

**Glen Williams Secondary Plan unveiled**

**A new chapter in hamlet's history**

**Small turn-out but residents are not satisfied**



Glen Williams today, as seen from the cemetery hill

**Mayor Pomeroy wary of new proposal for 61-home serviced subdivision**

Citing \$150,000 in lot levies and \$90,000 a year in property taxes as incentive, Chateau Belair Developments Ltd. is seeking the town's permission to build 61 new homes on a Glen Williams site for which the firm would finance an extension of the municipal water supply.

Although the proposal, as presented to the town planning board last week by Bert Arnold acting on the firm's behalf, was simply referred for a report, comments made by Mayor Pete Pomeroy indicated the town may be concerned that the subdivision is a prelude to further northerly expansion.

Mayor Pomeroy pointed out last Tuesday that the new Glen Secondary Plan is aimed at maintaining the Glen's hamlet nature and thus imposes restrictive rural designations upon much of the land surrounding the Glen, including Chateau Belair's proposed site.

The mayor expressed confidence that the site's further expansion to the north is "in the back of your developer's

mind".

Mr. Arnold replied that Chateau Belair has "no interest in the land abutting" its site.

**OWN MERITS**

Mr. Arnold acknowledged that the town recently rejected the concept of partially-serviced housing as a general planning objective, but noted that at the same time, such proposals are being welcomed for consideration on their individual merits.

Chateau Belair's plan would see 61 lots averaging 25,000 square feet in area developed on septic tanks and municipal water, the provision of which would be financed by the developer.

A minimum purchase price on the new homes would be \$90,000, Mr. Arnold said, generating some \$5.5 million in market value assessment. At \$1,500 per home in annual property taxes, he added, the town would glean another \$90,000 in revenue from the development.

The Halton Board of Educat-

ion has predicted that the proposed subdivision would provide homes for 45 school-age children, Mr. Arnold said, who could not only be accommodated by the Glen Williams public school, but would probably enable the school to justify the construction of a long-awaited general purpose room.

The additional enrollment could also be a factor in keeping the small school open, he pointed out.

Mr. Arnold estimated that the new subdivision would have "significant commercial impact" on Georgetown's Moore Park plaza, where some stores stand vacant, and on downtown Georgetown.

**NO PICK-UP**

There would be no capital cost to the municipality, no need for municipal garbage pick-up and little visual impact thanks to extensive buffering and landscaping, upon the surrounding area, Mr. Arnold said.

As well as the other suggest-

ed benefits, he added, the subdivision's residents would be contributing to a regional water fund which will eventually help finance the extension of municipal water service to the Glen itself.

Commenting on the possibility that the development may add to the community's unwanted status as a dormitory town, Mr. Arnold told the board that eight of the 13 lots developed nearby last year by Chateau Belair have already been sold, six of them to buyers who already lived in Halton Hills.

"There's a terrific demand here, a lot of it from people who want to upgrade their homes," Mr. Arnold said. "This isn't creating a bedroom community."

In requesting the board to redesignate the proposed site from its new Open Space category in the Glen plan to allow for residential development, Mr. Arnold suggested that the town treasurer should be directed to prepare a report

on the proposal's financial implications at the same time the planning department is assessing the concept.

**HAZARD LAND**

A hazard land designation would "make planning sense", he said.

Chateau Belair planner Glen Harrington described the site as "gently rolling pasture land" with "beautiful, wooded ravine" facing the Credit River valley.

"Overall, it's a very picturesque property," he said.

The 49.5-acre site, once part of the Davidson property, would be developed around a 5.5-acre central wooded area onto which many of the lots would front. All lots on the outside of the subdivision would front onto the vast open spaces surrounding the site.

Chateau Belair's proposal relies heavily upon maintaining the site's natural drainage features, to the point of excluding internal curbs and sidewalks in order to facilitate surface run-off.

The plan will provide guide-

lines for the Glen's future planning, dividing existing land uses into categories for residential, industrial, institutional, commercial and open space uses.

Confusion over the plan's provisions for rural lands threatened to stall the public meeting at the outset when Mr. Venditti explained that the rural lands were included in the Glen study area while the plan was being prepared, but are not actually part of the hamlet.

**YOU'RE WRONG**

"What you've pointed out right there is not what council decided," Coun. Roy Booth complained. "It's completely out of context with what we had before, and you're wrong to say the rural lands aren't part of the Secondary Plan area."

Dave Smallwood, spokesman for a group of concerned Glen residents who circulated the petition, questioned the planning department's ability to forecast the hamlet's future population when the rural areas have not been included.

"Without prejudice, it is our opinion that the major changes that have been made since November, 1978, have all favored the same developer, despite Mr. Venditti's contention that this plan is a product of community input," the resident's petition charged.

**FIRM'S PROPOSAL**

Crucial to the firm's proposal is the need to redesignate the site from Open Space, as it appears in the new Glen Plan, to Residential. (For details on the proposal, see story this page.)

Town planning director Mario Venditti told the Glen residents in attendance, including former Halton Hills mayor Tom Hill, that the reason for holding a public meeting was to obtain final comments and answer any remaining questions about the plan. Town staff will make final revisions, keeping in mind last week's submissions, before bringing the plan back to the board for approval as part of the new Halton Hills official plan.

Two years in the making, the Glen Plan is highlighted by a commitment by town council to extend Georgetown's public water system into the Glen, which is now served by wells, once a consensus is reached among the residents, the town and Halton region.

The plan will provide guide-

1,300 might be a more "reasonable" estimate. Similarly, they criticized a projected growth rate of 5.5 per cent noting that the Glen has grown at a rate of about one per cent per year ever since 1877.

The population then was 500, but has only doubled since then to its current 1,028 residents.

Among the suggestions made by the residents last January was a request for a traffic impact study to assess the probable effects of the larger population.

The residents noted the deletion of one of the draft plan's stated goals which would see the Glen develop residentially from its centre toward Georgetown. The goal does not appear in the revised plan.

Commenting that the ruraly-designated land in the Glen will be "a developer's dream" if not included in the plan, Mr. Smallwood and his neighbors questioned the plan's justification for forecasting a population of 1,600 by the year 1986.

The plan's introduction assesses development constraints, the community's ability to accommodate further growth and "pressures for development" in adopting the population projection.

"Nobody who lives here is pressing for development," resident John Minns pointed out in conversation with The Herald. "We don't need 1,500 people in Glen Williams, not at all."

**SUPPLY COSTS**

Other concerns expressed by residents who signed the petition involved the delineation of boundaries, for which they suggested some alterations in keeping with tradition, the payment by would-be developers of water supply costs, the deletion of Glen Place, a home for retarded children, from institutional designations and the description of the 34-acre McGowan property as residential rather than rural as is currently the case.

The deletion of the word "detached" from the official plan in describing housing types was interpreted by the residents as a provision which might allow townhousing or row housing, rather than the single family homes that are desired.

Mr. Smallwood asked the board to consider holding another public meeting at which Mr. Venditti's responses to their concerns could be heard. There were no answers offered at last week's meeting.

Mayor Pete Pomeroy responded positively toward a submission by lawyer R.J. Haines concerning a 2.3-acre property owned by his parents, Roland and Joan Haines, opposite Arno's Volkswagen Service.

Mr. Haines' contention that the Glen plan's designation of the property as part of an Open Space area "discriminates" against its owners, who have obtained Land Division Committee approval for a severance of the property aimed at possibly furthering its residential development.

**OPEN SPACE**

Noting that the Open Space designation is designed to preserve land for possible use as parkland, Mr. Haines pointed out that his parent's property is a relatively small, flat pasture which offers "no promise for development as a park."

The board can rest assured that any development applications for the property must be approved by the Credit Valley Conservation Authority, since it lies in a floodplain. He added that any development there would take place no closer than 500 to 600 feet from the riverbanks.

"This will be changed as far as we're concerned," Mayor Pomeroy told Mr. Haines. "So you can keep the arguments between yourself and the Conservation Authority."

**A colorful past**

**Founder paid \$300 for 'Williamsburg'**

Several serious fires, a factory accident which killed three men and a number of startling innovations and contributions to industry have highlighted the 153-year history of the community called Williamsburg, later Glen Williams.

Rev. Ric Ruggie, an 11-year resident of the Glen and pastor of the hamlet's Anglican parish, was commissioned two years ago by the Glen Williams Cemetery Board to compile a history of the community. Published last year, Down in the Glen is a brief but highly-entertaining collection of facts, anecdotes and period photographs and etchings which The Herald has excerpted here.

Founded about 1826, the community was originally called Williamsburg after its founding family, according to Rev. Ruggie's history, but - when a sub-post office opened in the village 26 years later, the name was changed to Glen Williams, later Glen Williams, in deference to another Williamsburg located elsewhere in the township.

**PURE WATER**

An early description of the Glen which appeared in the Canada Christian Advocate, published in 1848, accurately foretold the village's future.



Squire Williams

"Williamsburg... is situated on the banks of the Credit, between the 'everlasting hills' on a beautiful flat... The water is pure, and perhaps one of the most valuable streams for machinery in the Province".

Down in the Glen tells the story of John Butler Muirhead, a Niagara barrister who bequeathed in his will 200 acres of land in Esqueving Township he had been granted by the Crown in 1824. The land ended up in the ownership of one Benajah Williams, the son of a Welsh immigrant to the U.S. who had accompanied his Loyalist friends to Upper Canada.

Of interest to modern-day

Glen residents who pay modern-day property taxes is the fact that the 61-year old settler who gave their village his name paid all of 100 English pounds for the land.

Records indicate that Benajah Williams, his wife and 15 children established the first real clearing in an area of dense woods after moving to the Glen from Niagara and Stamford. Until the 1840s, the elder Williams sold portions of his land to his sons for settlement, one of whom, Charles, directed the establishment of a sawmill which produced lumber for many buildings subsequently erected.

**AT CENTRE**

Charles Williams "seemed at the centre of most of the endeavors of the fledgling community and... was given the respectful title of Squire Williams," Rev. Ruggie's history relates. "By the mid-1860s, he was proprietor of the flour, woolen and saw mills, as well as being justice of the peace."

(The flour mill) ran day and night and even produced flour for export to foreign markets. But it was fairly small; in 1877 it was turning out 400 barrels of flour a day, compared to the 200 barrels a day ground in Norval. As

other crops took over from wheat, it would be the larger mills that survived.

Joseph (Williams, who ran the flour mill after Charles) seemed to be the patriarch of the third generation, for he also took over the adjoining sawmill. This was purchased

by H.P. Lawson of Georgetown, who had a number of lumbering interests in the area. The water powered a dynamo to generate electricity, and when silt accumulated around the dam, the plant was converted to work from a steam boiler. This provided

the electricity for the Georgetown Electric Light and Power Company Ltd. which was used at the turn of the century in the neighboring town. The lights were on only until mid-evening, but if you were having a gathering at the house, the power could be extended for a

small fee".

**BAD FORTUNE**

"After the fire of 1867 (which destroyed his original woolen mill), Charles Williams proceeded to erect a new, stone mill. He was plagued by bad

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A Glen scene from the last century.