

## Builders face fines over 154 charges

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deficiencies in the majority of the houses included unsafe fireplaces in 18 of the 22 houses, and problems of the grading and drainage of the lots and problems with the beams and floor joists, said the building inspector.

Mr. Holmes explained "that through use, the fireplaces as constructed could eventually cause a fire." But he went on to say that the repairs on the fireplaces and the exterior brick work started this week.

Problems concerning grading and drainage on the lots arose because the houses were built too low. But again these problems are currently being addressed, he said.

There were problems with the beams and floor joists because the support system was inadequately built, said Mr. Holmes. If left alone, severe settling, cracking and ongoing maintenance problems would have resulted, he said. In the worst possible scenario, there could have been structural failure, explained Mr. Holmes.

The building permits were issued in the fall of 1988.

Although no onus is on the builder to ensure that the houses comply with the building code, the town carries out five inspections during the construction process to double check the work, said Mr. Costea.

He acknowledged that there is a "probability" some of the deficiencies could have been detected earlier. But he stressed they were detected and are being fixed.

Mr. Costea explained that inspectors check on a building site at various stages but they are not there every day. Some deficiencies are missed until later and this is typical of other municipalities, Mr. Costea said. But once the extent of the deficiencies were realized, said Mr. Costea, the town had Mr. Holmes inspect the houses for five straight months to ensure that all of the deficiencies were detected.

"We now have an inspection staff that is very well qualified and reliable," said Mr. Costea.

Mayor Russ Miller said he has always been told by staff that the inspections were done well.

But he also said there have been problems right from the start (concerning the development) and "it's too bad. I sympathize with the neighbors," he added.

The province's New Home Warranty Program is repairing the structural deficiencies found in the houses. And the town is responsible for finishing the public utility work and the grading of the properties, said Mr. Costea.

The Town of Halton Hills is using the funds put on deposit by the builder with the town in the form of a letter of credit. A developer is only issued a building permit after a developer registers a letter of credit with the town, explained Mr. Costea.

He predicts that the court case won't cost the town and therefore the taxpayer any money. As part of the case the town is asking the court for the developer to cover any costs incurred by the town, said Mr. Costea. He estimated the costs to be between \$225,000 and \$250,000.

Work on the houses is expected to be completed sometime this fall, said Mr. Holmes. At that time all of the houses will conform to the province's building regulations, he said.

When Mr. Daily was asked why New Home Warranty had to take over from the company to complete the development, he replied, "because I asked them to go in."

Further inquiries about why the deficiencies occurred in the first place were met with "I think I'll just stop it (the conversation) here."

Other deficiencies that are currently being corrected are:

- kitchen and bathroom floors that were not level,
- basement drains not installed properly,
- cracks in the mortar,
- doors that didn't close properly,
- inadequate flashing - where the roof meets the brick to prevent the elements from entering the building,
- basement stairs not installed level,
- insufficient head room on the stairs,
- flooring improperly installed,
- windows not installed, or improperly installed,
- no stairs at the exterior doorways.

Halton Hills councillor Robert Heaton, whose ward includes the subdivision, said he heard indirectly of the problems and what is being done. However, he hadn't heard that there had been a court date set in connection with the charges.

But he was hopeful the court case would show how the town could prevent a similar situation from arising in the future. The Regional representative for the area, Joe Hewitt, said the town couldn't have prevented the situation because some of the deficiencies may have been disguised by the builder. But the town did a good job to find the deficiencies and take steps to rectify the problem, he said.

The other Halton Hills councillor who represents the area, Alf Spence, had no comment because the case is before the courts.

## Hewitt, town going to court over house proposal

Halton Hills councillor Joe Hewitt informed town councillors Monday that he will follow through with his suit against the town for granting him a building permit to construct a 4,000 square foot house on his property on Prince Street in Glen Williams.

A July 5 court date has been set.

The town has refused Coun. Hewitt a building permit because the Credit Valley Conservation Authority doesn't approve of the proposal. The town first needs CVCA approval before granting the permit because the property comes under the agency's jurisdiction, said the town's building director, Ron Shettell.

Coun. Hewitt said he was hopeful the CVCA, which met Friday, would grant approval of the project. But CVCA general manager Vicki Barron said after the meeting that the proposal still requires a cut in size and a major alteration to the bank to make the ledge on his property at the Credit River bigger.

Although he was invited to the meeting, Mr. Hewitt didn't attend, arguing his property doesn't come under the CVCA jurisdiction.

The property is shown to be under CVCA jurisdiction on the CVCA map but the property is not included on the accompanying schedule. A schedule lists the properties that come under CVCA jurisdiction. The discrepancy between the map and the schedule means the property doesn't come under the agency's jurisdiction, argued Mr. Hewitt. The provincial regulations governing the CVCA jurisdiction clearly state that the map and schedule must reflect each other for a property to be recognized as coming under CVCA jurisdiction, said Mr. Hewitt.

He compared his feud with the CVCA as a "mouse trying to fight an elephant."

"They have the resources so unless the applicant has a lot of money it's impossible to fight the agency. The applicant may be right but if he doesn't have the

money, it's impossible to prove you're right."

The CVCA argues the discrepancy is a typing error on the schedule, said Ms. Barron. And the error is currently being corrected by the province's ministry of

natural resources, she said.

Coun. Hewitt argued the town should grant the permit because the proposal complies with the town's zoning bylaw, the building code and the Regional health requirements.

## Glen Williams celebrates July 1

Halton Hills residents will get the chance to wish themselves and the rest of Canada a Happy Birthday during the Glen Williams Canada Day Celebrations, Sunday, July 1.

The party starts early with a pancake breakfast at the ball park in the Glen at 7 a.m.-11 a.m. And while you're eating, you can take in some softball with town councillors versus the Glen Williams team, starting at 9:30 a.m.

The perennial favorite, the Glen Williams Canada Day parade, follows at 12 noon. The parade starts on Beaver Street and will wind up at the United Church parking lot on Main Street.

Some of this year's participants in the parade include the Streetsville pipe band, the Shriners go-cart patrol and the Caped Crusader and his trusty Batmobile.

The the artistically inclined there is a performance by the

Halton Hills School of Dance at 2:45 p.m. And those who long for the islands will be able to get a sample during the day when blues-reggae Toronto legend Eugene Smith hits the stage at 4:15 p.m.

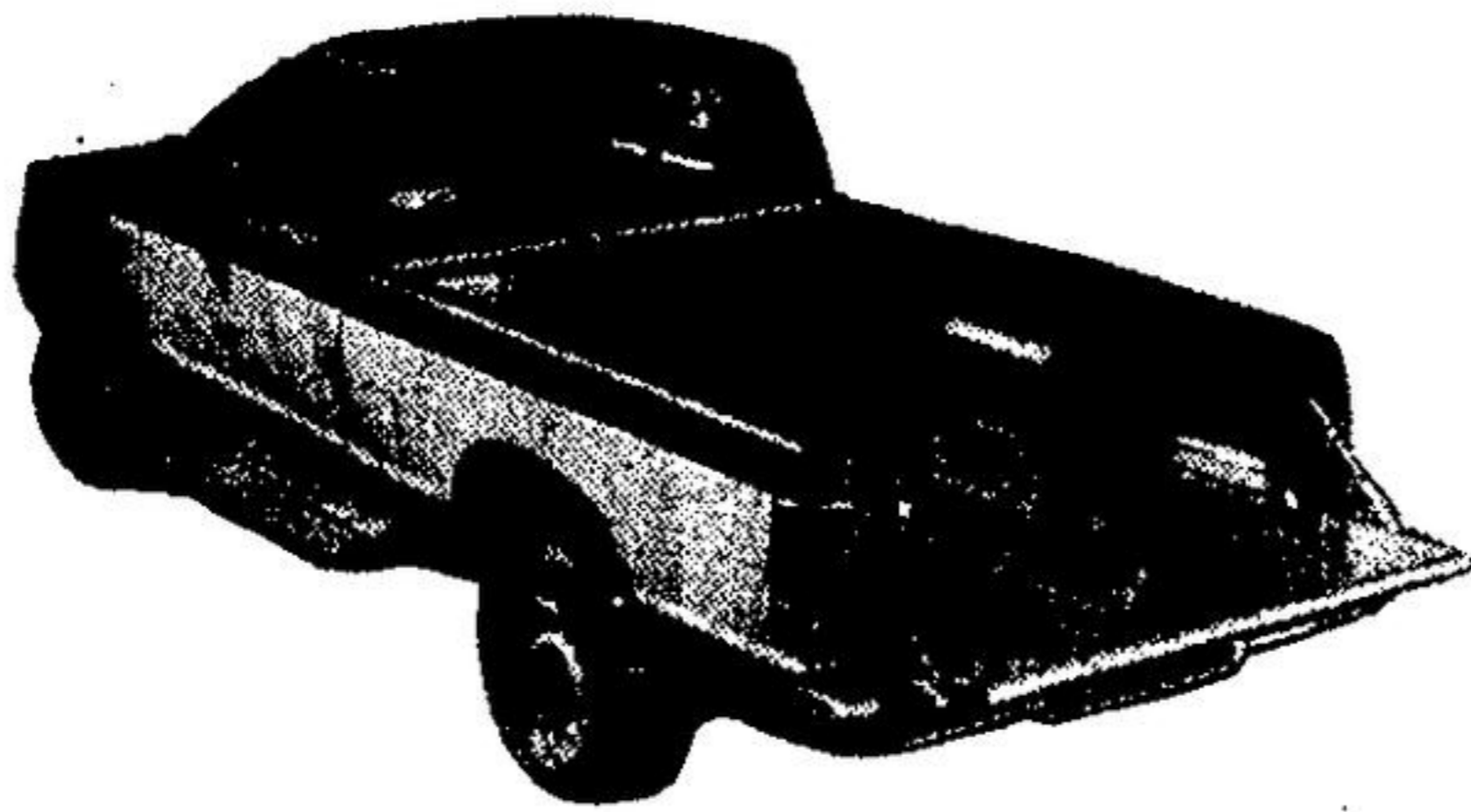
The Pine Valley Square Dancers will square off at 4:55 p.m. From 6:45 to about 9:30, people will be able to choose from a selection of music including folk guitarist Doug Rolling, taped music and the Glen Band, rock and roll style.

People will be able to cuddle up by a warm fire and share in the spirit of the Canadian north, singing campfire songs from 9:30 to midnight.

The Ballinafad community will be hosting a country and western dance at the community hall Saturday night. There will be no Canada Day parade in Ballinafad this year because of the Glen event, said Ballinafad community hall board member Karen Smith.

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### Woman charged

A 35-year-old Glen Williams woman has been charged with making an unsafe turn after a June 23 10 a.m. accident at the intersection of Guelph Street and Maple Avenue.

Driving a 1984 grey Ford, the Glen Williams woman was turning northbound on to Guelph Street unable to see a car proceeding through the intersection. A 52-year-old Rexdale woman was travelling west through the intersection and collided with the turning vehicle. Both vehicles received severe damage.