

# Major development project unveiled

By BRIAN MacLEOD  
Herald Staff

A major development project for 530 acres of land west of Acton will be proposed to Halton Hills town council within the next four to six weeks.

The proposal for rural lots 28 and 29, Concession 1 of Halton Hills, calls for a championship 18 hole golf course with 100 to 130 estate homes interspersed throughout the development site, a public par-three nine-hole executive golf course, a driving range, a 60 to 80 room country inn similar to the Mohawk Inn with tennis courts and a conference centre, and equestrian riding stables.

The estate homes would range in price from \$250,000 to \$400,000 in today's market, said Dave Dawkins, president of Blue Springs Developments, the company spearheading the project.

The project would also include five to six miles of hiking trails and cross country ski courses, Mr. Dawkins said.

Mr. Dawkins unveiled the proposal along with a model of the project at a press conference Friday morning quelling speculation throughout Halton Hills about what was happening with the land.

The par-three golf course would be located on a 107-acre parcel land on the east side of the site with the 18-hole course sprawling throughout the site.

Blue Springs hopes to build estate homes to give Acton some badly needed luxury housing, said Mr. Dawkins.

Acton residents seeking estate homes generally must leave town, he said.

More than one half the families in the country with income over \$10,000 a year live within 50 miles of Toronto. It is indicative of the wealth and strength of the economy of upper middle income people (in this area), the developers say.

"The suitability of this property of the proposal is outstanding," Mr. Dawkins said.

The idea for interspersing houses through a golf course has become popular in the United States recently and although the idea is relatively



Blue Springs Developments President David Dawkins examines a model of the proposed development of a 530 acre site west of Acton. An 18 hole championship golf course, a nine hole executive course, a country inn with tennis courts, riding stables and between 100 and 130 estate homes are all included in the package. Mr. Dawkins hopes to get the wheels in motion for the project - estimated to include \$25 million in development costs over ten years - by approaching council next month. (Herald photo)

new to Canada, Mr. Dawkins expects it to catch on. Water for the houses will be drawn from private wells and septic tanks will be used, Mr. Dawkins said.

No prime farming land will be lost as the site is listed as class three and five stonyness, said Mr. Dawkins.

The major 230 acre parcel has not been farmed for over 20 years, he said.

"There is very little clearing required. The trees that are there now are ten to 20 year growth. Very few mature trees will be coming down," said Mr. Dawkins.

Environmentally sensitive lands, located mainly in the flood plains in the south, will be left untouched, Mr. Dawkins said.

Blue Springs Developments purchased the bulk of the land, 320 acres, last month and interest in the project has sprung from there.

"We're trying to tap that weekend get-away market that seems to be overflowing," Mr. Dawkins said of the project.

He hopes to begin construction as early as next summer with completion in 10 years.

Mr. Dawkins estimates the entire proposal would cost in the neighborhood of \$25 to \$30 million over the next ten to 15 years.

Blue Springs has enlisted the advice of consultant companies both to make the proposal and research into the possible use of the land.

"Collectively we have a large degree of in-house expertise," said Mr. Dawkins.

The actual number of homes will be determined by the hydrogeological study which Mr. Dawkins hopes to commission as soon as possible.

He doesn't expect to hit any insurmountable problems with the Credit Valley Conservation Authority or the Grand River Conservation Authority.

Discussions with Halton Region have been positive and Councillors Pam Sheldon, Norm Elliott and Mayor Russ Miller have all expressed their support, Mr. Dawkins said.

Acton Councillor Norm Elliott was ecstatic at the proposal. "I think it's the most exciting proposal to come on the scene within the Acton area within my memory," he said.

He liked the large lot sizes of the homes. "If there's one thing that bothers me it's \$300,000 houses on 50 foot lots," he said.

"It's a beautiful area. I think it's a very logical area for that kind of development," he added.

Coun. Elliott doesn't anticipate any major problems for the development noting the water source will be private wells and there will be no extra demand on Acton's sewage capacity.

"I think their plans for getting it started are probably realistic," Coun. Elliott said of the developers' proposed summer of 1988 start.

## Council members slam board response

By ANI FEDERIAN  
Herald Staff

The Georgetown District Memorial Hospital Board is "grossly" out of step with today's society, charged a town councillor Monday night.

What's the big deal about holding open door meetings on matters that don't have to do with personnel, property or litigation, demanded Coun. Betty Fisher at the council meeting.

She was responding to a letter received May 19 by the town from hospital board chairman Hob Cliphsham.

Mr. Cliphsham does not agree to the request from council, made in April, that the hospital board change its policy of holding all but its annual general meeting in camera.

Instead, he refers to a July 1986 survey by the Ontario Hospital Association which found 70 per cent of the province's hospitals don't in-

### Safety check

Over 120 notices have been issued for the automobile safety lanes run by the Ministry of Transportation and Communications in conjunction with the Halton Regional Police at the Gordon Alcott Memorial Arena May 25-29.

Safety lanes co-ordinator Constable A. Stennett said 27 vehicles appeared at the lanes Monday and ten sets of licence plates were removed. Eight of those were removed voluntarily, he said.

Six vehicles failed to appear and only two vehicles escaped with no defects, Const. Stennett said.

The penalty for failing to appear at the safety lanes is a \$68.75 fine and the car will be summoned to appear once more, Const. Stennett said.

The safety lanes will be conducted at the arena from 9 a.m. to 3 p.m. until May 29.

Thirty-eight more notices are yet to be issued, Const. Stennett said.

### Pay increase?

Halton's Regional chairman may be in for a pay increase. A report comparing the benefits and salaries paid to Regional chairmen of neighboring Regions with what Halton pays, has been sent for study by the Region's compensation sub-committee.

Objections by Burlington Coun. Walter Mulkewich that that committee is only intended to look at staff pay were overruled. He wanted councillors in the administration and finance committee and Regional council to deal with the Regional chairman's salary instead.

Halton's chairman is paid \$50,000 annually, compared to \$65,000 paid to Peel's chairman, or \$57,000 for Durham's chairman. All salaries are 33 per cent non taxable. A \$4,000 increase is planned for 1988 for Durham's chairman.

site or permit news media to attend board meetings.

"We would, however, be pleased to discuss with the councillors on our board, a mechanism to deal with items which they can report publicly," Mr. Cliphsham's letter says. "We are also interested in producing, periodically, a board report that aren't to be published by the local newspapers."

Today's society demands freedom of information, Coun. Fisher said.

What's the advantage in having meetings in private, when it sets the public to thinking something is going on, she said.

"I find Mr. Cliphsham's letter is like somebody sitting on the fence with both ears on the ground. He's saying on one hand, here's the law and we'll see what we can throw out to you from time to time to keep you and the press happy," Coun. Fisher said. "There should be no fear of speaking in public about things that aren't to do with property, personnel or litigation."

Coun. Lillian Howman took issue with Mr. Cliphsham's statement that appointed directors, on the hospital board, including councillors, have a duty toward the hospital and not to the body which appointed them.

There are two town councillors and one Regional councillor sitting on the hospital board. They are Couns. Pam Johnston, Marilyn Serjeantson and Al Cook.

These councillors' duty is to represent the interests of the electorate on the hospital board, even when it may be in conflict with hospital self interest, Coun. Bowman said.

"The public interest must stand first and foremost against any institutional self interest," she stressed.

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ed. "To deny this doctrine is to deny democracy."

Coun. Marilyn Serjeantson said she hasn't had any conflicts between public interest and hospital self interest during her term of appointment.

She noted the hospital board members are all volunteers and said it was unfortunate they were being so severely criticized.

## PUBLIC INFORMATION CENTRE EXPANSION OF THE GEORGETOWN WATER POLLUTION CONTROL PLANT

The Regional Municipality of Halton is proposing to expand the Georgetown Water Pollution Control Plant from 3.0 mgd to 5.0 mgd in order to provide the necessary sewage treatment capacity for future development. The proposed expansion program will be on display for review and comment.

DATE: June 2, 1987

TIME: 6:30 p.m. to 9:00 p.m.

PLACE: Georgetown Water Pollution Control Plant  
Mountainview Road South  
Halton Hills (Georgetown), Ontario

Halton invites you to drop in to the Information Centre any time during the period noted above. This will allow you the opportunity to review the detail of the project and to allow for an exchange of ideas on the project. Representatives of Halton and its consultants will be available.

For further information, please contact Mr. C.F. Kong, P. Eng., Special Projects Engineer at 878-8113 ext. 212 of the Regional Municipality of Halton or Mr. P. da Silva, P. Eng., Project Director at 485-7715 of Gore & Storne Limited.

DAVID VARLEY  
REGIONAL CLERK

THE REGIONAL MUNICIPALITY OF

**Halton**

## ENVIRONMENTALISTS NEEDED TO ACTIVELY PARTICIPATE IN CONSERVING HALTON'S NATURAL ENVIRONMENT

The Regional Municipality of Halton invites applications for membership on the Halton Ecological and Environmental Advisory Committee (EEAC).

### What is EEAC?

EEAC is a voluntary group of individuals appointed to provide technical advice and assistance to Regional Council on current matters affecting Halton's natural environment. EEAC promotes and monitors Halton's natural environmental sensitive areas through field work, document review and public awareness programs and formally meets over second Wednesday each month.

### Who may apply?

Anyone with community or practical experience in dealing with environmental issues and who is prepared to devote several hours per week for meetings, field work and the reviewing of documents is encouraged to apply. There is a current need for individuals with technical expertise and field experience in botany, ecology, fish and wildlife biology, aquatic ecology, and hydrogeology, among other environmental science areas.

### How to apply?

Application forms are available from the Halton Planning and Development Department at the address below. A letter and resume outlining the applicant's environmental background, activities and interests should also be attached. All applications should be submitted by June 12, 1987 to:

Mr. Scott Dingwall  
Planning and Development Department  
Regional Municipality of Halton  
1151 Bronte Road, P.O. Box 7000  
Oakville, Ontario, L6J 6E1

For further information please contact  
Mr. Scott Dingwall (ext. 309) at any of  
the following numbers:

Oakville, Burlington, Milton 827-2151  
Georgetown 878-8113  
Acton 853-0501

David J. Varley  
Regional Clerk

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### Tasty Recipes

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#### RHUBARB CAKE

- 1/2 cup margarine
- 1 1/4 cups brown sugar
- 2 eggs
- 1 cup sour milk or buttermilk
- 2 cups flour
- 1 tsp. baking soda
- 1/2 tsp. salt
- 1 tsp. vanilla
- 1 1/2 cups rhubarb, chopped

Cream margarine, sugar and eggs. Add dry ingredients alternately with milk. Stir rhubarb in last.

#### Topping:

- 4 tbsp. butter
- 4 tbsp. brown sugar
- 1/2 cup flour
- 1 tsp. cinnamon

Sprinkle on top of cake. Bake at 350° for 45-50 minutes in 9x9 inch pan.



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## NOTICE TO RESIDENTS OF ACTON:

DUE TO MAJOR MAINTENANCE REPAIRS AT THE ACTON INDOOR POOL (MCKENZIE-SMITH MIDDLE SCHOOL) ALL SUMMER SWIMMING LESSONS HAVE BEEN CANCELLED. ADDITIONAL CLASSES HAVE BEEN ADDED TO PROSPECT PARK WADING POOL, GEORGETOWN INDOOR POOL AND THE DICK LICATA OUTDOOR POOL. SORRY FOR ANY INCONVENIENCE.

TOWN OF HALTON HILLS RECREATION AND PARKS DEPARTMENT

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