Murphy (\$100.20), Brian Peacock (\$310), and Rick Snyder (\$100.50). Back row: Tim Davis (\$118.40), Shelley Foskett (\$90.20), Rick Eastwood (\$219), and Whitney Greig (\$141.30). An additional 39 students will also receive prizes. (Herald photo)

Plan amendments help region's case

By PAUL DORSEY
Herald staff writer

Recent amendments to the Ontario Planning Act, including one which assists Halton region in its efforts to establish a major landfill site in rural Milton, were reviewed in part by the town planning board last week.

Planning director Mario Venditti told the board Tuesday that the amendments, enacted in the Legislature Dec. 15, will eliminate a great deal of the red tape slowing down the planning process. It is his "firm belief," he commented, that the changes implemented are aimed at returning authority over planning matters to the municipalities.

FIELD STUDIES

An amendment to Section 19 of the Act, Mr. Venditti explained, will enable solicitors for Halton region to introduce the results of preliminary field studies as evidence before the Ontario Municipal Board, which is presently conducting hearings in Milton into the region's application for permission to establish a 240-acre regional dump in that municipality.

Opponents of the region's landfilling plans, he said, had sought an injunction before the Supreme Court of Ontario that would have prevented the region from conducting any preliminary studies at the proposed site of the Milton dump. The injunction was granted on the basis that the Planning Act formerly stated that no public work may be undertaken which does not conform to the local official plan as was the case in Milton.

The amendment will not allow a municipality to take preliminary steps where it is considering a public work that would not conform to an official plan.

In accordance with the Supreme Court decision in the case entitled Holmes et al versus the regional municipality of Halton, the region's hand would have been tied since the judgement precluded regional council from legally spending money to investigate the physical suitability of the site until the OMB issues a decision on the application.

PRESENT STUDIES

"As a result, the region may not be able to adequately present engineering studies in support of its case, and the amendment overcomes this difficulty," a bulletin issued by the ministry of housing explained. "The Act, however, would still not allow any public work to be actually undertaken until the official plan was amended."

Another amendment outlined by Mr. Venditti seeks to resolve ambiguities in the intent of Section 29 of the Act, which deals with subdivision control. Shortcomings that existed previously in the legislation, he said, had all affected agencies confused, including the Land Division Committee.

According to the new revisions, however, consent for the conveyance of any parcel of land is only required once, rather than being required upon each subsequent conveyance, as was previously the case.

"It should be noted that this amendment applies only to consents given in the future and not to parcels of land that have been created by past consents," the ministry bulletin pointed out.

SAVE TIME

A further amendment which Mr. Venditti predicted will save a great deal of time for the town and developers is a revision to Section 35. In the past, he said, development amendments to the town's zoning bylaw had to be forwarded to the OMB even if council was in full agreement to the application and there were no public objections.

As a result of the section's amendment, however, when there are no public objections received to an application for a zoning change, the bylaw granting that change need not be sent to the OMB.

Coun. Roy Booth agreed that the revision will indeed save all concerned a great deal of time in obtaining approval for developments that conform to

By PAUL DORSEY
Herald staff writer

Halton regional council will decide today (Wednesday) whether or not \$70,000 owed to the Downsview contractor who constructed Halton's new administrative headquarters in Oakville will be withheld until some 43 minor structural deficiencies in the building are repaired.

Despite a letter from the contractor, Newtown Construction Inc., which threatened legal action if payment is withheld, the regional administration committee last week recommended that \$70,000 of the contractor's bill should not be released until problems have been rectified.

DECISION FOLLOWS

The decision was made following a tour of the \$2.7 million headquarters by committee members last Wednesday, prompted by problems in the building during the week previous, when region employees had to work in both chilly and humid temperatures and endured disruptions in the plumbing system, all due to building deficiencies.

After accompanying the committee members on their inspection tour, architect Dennis Peters admitted that the quality of workmanship was poor, but advised against withholding as much as \$70,000 of the contractor's payment.

Mr. Peters suggested that the withholding of \$45,000 would be sufficient to bring the contractor back to complete his work, and reminded the committee that his firm had already issued a substantial completion certificate to Newtown in which various minor deficiencies were noted.

The architect conceded that the region can legally withhold up to \$55,000, a figure determined through a formula used to calculate the amount of the work completion certificate.

During the inspection tour, an angry Oakville Mayor Harry Barrett repeatedly pointed out structural defects, but on many occasions, Mr. Peters

countered the mayor's remarks and defended the contractor. He nevertheless described the tour as an eye-opener and commented that the standard of construction work, as in other trades, has greatly deteriorated in recent years.

COMPLETE WORK

If the contractor failed to complete his work and rectify

problems, Mr. Peters assured the committee, his performance would become a factor and his reputation would suffer.

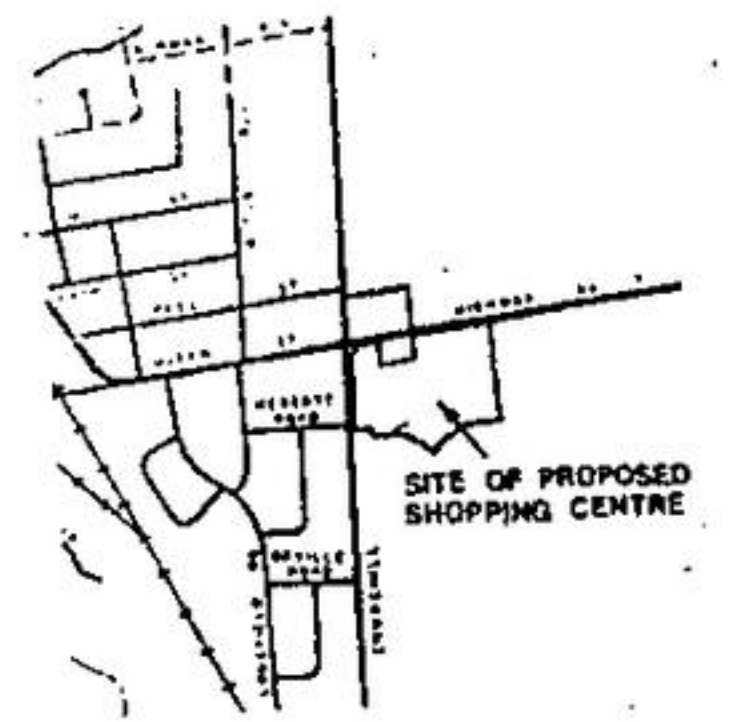
The committee agreed that \$312,000 should be released to the architect and defined terms by which the contractor would be paid by instalment as portions of the work are completed.

Of the \$70,000 to be withheld, \$20,000 would apply to the need for double glazing and caulking of windows. The bulk of the remainder would be designated for repairs to cracked ceilings, water stains, short acoustic panels, unfinished council desks, misplaced microphones and roof leaks.

That the Subsidiary Planning Board for the Town of Halton Hills, will hold a Public Meeting to discuss and explain a Shopping Centre proposed for the Site as shown on the above map. Plans for the Shopping Centre will be available at the meeting and are also available at the Municipal Planning Office.

NOTICE OF PUBLIC MEETING

That the Subsidiary Planning Board for the Town of Halton Hills, will hold a Public Meeting to discuss and explain a Shopping Centre proposed for the Site as shown on the above map. Plans for the Shopping Centre will be available at the meeting and are also available at the Municipal Planning Office.



ALL INTERESTED CITIZENS ARE WELCOME

Time: 7:30 p.m. Wednesday, February 14th, 1979.

Place: The Cafeteria -
New Acton High School,
Churchill Road North,
Acton, Ontario

M. P. Venditti, B.A., M.A.
Planning Director,
Town of Halton Hills.

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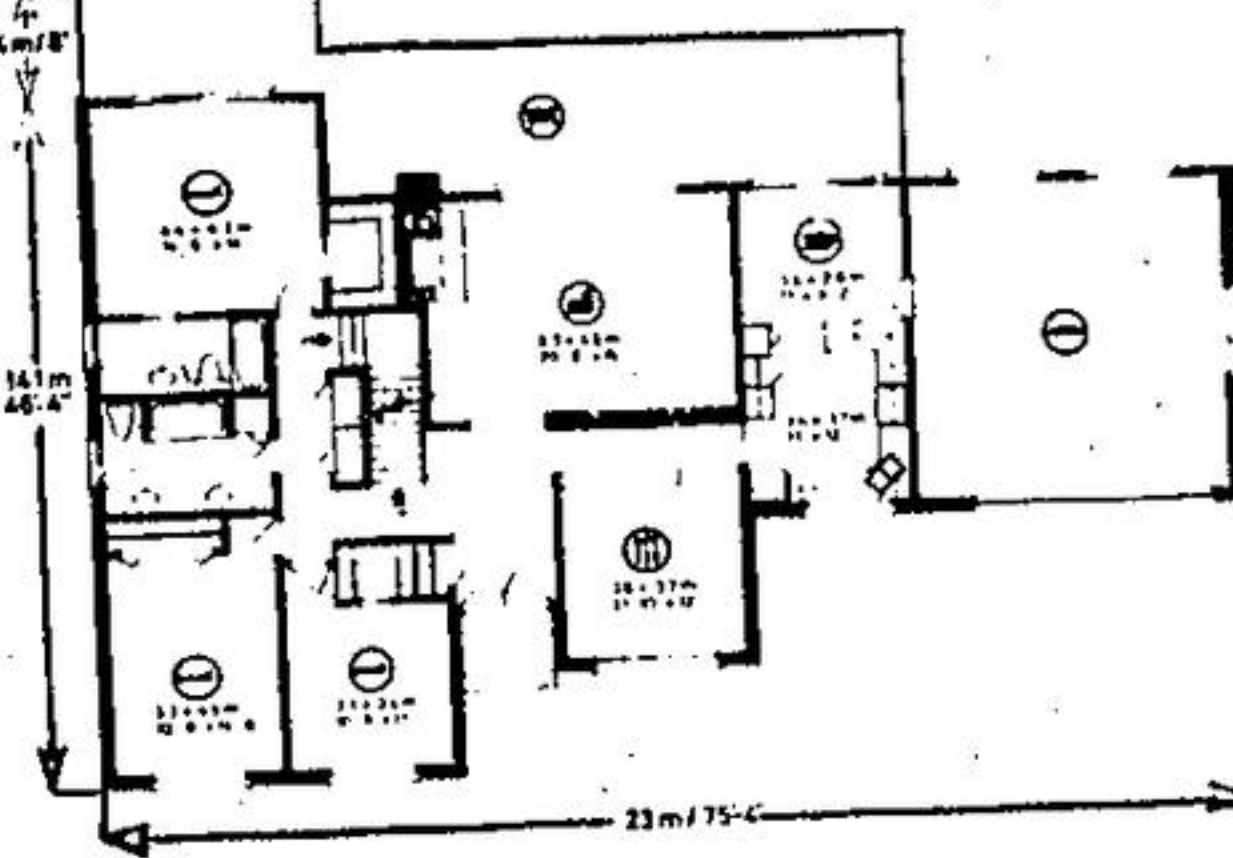
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SPACIOUS AND DISTINCTIVE REAR VIEW

This outstanding three bedroom home features all of the exterior characteristics so appealing to Eastern Canada - a brick veneer with stucco at the basement level, horizontal siding, shuttered diamond-paned windows, a shake or shingle roof and a weather protected entrance.

The formal double doors open into a large reception foyer, complete with a guest closet, and lead naturally to the living room at the rear. The beamed ceiling, full picture window, cantilevered fireplace with slate hearth and the built-in planter create a warm and inviting interior for entertaining.

The separate dining room features a shelving unit to display fine china and serving trays, while dividing the area from the main hallway. This formal dining area is conveniently located next to the well-planned kitchen, in which abundant cupboard and counter space and separate pantry and broom closets, make it a homemaker's delight.

The adjacent dinette opens onto the rear deck where the outdoor barbecue is built into the fireplace wall for informal dining in fine weather.

In the bedroom wing on the main level the master bedroom opens onto the rear deck via-sliding glass doors and also features a three-piece ensuite with tub and an oversized walk-in closet. The two additional bedrooms are of generous size and have front facing windows. Both have abundant storage space and one incorporates a walk-in closet.

The family bath has a double vanity sink and five shelf towel closet. Two additional linen storage closets are located in the bedroom passageway near the studio stairs.

A spacious library/studio is located over the bedroom area, and may be used as an office by the professional family, or as an informal entertainment or hobby centre. The area could also be developed into additional bedrooms for guests or an expanding family. It also has access to abundant attic storage space.

The unfinished downstairs family room opens onto the grade level and has a rough-in fireplace and plumbing for a recreation room and three-piece bathroom with shower.

Plans for design No. 75-1852 may be purchased either by the single set, at a cost of \$70. for the first set and \$10. for each additional set, or by the package. A five-set plan package, including the first set, is economically priced at \$100. and an eight-set package, also including the first set, is only \$125.

Whichever method you choose, please include \$5. for postage and handling. Ont. residents add 7 per cent sales tax.

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THE OCCUPATIONAL HEALTH & SAFETY ACT, 1978 (BILL 70)

The Occupational Health and Safety Act, 1978, (Bill 70) was given Royal Assent December 15, 1978 but has not been proclaimed as of this date. Copies of the Act are available from the Ontario Government Bookstore, 880 Bay Street, Toronto, Ontario M5S 1Z8.

Price - 35c per copy

A limited number of single copies is available from the Ontario Ministry of Labour offices in Hamilton, Kenora, Kingston, Kitchener, London, Ottawa, Sault Ste. Marie, Sudbury, Thunder Bay, Windsor and the Information Services Branch, 400 University Avenue, Toronto, Ontario M7A 1T7.

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