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**GOOD YEAR**

Nominations close

## Region councillors elected easy way

Two regional councillors have been acclaimed following the close of nominations at 5 p.m. Monday.



John McDonald Pam Sheldon

Coun. Pam Sheldon was acclaimed to the regional seat in Ward 2 and Coun. John McDonald was acclaimed to the regional seat in Ward 3.

There were acclamations as well to the three school boards seats and the four Hydro-Electric Commission seats. Five-year veteran of the Halton Separate School Board Irene McCaulcy was acclaimed to her third term as trustee for Halton Hills' Wards 1-4 inclusive.

Current Halton Board of Education Trustees Dick Howitt and Arlene Bruce were also acclaimed to another term. Mrs. Bruce will be representing

Wards 1 and 2 this time, and Mr. Howitt Wards 3 and 4. New regional assessments combined Wards 1 and 2 and did away with one trustee position.

Acclaimed to the seats they currently hold in the Hydro Election Commission were: Doug Mason, Commissioner for Ward 1; Murt Allison, Commissioner Ward 2; Ab Tennant, Commissioner Ward 3; William Smith, Commissioner Ward 4.

For information about the remaining regional council seats and the candidates for the area council seats in the four wards, refer to page A5.

## Ministry pulls the plug

Development prospects dampened

If the William Neilson Company Limited doesn't cut down on its sludge production, Georgetown won't be able to go ahead with new development.

The Ministry of the Environment has refused to comment on any draft plans of subdivision in Georgetown until the Neilson's problem is resolved.

The company is producing too much organic waste for the region's sewage treatment plant to handle. Sludge is the name of this milk residue which is processed at the North Halton

Water Pollution Control Plant at Hungry Hollow.

Neilson's sludge is produced daily parts per million concentration. Neilson's reduced its BOD level to 800 as six miles of pipe are flushed with water. As well, there is some spillage which occurs in the plant.

Milk has a high biological oxygen demand (BOD) which means more processing and treatment at the sewage plant are required before the

Neilson's waste can be released into Silver Creek.

A regional staff report says "effluent quality from Neilson's has a direct impact on the amount of additional development which can occur within the Georgetown area of the Town of Halton Hills."

The town has an industrial commitment to the milk and cultured products plant, and should Neilson's not be able to reduce its BOD loadings to the Water Pollution Control Plant, it would curtail all new development within Georgetown, public works director Bob Moore said.

The company has been trying hard to reduce its organic wastes. It hired consultants to modify procedures at the computer automated plant last summer.

From producing wastes with 2,200 parts per million this summer.

Despite this reduction, the concentration is still above the regional bylaw of 300 parts per million for processing at the regional sewage treatment plant.

"The difficulty with Georgetown is that it discharges into Silver Creek, which has limited BOD loadings for discharges," the region's manager of engineering services, George Woodburn, said.

BOD is the measurement of how much oxygen is required to break down the waste before it's released into the environment.

Meetings are still ongoing between regional staff and Neilson's executives to try and come up with solutions to this sludge problem.

The company is considering pre-treating their effluents before sending it off to the regional sewage plant, or hauling organic wastes to the larger water pollution control plants in Oakville or Burlington until other alternatives are found.

"Milk is something they have to pay for, so it's in their own best interest to cut down on this waste," Mr. Woodburn said.



## GREAT CRANE ROBBERY?

Is this the Great Crane Robbery? The controversial sculpture "Lover's Bench" was rejected in Toronto and exiled to Montreal where it was rented out by area merchants. For the past month, the whereabouts of the \$200,000 sculpture have been under wraps. Georgetown's Arcaest Inc. have been busy making a mould for the statue in order to make a duplicate for artist Lea Vivot. She was in

town Wednesday to retrieve the original, featuring three nude people on a bench. A New York buyer has been found for the sculpture. That's Arcaest owner Eric Knoespel in the background, eyeing the transfer from his shop to a flatbed truck. At the wheel is Vince Graham. (Herald photo by Sandy Campbell)

## Town council delays ruling to help tenant conditions

By ANI FEDERIAN  
Herald Staff

A cautious council decided to go one step at a time when it comes to extending a property maintenance bylaw beyond the Georgetown and Acton downtown areas.

Last week, councillors asked town staff to update the current bylaw, which was originally passed by council in 1981.

When that's been done, likely in early January, councillors agreed they'd like to hold a public meeting and receive input from both apartment owners and dwellers on the updated property maintenance and occupancy standards bylaw and its extension to the whole town.

However, by next year, some of the decision makers on council won't be around. Therefore, councillors decided to leave the meat of the matter to the new council elected Nov. 12.

What to do with the updated bylaw was deferred to the first general committee meeting of the new council. This deferment wasn't what Halton Hills Legal Clinic lawyer Jack Fleming wanted to hear.

**\$250,000 addition**

The addition for the Chemical Laboratory at 40 Armstrong Avenue in Georgetown is worth \$250,000.

For the second time, the lawyer had urged councillors to extend the boundaries of their current bylaw so that the many apartment dwellers currently not covered would have some protection.

If you live in the area covered by the bylaw, it means you don't have to take your landlord to court when he refuses to repair that leaky roof and broken window. The town's bylaw enforcement officer does that for you.

The town originally passed the bylaw to get a Main Street revitalization grant for the Business Improvement Area from the province. "It's just not fair. Some citizens are getting service, while others aren't," Mr. Fleming said.

It's not expected extending the coverage area of the bylaw will bring a dramatic increase in the town staff's workload, although it may at the very start. Neighbouring Milton hasn't found it necessary to re-structure or increase their staff to deal with the bylaw when they expanded their boundaries for the bylaw.

As for landlords who may try to evict tenants complaining about inhabitable conditions, that's not possible under the Landlord and Tenant Act, Mr. Fleming told councillors. "We've had the bylaw four and a half years and those problems don't appear to have come up," he said.

Coun. Harry Levy was concerned illegal apartments would be swept out from under the carpet with the expanded bylaw, creating problems for the people living in them as well as for the landlords.

"I think you're going to cause problems for the landlord and his lawyer, but for the tenant, the only grounds would be four months notice to vacate," Mr. Fleming said. "And the tenant could apply for abatement of rent because the accommodation is substandard."

As well, the tenant can sue the landlord for damages, for being forced to move, the lawyer said. Coun. Pam Sheldon was supportive of expanding the bylaw to the whole town.

"From my perspective, it is a simple matter. I feel all our tenants should have equal access to protection under the bylaw," she said.

## Fatal crash

Frank Allen, 19, of Rosetta Street in Georgetown died in a car accident at 3:13 a.m. Saturday. The 1974 Chevrolet he was travelling in left the curve on King Street in Caledon 300 meters west of Mississauga Road, police said.

It went into a ditch and struck a tree. The speed limit on King Street is 80 kilometers per hour. At the time of the accident the road was wet and it was dark, police said. Police are still investigating the causes.

Frank Allen and a 16-year-old passenger were taken to Peel Memorial Hospital. The girl is being treated for major injuries, police said.

Police estimate \$6,000 damage was done to the car.

It may anger others

## New tax assessment may please you

If you've been complaining about your taxes for years, you may have some more complaining to do next year, or maybe not.

Town councillors are expected to pass a motion that may raise taxes for some Ward 3 and 4 residents and drop them for some Ward 1 and 2 property

owners next Monday night at their council meeting.

In general committee this week, councillors finally said yes to going with the province's market value assessment. According to Coun. Ross Knechtel, this move was turned down three times in the past.

Councillors finally said yes, with a clause. The clause asks the town treasurer to report on the options available in implementing Section 63 (formerly Section 86) of the Assessment Act, namely allowances to seniors on fixed incomes and to the farming community if necessary, and to phasing in the tax increases which may hit some property owners.

Ward 1 Coun. Ross Knechtel said it was time Acton and Esquesing stopped subsidizing the rest of the municipality with a mill rate 25 per cent higher in Acton and 20 per cent higher in Esquesing than in Georgetown's Wards 3 and 4.

He pointed out even though a building was assessed the same in Georgetown, Acton or Esquesing in 1972, the tax payments have been different in each area for the property owner.

"This has been going on for 13 years, and it's one of the reasons why the present tax structure is for the birds," said Coun. Knechtel, who chaired a Section 86 review committee back in 1981.

He said there are 650 homes in Acton, and residents there have been subsidizing Georgetown property owners. In Esquesing, 350 homes have

also been assessed at a higher rate.

Coun. Knechtel called the tax rates "grossly unfair," and warned developers are going to be objecting to their property assessments and challenging the town, and "we have no hope of defending them."

Coun. Harry Levy agreed that people in Esquesing and parts of Acton will benefit from applying Section 63 and said the current taxation system is "wrong and not fair."

Once the decision is made by council to go with Section 63, the town will host open houses for citizens, after the new assessment figures have been issued, the town treasurer said.

Ray King said the town would try to explain how the assessment would affect taxes for property owners and what the mill rate means in relation to it.

A tax impact study is due in late November or early December, and it will show where there are inequities in the taxation area, Mr. King said.

He didn't recommend councillors wait for the results of the study before going ahead with Section 63.

So far, 600 out of 800 communities, or 80 per cent of them, have opted for Section 63. Last year Brampton made the change, without the tax impact study results, Mr. King said.

## Another set of inequities?

Coun. Finn Poulstrup said the new system of taxation will create another sort of inequity between Acton and Georgetown. Property owners with the same house and services in each urban area will pay different taxes because homes are cheaper in Acton and will have a lower market value than a similar home in Georgetown.

He was particularly concerned about the negative effects of implementing Section 63 in Wards 2 and 3.

Coun. Poulstrup noted that in Ward 3, can be found the majority of industrial assessment for Georgetown and commercial assessment, and, in Ward 2 most of the older homes.

For residents of the older homes, Coun. Poulstrup was concerned they would be facing considerable hardship if their taxes were brought up to the levels they should be with the new system.

He suggested municipal grants be available to such seniors and a phasing in of the increases be considered. "The least we can do is give them a cushion," Coun. Poulstrup said.

The town treasurer remarked that most municipalities haven't phased in Section 63 when they've changed taxation systems. He said Milton set aside about \$40,000 for the first year to try and help out areas where the major inequities were. They didn't use all their budget, Mr. King said.



## MONEY MAN

Francois St. Pierre might appear like he has won the money in the jar, but unfortunately for him that wasn't the case. The 10-year-old was hoping he had won the jar, but had to put it back. Francois was at the Sacre Coeur

bazaar Saturday, where the jar and many other items were available. Those attending put little tickets into prospective jars for the different items, and the winning ticket picked for each item went to the lucky holder.