

# Subdivision goes to public meeting

A public meeting is to be held concerning a proposal before the town planning board for the development of a 102-unit residential subdivision on the former MacLaren farm at River Drive and Maple Avenue in Georgetown.

H and C Investments Ltd. wishes to build 41 street townhouses, 29 semi-detached homes and three single family homes on the 20-acre farm formerly owned by Alexander

for industrial and agriculture use.

A date has yet to be set for the public meeting at which citizens will be permitted to voice their concerns, objections or support of the proposal before the planning board. Subject to favorable public response, the proposal would then receive municipal approval.

**QUITE HILLY**  
Planning director Marlo

Venditti noted in a report the proposed site is quite hilly in parts but allows ample space for residential development. The site plan seeks to preserve portions of the slopes, and leaves an open area for use as parkland.

Officials consider both the CNR rail line and Varian Associates plant which abut the site to be compatible to the residential subdivision, although noise control measures

have been recommended to alleviate problems stemming from the railway.

Mr. Venditti reported the former town of Georgetown amended its official plan in 1971 to allow for the residential use of the industrial site, but withdrew the amendment three years later after the provincial government deemed development proposals premature due to the air pollution caused by the Domtar

paper mill and landfill site.

Both the plant and dump have closed or are about to close.

The planning director called the site's accessibility "an area of major concern" having drawn reservations from the town engineer, fire chief and police department. Mr. Venditti suggested conditions be included in the approval agreement to meet all concerns.

## Apartment OK with planners despite petition

A petition signed by some 32 objecting neighbors failed to change the town planning board's mind last week about developer Al Pilutti's proposal to build a 60-unit condominium apartment complex on Hall Road in Georgetown.

The board gave conditional approval to the application filed by Mr. Pilutti's O and P Construction Ltd. to develop the condominium building along with 23 single family homes and a park on a 9.5-acre site in Georgetown's east end.

Several homeowners whose properties abut the proposed site were told at last week's board meeting that they could address council when the board recommendation for approval came up last night (Tuesday). The results of that meeting were not known at press time.

### CITIZENS CONCERNS

Responding to the concerns of citizens in his ward, Coun. Harry Levy asked Mr. Pilutti last week whether his plans have progressed too far to consider trading the site for some unspecified town-owned land elsewhere in the community.

Mr. Pilutti said he has already waited longer than the required time period for municipal approval of the project. Despite the fact that he has borrowed money at a large interest rate for the project, he said, he has chosen not to challenge the town's slowness before the Ontario Municipal Board, as is his right.

Mr. Pilutti again stressed the urgent need to develop apartment type accommodations in Georgetown. Residents of the area in question are concerned over the loss of green space, he said, but few

citizens would approve of a town expenditure of "a couple of hundred thousand dollars" to accommodate the interests of developers.

"The mayor said on the night the budget was passed that he wanted to offset taxes next year through development," Mr. Pilutti recalled. "We're prepared to get going with this."

Coun. Levy maintained that objecting residents are correct in calling the condominium proposal incompatible with the neighborhood. Although he admitted that he did not have a specific site in mind when he suggested a trade with Mr. Pilutti, Coun. Levy expressed confidence that something could be "worked out".

### NO VOTE

Coun. Levy was joined by his Ward 4 colleague, Marilyn Serjeantson, in opposing the conditional approval. The town's other Ward 4 representative, Coun. Mike Armstrong, was chairing the board meeting and could not vote on the issue. All other board members present voted in favor of the project.

Town planning director Marlo Venditti pointed out that O and P Construction Ltd. would be donating ten per cent of the total site to the town for use as parkland, instead of the required five per cent. In addition, the company will be paying for a traffic impact study of the area to determine whether the new units will create serious problems.

Larger lot frontages, additional parking areas and municipal services and other amenities are among the concerns which will be resolved according to conditions specified by the board.

# DAWE

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Great value for this 2 storey home with double car garage, walkout to pool, finished recreation room and stone fireplace. Expert decorating and landscaping \$69,999.00.



**4 BEDROOMS**  
\$62,900.00 sounds like half price for this 2 storey home with single attached garage, central air, large kitchen, 2 washrooms, rec. room with brick fireplace, fenced yard, paved drive and shows like a silver dollar.



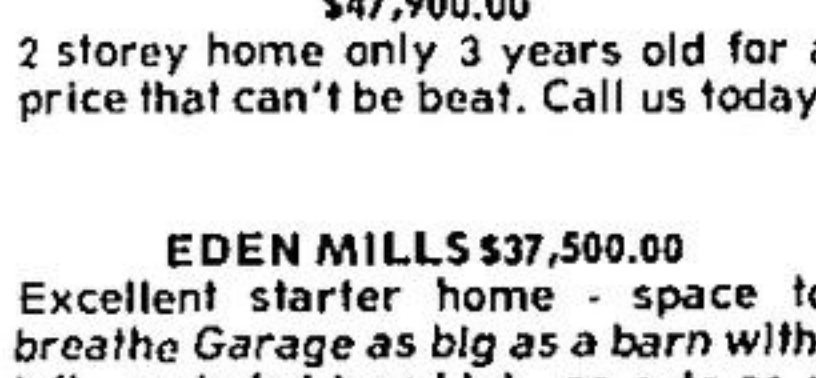
**\$58,900.00**  
This 2 storey 4 bedroom home is only 4 years old. It backs onto green space and is fully fenced, with attached garage. The basement is strapped and ready to go for your personalized recreation room.



**COUNTRY HOME \$48,500.00**  
2 bedroom bungalow and detached garage, private lot with mature trees.



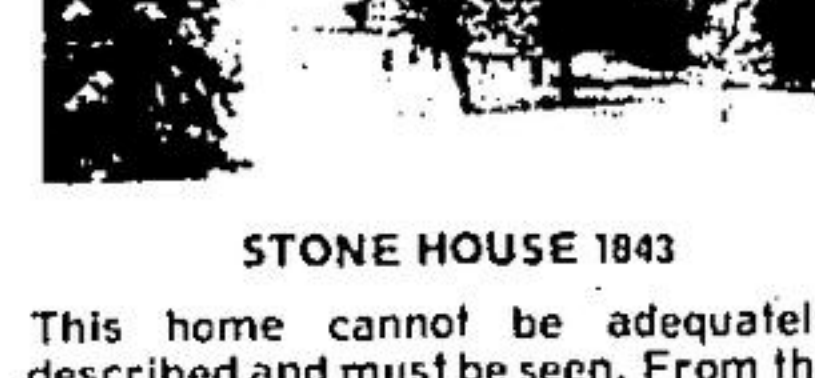
**3 BEDROOM BUNGALOW**  
Extra large lot 150 feet deep. Ground floor laundry room and recreation room with wet bar and fireplace. This home has been completely decorated and must be seen for only \$56,900.00



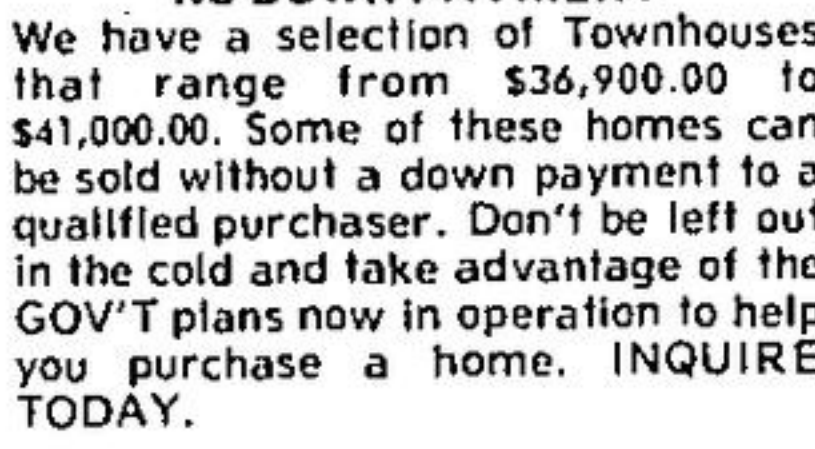
**\$47,900.00**  
2 storey home only 3 years old for a price that can't be beat. Call us today.



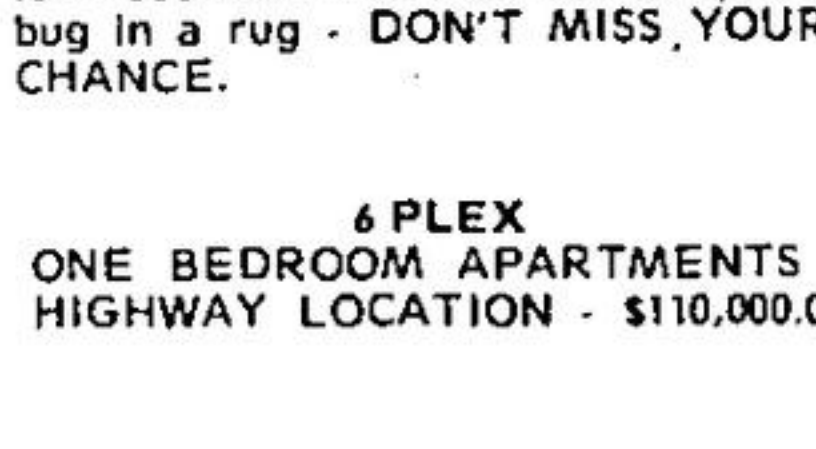
**EDEN MILLS \$37,500.00**  
Excellent starter home - space to breathe! Garage as big as a barn with loft - secluded treed lot - as cute as a bug in a rug - DON'T MISS YOUR CHANCE.



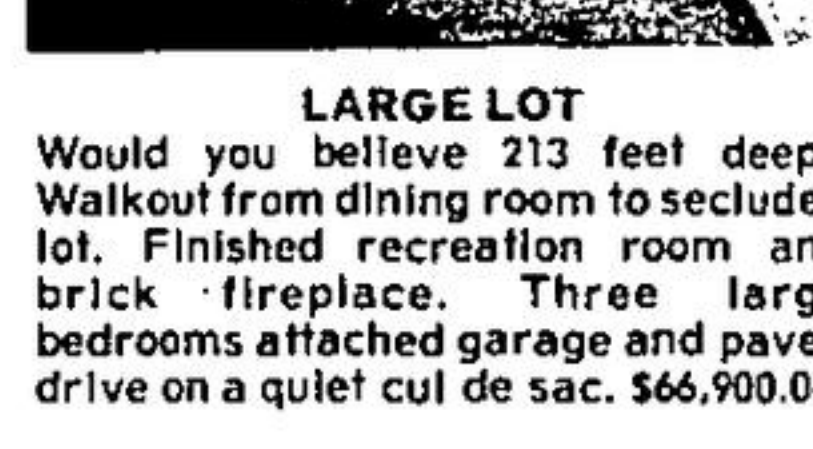
**STONE HOUSE 1843**  
This home cannot be adequately described and must be seen. From the farm sized kitchen to the spacious family room and fireplace. The grounds are spacious with mature trees and a chance to sever some lots.



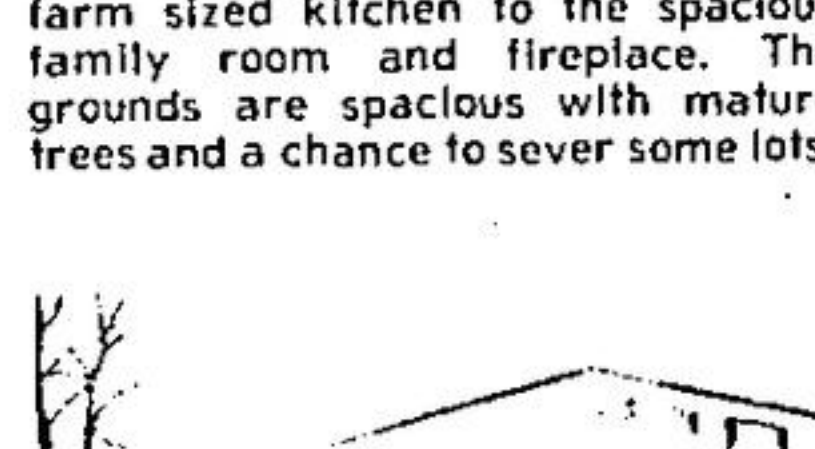
**NO DOWN PAYMENT**  
We have a selection of Townhouses that range from \$36,900.00 to \$41,000.00. Some of these homes can be sold without a down payment to a qualified purchaser. Don't be left out in the cold and take advantage of the GOV'T plans now in operation to help you purchase a home. INQUIRE TODAY.



**6 PLEX**  
**ONE BEDROOM APARTMENTS - HIGHWAY LOCATION - \$110,000.00**



**LARGE LOT**  
Would you believe 213 feet deep? Walkout from dining room to secluded lot. Finished recreation room and brick fireplace. Three large bedrooms attached garage and paved drive on a quiet cul de sac. \$66,900.00.

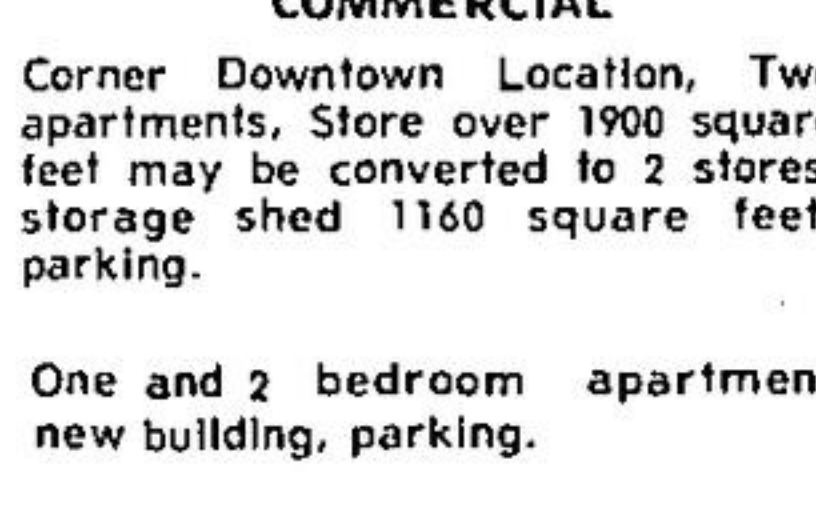


**COMMERCIAL**  
Corner Downtown Location, Two apartments, Store over 1900 square feet may be converted to 2 stores, storage shed 1160 square feet, parking.

**HOME + SHOP**  
3 Bedroom home in good condition with a 36 x 24 shop on 2 floors, excellent location on Highway 24.



**ROCKWOOD**  
NEW HOUSE - CHOOSE YOUR OWN CARPETS AND PAINT - ONLY \$56,900.00 - BEAUTIFUL LOT.



**COMMERCIAL RENTAL**  
IDEAL FOR LAUNDROMAT, OFFICES OR STORES. NEW BUILDING PARKING WILL DIVIDE.



**HOME + SHOP**  
3 Bedroom home in good condition with a 36 x 24 shop on 2 floors, excellent location on Highway 24.



**\$44,900.00**  
2 storey brick semi. Featuring three bedrooms, recreation room and attached garage. This home is only about 7 years old and is as neat and clean as a pin. Try \$2,000.00 down.

# 877-0173

Finn H. Poustrup, (Manager) 877-7858  
Michael Adams 877-7071  
Reg Cooper 877-9458

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Trudy Simmons 877-9345  
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**GREAT LOCATION**  
South of Georgetown for this smart 2 storey 4 bedroom home. Has everything including ground level family room, fireplace, walk out, 2 car garage and beautiful 1/4 acre lot. Scarce new listing, call Reg Cooper for more details. 877-0173



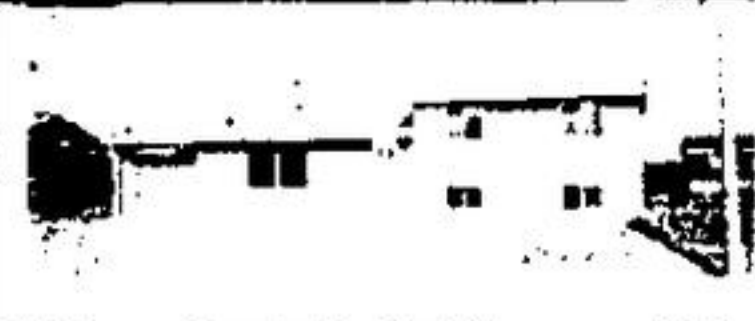
**CUSTOM BUILT**  
This 3 bedroom brick bungalow is located in the country and features a large living room with fireplace, wall to wall broadloom, imported ceramic tiles in bathroom, large country lot and more. Price in the mid \$50's Call Mr. Adams at 877-0173



**NEW SIDESPLIT**  
\$57,900.  
Living room with fireplace, dining room, 3 bedrooms, master has ensuite, full basement, 1 car garage, choose your own broadloom, paint and light fixtures from builder sample. HUDAC Warranty. Call 877-0173 and ask for Irene.



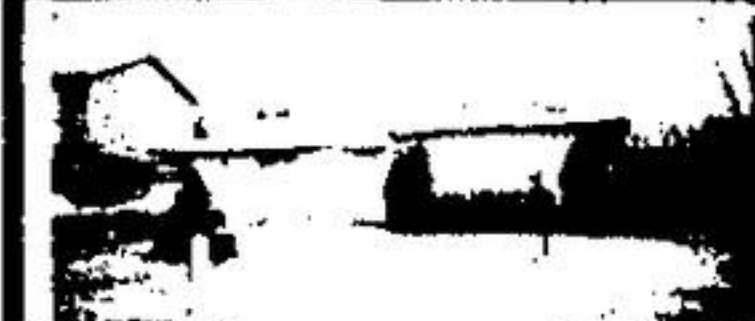
**IF YOU'RE LOOKING FOR...**  
**COUNTRY PROPERTY**  
Then this super brick bungalow on 1/2 acre gives you room to roam. Mom will love the big eat-in kitchen with lots of cupboards, walk out to cedar deck, extra large master, newly broadloomed throughout, superior quality construction. For \$45,900. It's worth looking into, so call Trudy Simmons at 877-0173



**SWEET SPLIT**  
\$57,900  
Luxurious home offers spacious living room and dining room with fireplace, 3 bedrooms, large kitchen with custom cupboards and eating area. You choose the broadloom and paint colours. Hurry home and call Finn 877-0173 or 453-4442



**FANTASTIC BUY!!!**  
This lovely 3 bedroom bungalow is sure to please the whole family. Living room, separate dining area, rec room, plus a gorgeous in-ground pool, and professionally landscaped gardens surround pool. A gas B.B.Q. completes the picture for all summer fun and entertaining. Asking \$67,900. Ask for Tillie at 877-0173



\$62,500 buys smart brick 6 room bungalow with attached garage and finished rec room. Ideal outdoor living with glass doors to cedar deck and pool. Located in established area backing onto woods. Call Reg Cooper at 877-0173



**NATURE LOVERS**  
Take a walk through this well treed, 1/2 acre wonderland. Then enjoy the interior of your custom built 3 bedroom bungalow. Very private Street, but not too far from town. For more details on this gem call Trudy or Tillie at 877-0173



**JOIN THE JET SET**  
And move up to this lovely 3 bedroom bungalow. Entertain in style in the lovely living room with fireplace. Full basement for that future rec room, and a huge yard, make this a very sound investment. Get all the information by calling Tillie at 877-0173



Perfect hobby farm north of Georgetown with huge frontage on 29 acres of excellent garden land complete with new custom 7 room home. The view from the balcony is more than worth the low asking price of \$125,000. Call Reg Cooper at 877-0173



Calling all lovers of a very pretty 1/2 acres close to Georgetown, complete with brick and stone sidesplit, 2 car garage, 3 bedrooms, plus extra for bedroom or office, also family room. Super buy at only \$83,900. Call Reg Cooper. Don't wait. 877-0173



**A SPECIAL HOUSE ON A SPECIAL STREET**  
A charming sidesplit - 3 bright bedrooms, spacious living room, modern kitchen, family room, garage, all this for a modest price. Call Susan regarding the location etc. 877-0173

**BUILDING LOTS**  
75 x 125' town water, under ground hydro, 20 minutes from Georgetown. Price \$19,500. each call Irene at 877-0173

**LOT FOR SALE**  
Building lot for sale just \$19,500., water hydro available, backing onto open farmland. Call Alke today 877-0173



**OUTSTANDING QUALITY, HUGE LOT**  
**CENTRE HALL PLAN**  
Superbly built, beautifully decorated. Principal rooms include, L-shaped living room, dining room, huge kitchen overlooking inground pool. Sought after area. Call Susan at 877-0173

**4 SOLD**  
10 acre parcel for sale, 3 left. Flat rolling land, \$2,500 down, owner take back mortgage, great for mini farm. Call Alke today at 877-0173

**YOUR FUTURE**  
Could be enhanced by investing today in this Main Street commercial block. 5 rented stores, 2 apartments, and work shop. All rental information and tenancies available on request. Please call Finn Poustrup for personal inspection. 877-0173 or 453-4442

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