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This Week

Acton by-election

Only two candidates have tossed their hats in the ring for the October by-election slated to fill the seat left vacant with councillor Les Dudy's death. Dave Whiting and Terry Grubbe are squaring-off in the Acton by-election fight. The Herald spoke with both candidates for their election stands this week.

Page 6

Distress appeal

The North Halton Contact Centre was designed to help those in trouble but the centre has had crisis of its own to handle as they search for volunteers and additional funding. The centre may be forced to close down permanently in December.

Page 11



Geminis win

In a fight-filled match, Georgetown's Junior B Geminis took their first exhibition game of the year with a win over Port Credit Sunday night at Gordon Alcott Arena.

Sports Week

Construction woes

You think you've got troubles! Louw Broadfield of Main Street says reconstruction work in front of his house has ruined his summer. He wanted council to come up with some cash to take away the sting but they decided they didn't want to set a precedent.

Page 3



Sports editor

Herald publisher William Evdokimoff announced today the appointment of Mark Clairmont as this newspaper's sports editor. Mark leaves the Muskoka Free Press to join the Herald. A native of Gravenhurst, Ontario, Mark has also worked for the Gravenhurst News, the Huntsville Forester, the Huntsville Free Press and the Huronia Holiday. Mark was a student of journalism at Ryerson Polytechnical Institute in Toronto and has contributed freelance work to many publications, including the Toronto Star. Says Mark, "I'm looking forward to getting to know the Halton Hills sports community in the coming months."

Fear of flooding

Town salvages paper mill dam



MORK FROM ORK?

(Herald photo by Maggie Hannah)

The midway is always a big part of the fun for youngsters attending fall fairs. This week showed typical enthusiasm Saturday at the Acton Fall Fair. Fine weather drew record

crowds to the three day event and a record number of contestants entered many of the classes. For more fall fair fun see page 13 for photos and stories.

By PAUL DORSEY
Herald staff writer

Unwilling to risk the possibility of extensive downstream flooding, town council has voted 10-1 against a proposal to remove the crumbling paper mill dam near Glen Williams. Coun. Mike Armstrong was the sole supporter Monday night of the \$32,500 scheme endorsed by the Credit Valley Conservation Authority (CVCA) as a method of alleviating annual ice-jamming and flooding problems.

Opposing the dam's removal were Mayor Pete Pomeroy and all other members of council with the exception of Coun. Walter Biehn, who was absent. Also voicing their opposition were Arthur Klee, president of Deltacrafts Manufacturing Ltd. which operates in the old paper mill, and approximately "95 per cent" of the Glen area residents who reportedly phoned Coun. Russ Miller about the proposal.

LARGEST SHARE
Instead of following the CVCA's advice, council authorized the Authority to proceed with a riverbed channelization project estimated to cost \$195,000, of which the town would pay the largest share along with the provincial government and Halton region.

The need for channelization has been stressed as the most important aspect of the CVCA's proposed flood control measures. Authority chairman

Grant Clarkson told the town's general committee last week that for the dredging to proceed, either the dam would have to come out or else extensive modifications to its structure would be necessary to otherwise alter the river level and riverbed grade.

While recommending that the CVCA should make repairs to the dilapidated upper deck of the dam, once used as a highway, council also directed the Authority to begin modifications centered around a \$136,500 sluice gate proposed for installation into the dam structure itself.

Faced with the additional \$100,000 cost, the CVCA had balked at its original plans for the adjustable log-gate device which would enable employees to control the flow of water and assist the upstream migration of fish.

Town treasurer Ray King warned council in a report that if it opted for the dam modifi-

cations rather than removal, Halton Hills would be required to pay an extra \$34,500 toward the sluice gate and channelization costs. The reason for the additional charge, he explained, stemmed from the fact that the town itself, rather than the entire Credit River watershed, would benefit from the work, and would thus have to pay the prescribed 42.75 per cent portion of the difference between the cost of modifying and removing the dam.

COUNCIL OPPOSITION
Lending weight to council's opposition was a letter from Mr. Klee of Deltacraft to the CVCA, in which he warned that any flood damages caused by the removal of the dam would be the Authority's responsibility.

"This letter," he wrote to chairman Clarkson, "is to put you on notice that in the event the removal of the dam results

Continued on page 2

Sponsors ready for Viet refugees

Local sponsors continue to work hard making arrangements for the impending arrival of at least 11 families of Asian refugees, even though precious little information about the refugees is available thus far from immigration officials.

A meeting at St. John's Church hall in Georgetown Thursday night saw representatives of most of the sponsoring groups in Halton Hills comparing notes about the ongoing arrangements and concluding that, despite the readiness of local sponsors, confusion over the identity and times of arrival of the refugees still permeates information received from Immigration Canada in Mississauga.

"We appear to be where we were at our first public meeting (in mid-July)," Howard McLean of the Georgetown Lifeline committee admitted. "Not too much appears to be happening, even though we've reassured (Mississauga) of our seriousness about this time after time."

SPONSORING GROUPS
Of the sponsoring groups represented at the meeting, the gathering of congregation members from Holy Cross Roman Catholic parish in Georgetown appeared to have made the most progress, due largely to a special arrangement made by Hamilton

diocese Bishop Paul Reding with immigration officials in Ottawa.

Thanks to the diocese's "umbrella scheme", spokesman Barry Aucott reported, the Holy Cross group is now "on full alert" in readiness for the arrival of its first sponsored family, expected within two weeks. The group has already arranged for accommodations and most of the necessary furnishings, he said, and some clothing is available although the group is waiting to hear what sizes are needed.

"We didn't realize how much pull (the church) had," Mr. Aucott laughed, prompting Georgetown Lifeline co-ordinator Don Long to suggest that religious conversion might be

in order for all would-be sponsors.

Kathy Latimer, spokesman for the JKL group, made up of parishioners from St. John's United, Knox Presbyterian, Limehouse Presbyterian and Glen Williams United churches, commented that her group similarly falls under the United Church umbrella, but is still waiting for "concrete developments".

The story was virtually the same with all other group spokesmen, with some confusion apparent over the degree of acceptance each has attained with Immigration Canada. Group Two, which originally formed in Glen Williams, heard at the end of August that religious conversion might be

Continued on page 2

Feds watching McNally, will not back Pilutti

By PAUL DORSEY
Herald staff writer
Because of the overall cost of developing the McNally apartment complex in Georgetown the price of rental units there will be "in direct competition" with those of townhouse units at the new River Run subdivision near Glen Williams, according to a spokesman for Canada Mortgage, formerly Central Mortgage and Housing Corporation.

Doug Ewart also informed the town planning department last Tuesday night that Canada Mortgage is unwilling to help finance any other apartment scheme in Halton Hills until the McNally project's social and economic impacts have been assessed. Noting that the McNally project's 210 units, now under construction near downtown Georgetown, will increase the number of rental units in the community by 50 per cent, Mr.

Ewart explained that Canada Mortgage would, in fact, have preferred to see only one of the McNally complex twin towers constructed initially, so that the sudden addition to so many units could be studied from a cautious distance.

Among the 424 rental units already in existence in the Georgetown area, he reported, there is not one vacancy. In response to the "obvious, immediate need" first noted locally by town planning staff in a 1976 study, Canada Mortgage reviewed apartment proposals for the community and decided to expedite the McNally project, largely because federal Municipal Incentive Grants were involved.

WON'T CONSIDER
But because of the scale of the McNally project, Mr. Ewart said, Canada Mortgage is unwilling to consider financing the Hall Road condominium apartments proposed by local

developer Al Pilutti, who has sought municipal aid in getting a green light for his project.

"The market is now very difficult indeed," Mr. Ewart commented. "We like to think we're being very prudent lenders; we can't take chances, because the buck stops with us."

Mr. Ewart called the McNally complex "a darn, nice project that's being well-constructed". He forecast no problem in finalizing the construction and leasing all 210 units to the benefit of the whole community.

Problems are numerous, however, in the rental accommodations situation as a whole, he warned.

Although land costs are somewhat cheaper in Halton Hills than they are to the east, he explained, development costs have risen throughout the area, so that the average cost of developing each rental unit here has risen from about \$20,000 to roughly \$32,000, with land acquisition costs included.

Would-be apartment dwellers, as a result, could be paying as much as \$295 for one-bedroom units and \$395 for three bedrooms, he said.

The working income needed to afford such rents could probably lease alternative types of accommodations in single-family and semi-detached homes, Mr. Ewart said, not to mention townhouses.

REVIVED PROJECT
Although Canada Mortgage was involved in efforts to revive the once-bankrupted River Run townhouse project on River Drive, Mr. Ewart said,

prices there can be expected to be "in direct competition" with those at the McNally apartment complex.

Additional problems are also anticipated as direct results of ever-rising bank loan lending rates, which only last week stretched to 13 per cent per year.

"A lot of projects are just going to be uneconomical," Mr. Ewart said. "We had a very difficult time when the rates were 11 to 11 and a quarter per cent. It's going to drive a lot of builders out of business, or else force a slow-down in construction."

While Mr. Ewart expressed hope that Canada's prime lending rates will follow those in the U.S., where they're expected to drop to eight per cent by next spring due to the impending election, apartment dwellers still face a bleak picture now that the builders are having no trouble imposing seven to 10 per cent rent hikes. "It's scary," he admitted. "Somewhere down the pike, things just aren't going to work out. Unfortunately, this is why the government has to step in with project after project. We're trying to get out of the business, but if we did it now, the (rental) costs would be unbelievable."

The situation is not unlike that of the oil price war, Mr. Ewart commented. The public is being subsidized substantially.

STOP EXODUS
In response to a question from Coun. George Maltby, Mr. Ewart acknowledged that Canada Mortgage is "banking on" the McNally project's abil-

Continued on page 2

GEORGETOWN YOUTH DIES IN ACCIDENT

A Georgetown youth is dead following a single-car accident west of Limehouse Wednesday night.

Alfred Roffel, 18, of 4 Prince Street in Glen Williams died following an accident in which the car he was driving went through a three-way intersection at the corner of the 4th Line and Halton Road 20, west of Limehouse, and struck the embankment on the west side.

Two passengers in the car received injuries. Edward Van Dyke, 18, of Georgetown, was taken to Toronto General Hospital, and Jeffrey Schenk, 18, also of Georgetown, was taken to Peel Memorial Hospital.



OK, THIS ONE'S FOR THE FRONT PAGE

A proud father, Bill John-Bevans, takes a picture of his two sons Doug and John after they received winning trophies during Saturday's city soccer finals, see details on page 35 of Sports Week.

(Herald photo)