

DISNEY'S LOVE BUG A GUEST STAR?

It looked something like a commercial advertising the rally capabilities of the Volkswagen beetle, but in reality it was Madison hardware merchant John Townsend taking it on the lam in Never Trust an Honest Thief. The scene, filmed in the parking lot behind the Georgetown Legion hall, featured the escaping car

crashing through a pile of garbage and flying over a small mound before screeching around a corner onto Mill Street. Spectators lined Main Street soon after to watch Townsend's progress as police, seeking stolen money, followed in hot pursuit.

(Herald photo)

Planners prepare case against Landawn plaza

Landawn Shopping Centres Ltd. is incorrectly banking on the future expansion of Acton's sewage treatment plant and a population increase of 10,000 people in order to justify its plans to build a major commercial plaza on the community's eastern boundary, according to the argument expected to be put forward by the town at a forthcoming Ontario Municipal Board (OMB) hearing.

The town planning board last week endorsed comments prepared by town solicitor Ray Steele ready for submission to the OMB later this year when Landawn attempts to have Halton Hills council's decision vetoing the plaza overturned. The board and subsequently council voted last March against amending the town's official plan, a move which would have allowed Landawn to develop the massive shopping centre on Churchhill Road near Highway 7. Claiming the support of a majority of Acton shoppers, Landawn president, Jerry Sprackman angrily denounced the board for ignoring the wishes of Halton Hills taxpayers and promised to appeal council's decision.

IN ERROR
In the petition he will submit on the town's behalf to the OMB, Mr. Steele examined two consultants' reports commissioned by Landawn and found both to be in error. A.E. LePage's initial report completed in July, 1974, relies extensively on population projections for Acton which, in the five years since, have been proven highly inaccurate.

"Since the 1974 report has been updated and (Landawn) apparently no longer relies on it, there seems no need to dwell on it any further," Mr. Steele comments in his submission, "except to point out that because of the inaccuracy of the underlying assumption relating to population growth, the report was of no value in assessing the planning merits of the application for the official plan changes."

An October, 1978, update of the report by the same consultant, Mr. Steele explained, attempted to justify the plaza by forecasting a 1.5 per cent annual growth rate for Acton and surrounding areas during the course of the next two decades. Spokesman Henry Joseph suggested at that time that the residential development of Acton East, for which several subdivision proposals have already been considered and rejected, is not a prerequisite for the community's growth.

PLAZA NEEDED
The consultant instead based his conclusion that the plaza is needed upon a population projection of 16,000 by the year 1986. That figure represents the total population of both Acton's primary trade area, or urban Acton, and the secondary trade area, or the rural areas surrounding the community.

Mr. Steele pointed out, however, that the consultant's report itself attributed population projections cited therein to the assumption that Acton's sewage treatment plant will be expanded to accommodate a population of 16,000 by 1986. "Although it may be possible to speculate on the expansion of the...plant, little or no benefit can be obtained by either the municipality or the ministry of housing from the projections made by Mr. Joseph, since not only are there no plans underway for the expansion of the plant, but also the ministry of environment have presently ruled that the plant cannot be expanded beyond the population equivalent of 10,000 people," Mr. Steele said. The solicitor suggested that the unreliability of the population forecasts must similarly cast doubt upon the consultants' predictions regarding the new plaza's impact upon other retail outlets in Acton, and the need for a new plaza.

MAXIMUM NUMBER
"It is also interesting to note that, bearing out the fact that the maximum number of people for the Acton urban area

within the next twenty years will be 10,000 people, the regional official plan and the proposed plan for the town of Halton Hills both show a population target for the year 2001 for the town of Acton urban area of 10,000 people," Mr. Steele added.

Mr. Steele's submission to the OMB will also point out that Acton's downtown merchants have established a Business Improvement Area aimed at beautifying the central business core.

The solicitor will ask the OMB to dismiss Landawn's appeal on the basis of the consultant's erroneous conclusions, the lack of a market to justify the new plaza and the possible detriment to the downtown core.

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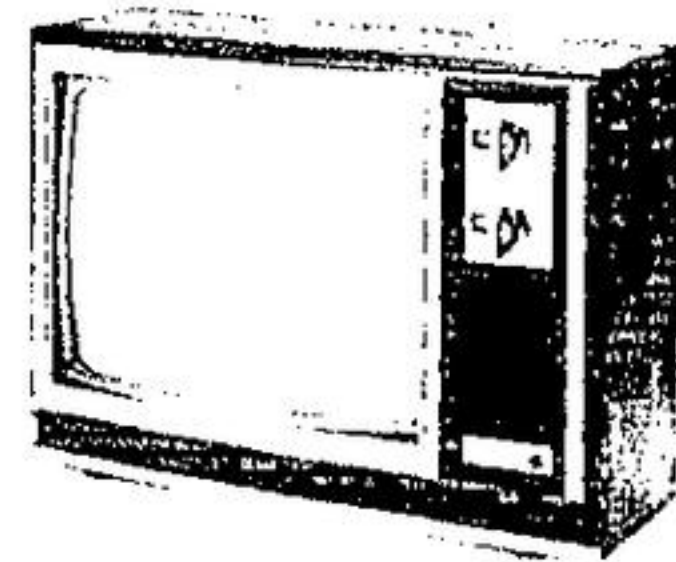
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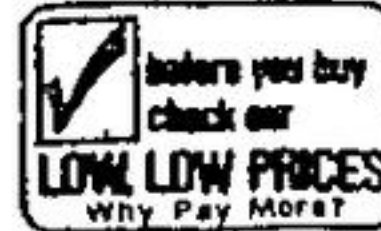
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Some models unpopular

Can't sell plaza homes, alterations approved

The results of a recent market survey have prompted the developers of the proposed 126-home subdivision behind the Georgetown Market Centre to request 41 minor changes to the site plan already approved by town council.

Council will now be asked to accept a planning board recommendation approving alterations to 20 of the 126 linked houses which will be built behind the plaza on a site bordered by Mountview Road South and Sinclair Avenue.

Town planning director Mario Venditti told the board last week that the developer, Marport, formerly Four Seasons Ltd., has conducted surveys both in and outside Georgetown to determine the marketability of several link housing models. The results indicate that some of the designs planned for the Marport subdivi-

sion will be more popular than others among the would-be purchasers who will be given the option of choosing their future home.

MINOR VARIATION
As a result, Mr. Venditti explained, Marport has suggested a minor design variation which would basically see the individual garages of 20 of the homes moved slightly on the property. Some garages, the board agreed, will be entirely detached from the homes, while others will be half-enclosed by the homes.

Mr. Venditti commented that the changes will benefit the subdivision, noting that the 20 homes which are being altered could have cost \$3,000 to \$4,000 more because of the extra "half-storey".

While the individual lots will not be affected in terms of size or layout, the planner said, grading could be affected to

the point where the town engineer will have to inspect the final lots.

Coun. Roy Booth asked Mr. Venditti why Marport's simple request had been brought before the board when the subtle design changes are of no official concern to members. Since the subdivision has been approved under the all-encompassing Section 35A of the

Levy, also of Ward 4. Coun. Booth asked Mr. Venditti to prepare a summary of the effects recent changes to the Planning Act have had upon municipal planning.

First proposed in July, 1973, as a 14-townhouse subdivision, the Marport development was extensively revised last year and won final council approval last month.

Planning Act, he said, the board has no control over the height of the buildings and Marport's request could thus have been handled by staff.

SITE PLAN

Mr. Venditti called the alterations "significant changes" to a site plan already approved by council. Board chairman Mike Armstrong of Ward 4 commented that, if the planner had not first consulted the board, he would have "heard

from Ward 4". The remark was supported by Coun. Harry

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Come to Church

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<p>GEORGETOWN ALLIANCE CHURCH 14 Main St. S. PASTOR PETER RALPH Sunday, September 9</p> <p>9:45 a.m. Sunday School 6:30 p.m. Evening Service Everyone Welcome Come Make Our Church Your Church</p>	<p>IMMANUEL LUTHERAN CHURCH Windsor Road at Carole St. Vacancy Pastor REV. ARTHUR RADER Sunday, September 9 9:00 a.m. Worship Service 10:15 a.m. Sunday School Worship Service Church of the Lutheran Hour</p>
<p>HALTON HILLS PENTECOSTAL ASSEMBLY West of Georgetown on No 7 Highway PASTOR ANGUS J. NICHOLSON CANADA'S IN-DOOR CAMP MEETING Sunday, September 9 Specials in Song, Lively Singing Prayer & Share Special Prayer for the Sick Charismatic Worship 11:00 a.m. "Abundant Life" NOW 7:00 p.m. "He Whom the Son Sets Free Is Free Indeed" Special Guest Singers "The Glory Singers" (Nashville Style) Good Country Western Gospel Morning and Evening Round-Up Time WORSHIP IN A HAPPY ATMOSPHERE MEET PEOPLE MAKE FRIENDS EVERYBODY WELCOME</p>	

Funds coming for Christopher

Continued from Page one
"It doesn't hold water with what I was told before," he said.
"Once it hit the paper I guess somebody told them to go ahead and supply funding."
Mr. King said he has been told a statement in writing from the government assuring the family funding will be sent to the Kings.
It would have been a lot

easier for our family if we had been told we would receive funding from the start," Mr. King said.
He believes because there has never been another child requiring care in the home for Christopher's disorder, the government was not prepared to deal with it. He hopes Christopher's case will make it easier for the next family in a similar situation to receive funding from the government.

AREA FIRM GETS CONTRACT
From the Ottawa Bureau Of The Herald
OTTAWA - A federal contract worth \$10,000 has been awarded to Wellington Science Associates of Rockwood to provide the Environment Canada with preparation of analytical standards of pentabenz and nepachloro styrenes. The department of supply and services announced Monday.
It was one of 251 unclassified contracts worth \$10,000 or more that were awarded by the department to Canadian companies during the week ended Aug. 3. Total value of the contracts amounted to \$17,047,419.

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