

Semi-serviced urban growth rejected by planning board

By PAUL DORSEY
Herald staff writer

Following the example of a number of other Ontario municipalities, Halton Hills has rejected a development concept involving partially-serviced suburban subdivisions, but has left the door open to further consideration of the concept, particularly as it applies to a proposed Acton East development.

Assistant planning director Brian Kropf conducted a comprehensive study of the concept and its implications in response to a joint proposal by several development companies with land interests in the Acton area.

Mr. Kropf advised the town planning board last week against endorsing the concept involving low density, water-serviced, outlying subdivisions as "a generally accepted form of urban growth."

PRIVATE PROPOSAL
The board accepted Mr. Kropf's recommendation, but postponed a decision on a private proposal to have Acton East, the largely undeveloped lands on the community's eastern border, designated as a special study area in the town's official plan.

Various development schemes would then be considered which might enable the companies involved to build their

homes without further taxing the community's sewage treatment plant.

The shortage of sewage treatment capacity at the million gallon per day plant continues to pose the biggest obstacle to Acton's future growth, leaving would-be developers to propose alternative servicing plans for their lands.

A spokesman for Goldfan Holdings Ltd., Rinarin Ltd. and McNamara Corporation Ltd. told the board last month that the developers are prepared to finance a consultant's study of the Acton East area and its adaptability to new, partially-serviced development.

The board was also informed that tests are being conducted by the developers and the province's ministry of environment to determine whether Black Creek can absorb even

more effluent from the sewage plant, thus affording new development opportunities.

Planning director Mario Venditti recommended a two-part study of Acton's growth potential, with the first phase to determine whether there is some potential and, if so, how much.

Mr. Venditti noted, though, that Halton region's public works department has recently received a report on the Acton sewage plant's expansion capability. The board voted to table the planner's recommendation until the contents of that report are considered.

THREE CONSULTANTS
Mr. Venditti had suggested the town should hire consultants to conduct phase one of the study, estimated to take one to three months and cost \$4,000 to \$5,000. Asked by board

members why he was ignoring the developer's joint offer to finance the study, Mr. Venditti pointed out that council's select committee guiding a special development study in the Georgetown area chose to have the town cover study expenses as well.

When the planner declined to elaborate in public further, the board considered a motion to take the meeting behind closed doors so that the actual reason for refusing the developers' offer could be heard. Several spectators in the gallery were already on their way out of the chamber when the board voted against convening in camera.

Mr. Venditti explained that not all the landowners whose property would be included in the special study area would be contributing to the study's cost. The study's ultimate recommendations, however, would affect all.

Mayor Pete Pomeroy stressed that the shortage of sewage treatment capacity is the key problem in both Acton and Georgetown. The ministry of environment, he said, must be persuaded to define the two plant's expansion capability so that the town can prepare a density formula for the number of acres available for development in both communities.

"It's the guys at the bottom of the ministry totem pole who are trying to block everything, because that's their job," Mayor Pomeroy commented.

NORMAL WAY
Coun. Roy Booth complained that the Acton East study, if conducted in-house in "our normal, lethargic way," might delay the province's approval of the new Halton Hills official plan another four or five months.

Coun. Booth had attempted unsuccessfully to amend Mr. Kropf's recommendation concerning partially-serviced development by having the concept endorsed, "but not as a generally accepted form of urban growth."

While commending Mr. Kropf for having submitted

"the best-written report I've ever seen," Coun. Booth likened the report to "a textbook review of historical data" which becomes irrelevant in view of the town's continuing development problems.

"Halton Hills has a problem," he said. "What happens in the future if Halton Hills has no more sewage capacity to hook up to? We'll have to look at this concept. The old Georgetown official plan allows this type of thing, and Glen Williams is living proof that septic tanks can last hundreds of years, although there are some water problems."

"The wait and see attitude" suggested by the planning department is no longer acceptable, Coun. Booth argued, since concepts like the one proposed for Acton East would provide some relief to a town deeply concerned about its ability to service new growth areas.

GOT TO MOVE
"We've got to move," he said.

While advocating further consideration of the concept as it relates to Acton East, Coun. Booth opposed the hiring of consultants to conduct a study, suggesting that town staff should be able to draw enough information from the many studies already undertaken in the area.

Mr. Kropf acknowledged that the Georgetown official plan allows some partial servicing development, surrounded as it is by hamlets which offer historical proof of the concept's acceptability.

He pointed out, though, that the majority of municipalities in Ontario which have considered the concept have ultimately rejected it as a permanent form of development. Its popularity has not changed in the past decade, he said.

Nevertheless, Mr. Kropf added, "it's an option the town should keep open".

"There may arise instances where it is acceptable, even desirable," he said.

About the Hills

Parks plan coming

The town's long-awaited Master Parks and Recreation Plan is expected to come before council later this month, planning director Mario Venditti told the planning board last week. Mr. Venditti is now incorporating the plan's text into the town's official plan and will arrange for a special council session at which its policies can be discussed. Mayor Pete Pomeroy commented that many issues facing the users of the town's recreational facilities and parks must remain unresolved until the parks plan is made public.

Homeowner's night

The Neighborhood Watch program will be holding a "Homeowner's Night" August 15 at the Elks' Hall on Mountainview Road North in Georgetown. The evening is designed to provide homeowners with the means of keeping the program going after the government-sponsored program ends this summer. The evening will include a film called "Home, Property and Protection", and a representative from Halton Regional Police will be there as well. The evening begins at 7:30 p.m.

Bridge Club results

Results of the Caledon Bridge Club of August 1 are: 1. Maureen Walker and Elaine Smith, 2. Betty and Adrienne Van ss, 3. Gary Muford and Mark Loeb.
1. Tanya Blatnick, and Ron Glide, 2. Naureen and Des Devereaux, 3. Gay Simmons and Lyn Wilton.
Results of August 2 are 1. Fran Curry and Muriel Merlina, 2. Gene and Ralph Gillespie, 3. Naureen and Des Devereaux.

Red tape delays new motel

Work may not begin on the new motel planned for Norval for another week or two, Phil Carney of Galaxy Holdings said Tuesday.

Mr. Carney said the company may still have a groundbreaking ceremony this week, but they are still involved in cutting through the final stages of red tape in order to get the project underway.

The company has yet to decide on a name for the motel, which will be located on a three-acre piece of land known as the old Tracy farm. The site overlooks the Upper Canada College property.

The motel will be built in stages, beginning with the 53 motel units. Each unit will have a balcony. Some one-bedroom suites and efficiency units will be available for rent on a daily, weekly or monthly basis. The one bedroom units will be 12 feet by 16 feet, and the efficiencies 12 by 23 feet.



SWEET SUMMER SMILE

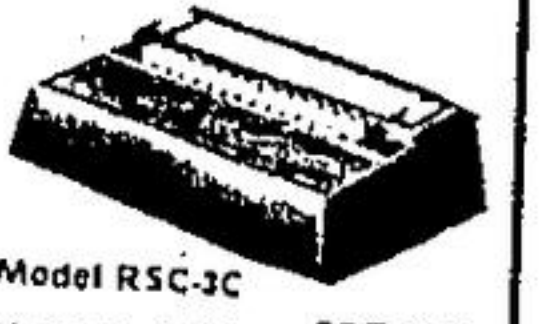
Carolann Young was one of a large crowd partaking of the pleasures of a summer Monday afternoon at Terra Cotta Conservation Area over the long weekend. The weather was ideal, and families from far and wide took advantage of it, and came to enjoy the sunshine, swimming and summer activities.

(Herald photo)

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ST. GEORGE'S CHURCH
Anglican
REV. ROSWELL TEES
Sunday, August 12
TRINITY 9
Guest Celebrant:
The Rev. Canon R.E. Hulse
8:00 a.m. EUCHARIST
10:00 a.m. EUCHARIST (Nursery)
Thursday, 10 a.m. Eucharist

GEORGETOWN ALLIANCE CHURCH
14 Main St. S.
PASTOR PETER RALPH
Sunday, August 12
9:45 a.m. Sunday School
6:30 p.m. Evening Service
Everyone Welcome
Come Make Our Church Your Church

MAPLE AVENUE BAPTIST CHURCH
177 Maple Ave. Georgetown
Pastor-Edwin H. Mitchell
877-0370
Sunday, August 12
SUMMER TIME IS GROWING TIME
9:45 a.m. Family Bible School
All Summer Long
11 A.M. Men God Uses - Mark, The Failure Who Succeeded.
6:30 P.M. Communion Service
Quarterly Fellowship
Film: "In the Presence of Mine Enemies"
Have You Grown Spiritually this Summer?
Are You Expecting a Good Fall Harvest?
We Arel Join Us!
Little Cherub Nursery Operating this Fall - Tel 877-8435 Evos.

IMMANUEL LUTHERAN CHURCH
Windsor Road at Carole St.
Vacancy Pastor
REV. ARTHUR RADER
Sunday, August 12
9:00 a.m. Worship Service
10:15 a.m. Sunday School
Worship Service
Church of the Lutheran Hour

HALTON HILLS PENTECOSTAL ASSEMBLY
Trafalgar Rd. and No. 7 Highway
PASTOR ANGU'S J. NICHOLSON
Sunday, August 12
WELCOME SERVICES FOR OUR NEW PASTOR
SERVICES
10:00 a.m. Sunday School
11:00 a.m. Communion Service
Why do we celebrate the Lord's Supper?
6:30 p.m. Evangelistic Service
Message - Terrible Wages
Specials in song
Charismatic worship
Worship in a happy atmosphere.

Final Clearance
SALE

YOU CAN STILL get 2 dresses for the price of one as our 1st Anniversary draw continues throughout each week of August. See details at the store. New Fall lines are arriving rapidly. Mrs. Jamieson needs the space. You can treat yourself to design fashions at unheard of savings; and provide that space. Drop IN NOW and see. Marie Davies is this week's winner of a Free Dress.

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