

# Halton's new industrial profile will contain no major surprises

By PAUL DORSEY  
Herald staff writer

Town council will soon be viewing the preliminary results of Halton region's industrial servicing report, which promises to present prospective investors with a rosy picture of available sites and services.

One of a series of background reports which will assist the region's business development department in preparing an Economic Staging Plan for Halton, the industrial report will present no surprises to officials of the four area municipalities as it is

circulated next month in accordance with the directions of the region's administration committee.

Again, the relative shortage of available, industrially-zoned land in Halton Hills is outlined in the report, as are existing servicing constraints and proposed solutions.

Of the 6,138 acres of vacant, industrial land in Halton, Georgetown claims only 90 and Acton 160 of those areas, Acton has 67 serviced acres and Georgetown 50.

**LAND ABSORBED**  
Calculating that industrial land in Halton Hills is being "absorbed" for other uses at a rate of about 23 acres per year, regional staff estimate that the town as a whole has a five-year supply of serviced, industrial property, and another six years' worth of unserviced land.

Only Milton offers a lower rate of absorption than Halton Hills, according to the report. There, some 1,700 acres of

industrial land are disappearing at a rate of 19 acres a year, leaving the town with a 90-year supply.

Milton's situation compares quite favorably with those in Oakville and Burlington. Although the vast majority of Oakville's 1,200 acres of industrial land and Burlington's 2,400 acres are unserviced, alternate land uses are claiming an average of 63 acres a year in Oakville and 57 acres a year in Burlington, leaving each with about a 26-year supply.

The report notes that industrial land prices vary widely in Halton, with serviced land in the north averaging \$16,000 an acre and property along the Queen Elizabeth Way in the south priced between \$40,000 and \$110,000 an acre.

Responses to Halton's surveys in the past have shown that 38 per cent of the firms located in the region believe that land costs here are a detriment to Halton, even though prices are considered

"competitive" with those in neighboring areas.

**SMALLER LOTS**

It is also noted that increasingly smaller industrial lots are more popular now than in recent years, with some areas of Halton offering parcels between 1.5 and three acres in size.

Water supplies in all five urban areas of Halton are adequate to meet the demands of future industrial development, the report says. Lake water is more than capable of meeting Oakville's and Burlington's needs, while existing wells can meet Milton's and Acton's needs until the end of the century. Georgetown can be adequately supplied until the year 2004, the report adds, through development of an additional well near Stewarttown.

Acton's sanitary sewer system poses the only "serious deficiencies" in that area, the report continues, particularly in the form of low capacity sewers along Wallace Street.

Improvements have been included in the region's capital forecast for 1980-83, however, which will eliminate the deficiency "and other less serious ones".

The report also presents

favorable evaluations of Halton's water and sewer rates, which although highest in the north, should be uniform throughout the region by 1983, and of hydroelectric, gas and telephone services.



Halton region's development officer Bill Marshall, peers from the cover of the region's cultural brochure exploring industries to locate in the region. Fifteen Halton success stories are listed in the brochure, including three from Halton Hills.

(Herald photo)

## New brochure hypes Halton

A new brochure entitled Introducing Fifteen Growth Companies, has just been released for distribution by Halton region's business development office.

Among the 15 new or expanding companies listed in the brochures are three from Georgetown, Varian Associates of Canada, Smith and Stone Ltd., and Halton Hills Motel.

Bill Marshall, Halton's business development officer, said that roughly 600 copies of the brochure have been sent out to companies within the region to keep them informed of what is happening here while another 1,000 or so have gone out to Toronto firms and companies in Ohio who have expressed interest in Halton on previous occasions and are part of a mailing list kept by his office.

"Keeping our name in front of as many people as possible is the name of the game in business development," he said.

A further 1,500 copies will probably be mailed out to business in other parts of Ontario who might be potentially interested in Halton as a future location, he said.

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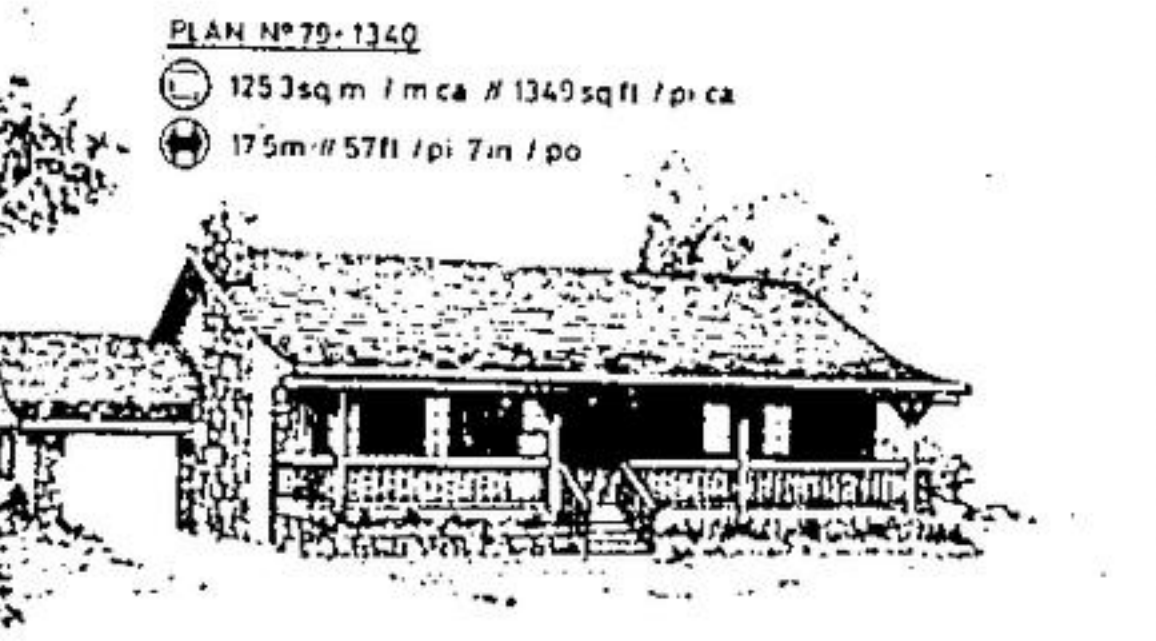
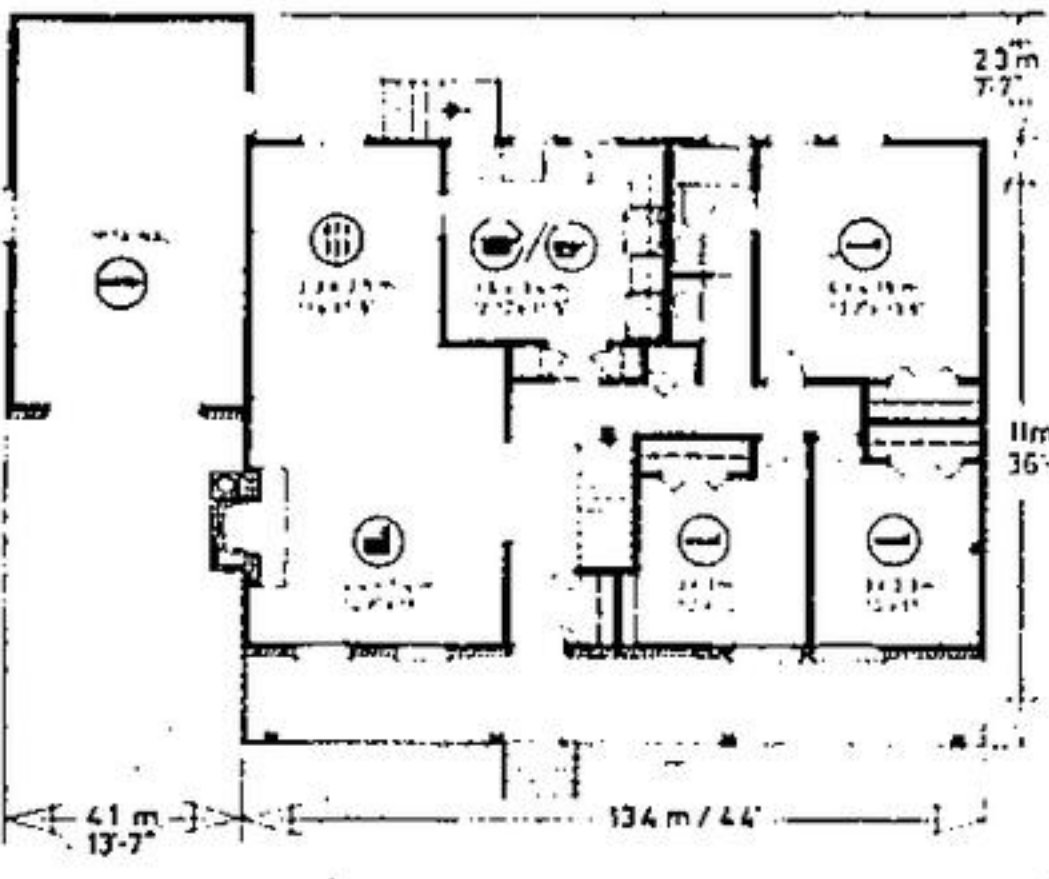
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