

Deal on levies sought

Pilutti changes mind on Chapel St. plan

By MAGGIE HANNAH
 Herald Special

Town planning board members are anxious to get on with the proposal to convert the former Chapel Street school building into apartments, but they aren't happy with a submission from developer Al Pilutti which suggests the town should waive lot levies in return for extra parkland.

A letter from Mr. Pilutti's lawyer to town clerk-administrator Ken Richardson asking for a \$50,000 reduction in lot levies in return for four lots which Mr. Pilutti valued at around \$80,000 set board members into various stages of outrage.

Mayor Pete Pomeroy said he was concerned whether the original 13 points specified as requirements could be negotiated quickly so that the rezoning bylaw could be at the June 24 board meeting for action. One of those points requires the developer to convey lands west of Chapel Street to the town for a park.

"If we keep fritzing this thing around, it's obviously going to cost us the parkland," the mayor said, "and we're going to get pressure to let the developer put a whole lot more houses in it. I don't know how important it is to retain that parkland but if it is important then we'd better get moving before we blow this."

Council took the view that Mr. Pilutti's letter changed the whole picture for the development and most of them were unhappy about it.

Coun. Russ Miller commented he was "surprised the developer wants to change the rules of the game when it gets down to the final point."

Coun. Walter Biehn said he felt council would wind up going in circles unless it was prepared to deal with the matters raised in the letter. He personally wasn't interested in continuing to deal with Mr. Pilutti if the developer is serious about pursuing the matters raised in the letter, he said.

When asked to explain his letter, Mr. Pilutti said he had realized too late that what he wanted to do with the property is not exactly what had been outlined in the original application.

Talks with area residents helped him decide he should put a mixture of one and two-bedroom apartments into the old school. Because of the location of windows in the building, the number of units must be reduced from 22 to 18, he said.

Mr. Pilutti said the parcel of land the town expects to get as parkland has storm and sanitary sewers crossing it. He can move these lines for about \$10,000, he said, giving him room to put homes on it.

Expediency would be leniency in his eyes, Mr. Pilutti said. The old school is badly in need of repairs. Unless work is begun on the roof, it probably won't stand through another winter, he said, and that work will cost around \$15,000.

Mr. Pilutti said he sees interest rates dropping so they may soon be able to begin working on the project if council gets it approved.

Coun. Miller said he prefers

the Given Road route since it would affect the least number of residences. He agreed with Coun. Booth that the people on the southern section of the Fourth Line already have the Indusmin trucks passing their door and would probably not be very happy with a new crop of gravel trucks being added.

Coun. Booth said the Given Road route seems best to him and its development would get a bad corner fixed for the town

if the MTC accepted it as the truck route.

Coun. George Maltby pointed out that the ministry requires 1.5 million tons from the site over the next seven or eight years. Therefore, he said, it would probably be cheaper to send trucks north to Highway 7.

Coun. Miller commented that no matter which route the trucks take, there will be a lot of stack from residents. Sending trucks north to Highway 7 would be setting a precedent for a new truck route never used before.

Council voted down the routing portion of the recommendation which would have sent traffic south to 17 Sideroad and east to Trafalgar and instead recommended the trucks travel south along the Fourth Line to the Given Road and west to Highway 25.

Another route north along the Fourth Line to Highway 7 was suggested as an alternative with specifications that the MTC must reconstruct the intersection of the Fourth Line and Given Road as well as putting prime and double surface treatment on both routes. Profile and cross section on both roads are also to be brought up to standard.

It was also decided to set hours of pit operations between 7 a.m. and 9 p.m. and truck travelling hours between 7 a.m. and 6 p.m. are already set for existing pits.

Residents concerned about town dumping in Acton cemetery



Cobblehill Road resident Brian Cargill shows the garbage he found at the back of Fairview Cemetery Monday where the town has been putting fill on the slopes. Mr. Cargill is concerned because he says the fill on the slopes is piling high around some mature trees which will be smothered by the weight. He is also concerned about the quality of the fill being used.

By LORI TAYLOR
 Herald Staff Writer

Residents along Cobblehill Road in Acton are up in arms about dumping of garbage in Fairview Cemetery by individuals and of "dirty" fill by the town.

Brian Cargill and Wayne and Lynda Ruse told The Herald Monday they are concerned about the town's dumping of fill in the pond and along the outer slopes because the fill is smothering the roots of trees along the slope, and the gradual infilling of the pond is changing it into a swamp.

Mr. Cargill pointed out that some of the fill dumped along the slopes contains household garbage, but town officials told him that any household waste is being illegally dumped by individuals and not by town trucks.

Halton Hills Mayor Pete Pomeroy said he has been told by town staff in charge of cemetery maintenance that the only fill being used in Fairview is excess material from grave sites.

"The town wouldn't dump residential garbage in the cemetery," he said. "Mr. Dudy (town parks and recreation foreman) showed me on Sunday that it's clean fill that's being used to fill it in."

GARBAGE BINS
 The Cargills and the Ruses are also concerned about the lack of garbage cans in the cemetery.

"People who come to see the graves, perfectly nice older people, all kinds of people, they just leave their garbage over the slope behind the graves, the plastic flowers, the pots, the green and white fertilizer bags," Mrs. Ruse said.

"We've asked about getting garbage cans in there, and Mayor Pomeroy told me that Al Dudy doesn't want garbage cans in his cemetery."

Mayor Pomeroy said he made no reference to Mr. Dudy in discussing the matter of the placing of garbage cans in the cemetery.

"I explained to Mrs. Ruse that if there were going to be containers in the cemetery, it would have to be a decision of council," the mayor said. "I didn't say anything about Mr. Dudy making the decision. What I said was that Mr. Dudy has been responsible for the cemetery for many years, and I think he's doing an excellent job, which is reflected by the fact that I think Fairview Cemetery is one of the most beautiful cemeteries I've ever seen."

SAME FASHION
 Mayor Pomeroy said the cemetery is maintained in the same fashion as other municipal properties, and "it disappoints me that there are these problems. I'm sure there are minor problems in the cemetery, but every municipal property has its problems."

Mr. Cargill is also upset

about the town's gradual filling in of the pond on the cemetery property, which began years ago, before the homes were built along Cobblehill Road. The Cargill and Ruse homes on Cobblehill overlook the pond, which has gradually become a swamp covered with algae, apparently as a result of filling in the drainage area of the pond.

"We paid an extra \$6,000 for this lot because it overlooked the pond," Mr. Cargill said. "If the town wants to fill in the pond, fine, they can give us back our money because we bought that lot to look at the pond - we knew it was there before we moved in."

"If a person buys a piece of property next to property owned by someone else, even if it's town property in which he is a partner along with everybody else in town, unless he has something in writing, there's no guarantee that it won't be developed at some point," Mayor Pomeroy said.

ALTEO HOMES
 Mr. Cargill said a representative from Alteo Construction, which built the homes on Cobblehill Road, told him that the firm offered at the time of construction to fill in the entire pond for nothing, but the town rejected the offer.

It has been suggested that once the pond is filled in, the land can be used for additional grave sites, but Mr. Cargill says, "everyone knows you can't use a fill area for 20 years."

"The thing that bugs me is that they're doing this without asking us," Mr. Cargill said. "If they're going to fill it in, why don't they do it in one go, fill it in, sod it over and plant trees, and do something with it?"

"Either that or leave it alone, clean it up and make a beautiful spot out of it. It would just take a pump or an aerator to reduce the algae on the surface, but I can hear them say now that it would be too expensive."

Mayor Pomeroy said the town has to use clean fill, and the hope was that they could use what fill was handy.

"If we have to fill it all in at once to satisfy the residents up there, we may have to do that," he said. "It'll be up to council to decide."

The mayor said he expected the issue of Fairview Cemetery and its problems would be discussed by the general committee of council some time soon, and that he would be contacting the residents again himself to talk over the problems.



RAZZE DAZZE REVEL

(Herald photo by Paul Dorsey)

His name is Razze and his game is Dazze, or so this group of Georgetown West brownies found out during their revel Saturday in Cedarvale Park. The noisy pow-wow highlighted a day of fun-filled activities for the girls.

who make up four local brownie packs. Organizers hope the big gathering will become an annual event. Razze's appearance was arranged by Georgetown Little Theatre veteran Ron Hunt.

More 4th Line truck traffic as another gravel pit opens

Herald Special

The planned opening of yet another wayside gravel pit on the Fourth Line has led to a proposal for road upgrading that had town council members in an uproar Monday night.

Council must ask the provincial ministry of transportation and communications to upgrade the Fourth Line between Highway 7 and the Given Road and then west on Given to Highway 25 to handle increased truck traffic from the proposed site on the John Duenk property at Lot 25.

Controversy erupted when Coun. Roy Booth questioned the need to route the anticipated gravel trucks south on the Fourth Line as far as 17 Sideroad and then east to Trafalgar Road. A northerly route to Highway 7 might serve the traffic better, he suggested.

Ward 2 Coun. Russ Miller said he hadn't questioned the proposed route because he understood the route was going to be south to the Given Road and then west to Highway 25. He expressed surprise over the actual route chosen.

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the Given Road route since it would affect the least number of residences. He agreed with Coun. Booth that the people on the southern section of the Fourth Line already have the Indusmin trucks passing their door and would probably not be very happy with a new crop of gravel trucks being added.

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Town approves John St. plaza despite neighbors' opposition

Herald Special

Town council has approved Alteo Construction's proposal for a small plaza at the corner of John Street and Mountainview Road above Glen Williams.

Town planning board members found themselves backed into a corner last week when it came time to make the final decision on the proposal. Council decided to favor concerned ratepayers in the area Monday night.

Neighboring homeowners are strongly opposed to the plaza, but if the board turned it down, the developer could take them before the Ontario Municipal Board (OMB) and would probably win the case, board members decided.

Several board members compared the situation in which the town now finds itself to a similar situation with Southfield Holdings and a proposed residential development on the 8th Line. Southfield owner George Thomas appealed a decision against his proposal which council made in 1978 and the OMB upheld his appeal last year.

As well as having its decision overturned, council lost conditions which had been negotiated with the developer which would have given the town much more parkland than is usually given. The OMB said the town did not have the right to as much parkland as the developer had agreed to sign over.

A report from the transportation officer of the Halton

board of education indicated there should be no problems for students picked up and dropped off by buses at the corner, and if there seemed to be a safety problem in future, the bus stop could be moved.

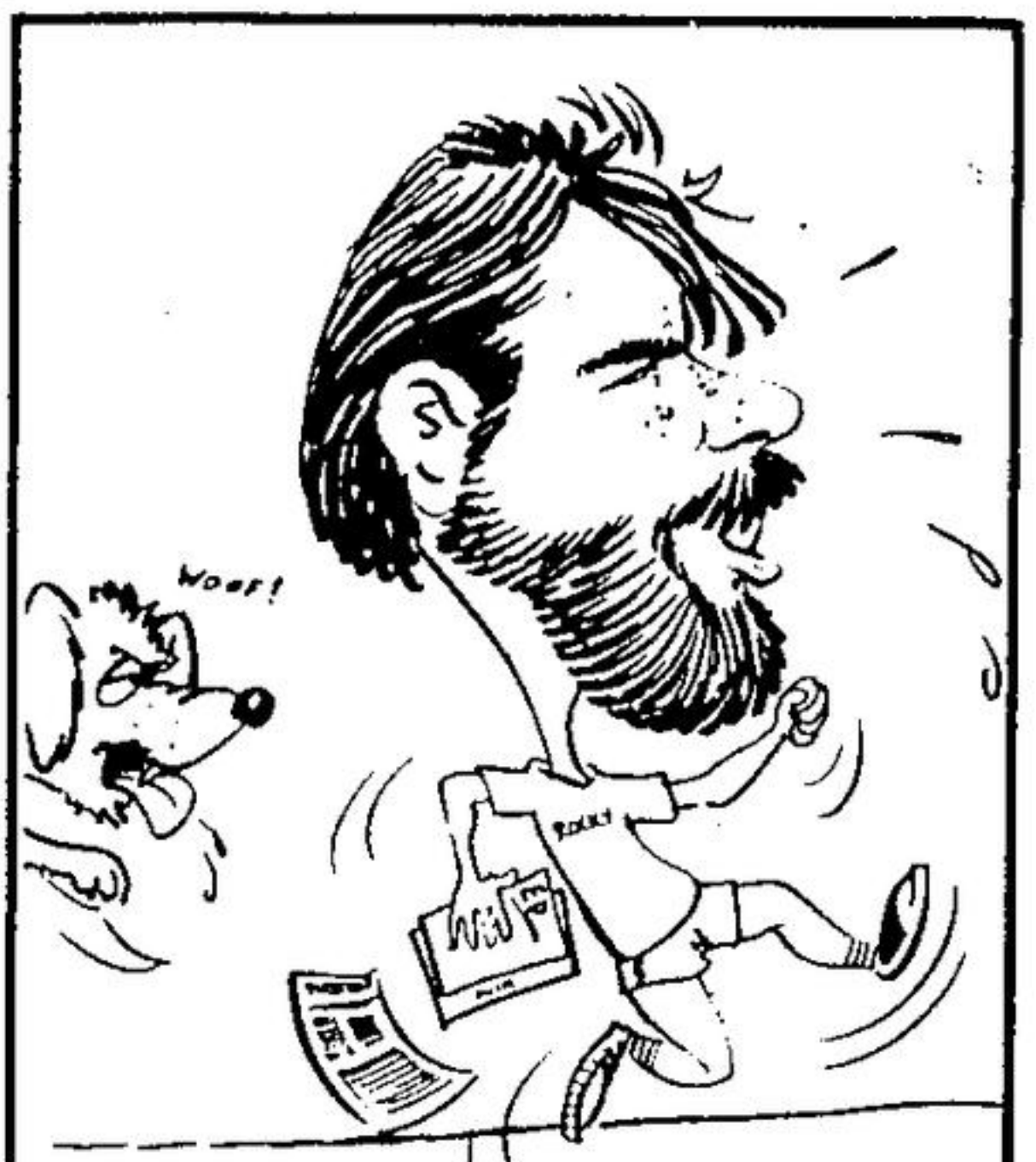
No matter which way board members squirmed, it came down to a decision between disappointing local residents or fighting the developer in court and spending tax dollars on a battle they would probably lose.

Mayor Pete Pomeroy pointed out that if the town turns the plaza down, the town planner would be called on to defend the denial at an OMB hearing.

At the same time, the developers' lawyers would have a report from the planner prepared for the town which supported the plan. The town's official plan also shows a convenience store somewhere in the area and that too would support the proposal.

Mayor Pomeroy also noted that if the OMB is asked to make a decision on the plan, all the conditions worked out with the developer could be lost. The plaza was originally slated to be much larger and the town was persuaded to reduce it through negotiation. He could go back to the bigger plaza if the town agreement is voided.

If members hadn't wanted a plaza there, they should have turned it down the first night it was proposed, rather than letting it go on so long until there was no way out, he said.



ON HIS MARK FOR ROAD RACE

Herald Sports Editor Mark Clairmont says he is 30 pounds lighter in preparation for running Sunday's Second Annual Mayor's Road Race. He will need to be as more than the 100 who ran last year are expected to crowd the 5.5 kilometre course for the one and two lap races. Starting time is 9 a.m. at Gordon Alcott arena. Spectators are welcome to cheer the runners on and watch the post race presentations.



OUR HONORED CITIZENS

Honor and Recognition Awards night Thursday saw more than 150 people receive medals and scrolls for sports prowess and contributions to the community. Seated from the left are Kris Barber, Kelly Johnson, Stacy Herley, Marjory Nazer, Eaid Williams, Ralph Ursel and Terry Dixon. Standing from left are Dave Chapman, Rick Rodgers, Frank Houston Jr., John Cornwell, Ian Clark, Gordon Douglas, Bob Dantell and Kevin Parker. We've got an entire page of pictures inside. See page B3. (Herald photo)