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Condo controversy a threat to town

By BEN DUMMETT
The Herald

A town Site Plan Committee decision to disregard its own condominium agreement policy could end up costing local taxpayers, the Herald has learned.

The decision centres on a December, 1990 condominium agreement between Site Plan Committee and the Georgetown development company, Freemar Development Management Inc., concerning the industrial building at 150 Armstrong Avenue.

Town documents, copies of which were obtained by the Herald, reveal the letter of credit included in the agreement is insufficient to cover the work that is required to be done.

The work is valued at \$118,000, while the letter of credit is for only \$15,000.

Under the agreement, a retaining wall, and driveway surrounding the building both have to be built. As well, certain landscaping work has to be done.

If the developer refuses to complete the work, the town will be forced to either take the developer to court to obtain the necessary funds, or use taxpayers' money to finish the work.

Town Administrator Dan Costea said civil action will be taken against the developer if the work isn't completed to the town's satisfaction.

He acknowledged, however, the town will be at a disadvantage if the matter goes to court.

The reason being, the letter of credit is meant to reflect the value of the work to be completed.

Since the agreement indicates the work is valued at \$15,000, the judge may decide the developer isn't responsible to pay any more towards the cost, explained Mr. Costea.

To make matters worse, Site Plan Committee, in agreeing to a \$15,000 letter of credit, disregarded town policy.

Normally Site Plan Committee approves a letter of credit on a recommendation from the town's Engineering Department.

The Engineering Department's recommendation was \$118,000 - the true value of the work.

Despite asphalt already being laid on the driveway, town Engineer Bob Austin recently told council the work hasn't been done satisfactorily.

Mr. Costea agreed it will cost approximately \$50,000 to \$60,000 just to pave the driveway properly.

Why would Site Plan Committee ignore its own condominium agreement policy?

Mr. Costea said the action was taken so as not to place undue hardship on the applicant.

He was referring to the fact that leading up to the condominium agreement, a site plan agreement had been passed.

The site plan agreement was approved October 24, 1988.

This agreement required the same work be done as was outlined under the subsequent condominium agreement.

The site plan agreement applied to the original plan calling for the units in the building to be rented out. A condominium agreement had to be signed when the applicant decided to sell the units.

Under the original site plan agreement, the applicant and town agreed upon a \$12,000 letter of credit.

Based on this letter of credit, it didn't seem fair to impose a \$118,000 letter of credit on the applicant under the condominium agreement, said Mr. Costea.

However, Town Engineer Peter Linn explained his department recommended, in accordance with town policy, the condominium agreement letter of credit equal the value of the work because the issue of ownership was involved.

The recommendation was made to ensure future owners of any of the condominiums in the building received proper protection, said Mr. Linn.

It turns out Mayor Russ Miller, the applicant, Engineering Depart-

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Kentner's tops list

Kentner's Social Catering of Georgetown was nominated as Halton Hills Chamber of Commerce's Business of the Year Tuesday, Jan. 21.

Dave Kentner will be presented with the Business of the Year award by the Halton Hills Chamber of Commerce on behalf of Kentner's Catering early next month.

New Chamber President

The Ontario Chamber of Commerce is pleased to announce the election of Pat Palmer as President for 1992.

Mr. Palmer is currently Vice-President, Retail Banking - West and Northwest Region, Ontario District, for Royal Bank of Canada. He has been with Royal

Bank since 1961.

Mr. Palmer has been active with the Chamber movement since 1981.

The Ontario Chamber of Commerce is the recognized "Voice of Business in Ontario", representing 65,000 members through its 165 community Chambers of Commerce and Boards of Trade.

Mr. Palmer has been a resident of Georgetown for the past 15 years.



Pat Palmer

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Hawaiian hoe-down

Square dancer Margaret Parker of Scarborough flashed Georgetown dancer Dennis Hare a big smile while they exchanged hands during a square dance hosted by the Pine Valley Squares of Georgetown.

The event was held at the Cedarvale Community Centre Saturday night and packed with square dancers all dressed in Hawaiian costumes to fit the theme "Hawaii at Home." (Herald Photo)

Police on alert for suspicious van

Another sighting of a suspicious person in a black van has been reported to Halton Regional Police for the third time in just over a week.

Three Georgetown children, who live on Academy Rd. in Georgetown, told their vice-principal and babysitter that every morning while waiting for their school bus, a strange black van seems to be watching them.

The children are aged eight, nine and 11.

Detective Sergeant Michael Eacrett of the police service said the sightings are something

"parents should be concerned about. Any sighting of strange vehicles where there are children should be treated with caution until police have the opportunity to determine what it's all about."

But he's cautioning parents not to be alarmed because the incidents could be as innocent as a black van taking the same route to work everyday.

However, he is warning parents they should instruct their children on what to do if approached by a stranger.

"Parents should tell their children if they're approached by a

stranger, they should run away, approach an adult or go to a Block Parent home," he said.

In all three incidents of suspicious persons that have been reported to police, the persons were all in what was described as a "dark van."

The first incident occurred Jan. 7 when two eight-year-old girls were approached by a man offering them candy on Mill St. in Acton. At the time, police believe the man tried to grab one of the girls but now say that didn't occur.

The second incident also took place in Acton when a teenager swore at an eight-year-old Acton girl from a dark van.

The girl was able to get the license-plate of the vehicle and police traced the vehicle to a Halton Hills home. The 14-year-old son of the vehicle-owner was cautioned.

According to Det. Sgt. Eacrett, "police have not yet determined if there is a connection between all three sightings but that possibility exists."

Police do know that the boy who was cautioned admits he was in the Acton area at the same time of the first two sightings but said there was no abduction attempt made.

Police are continuing their investigation.

Pleads guilty to abuse

A Norval babysitter has pleaded guilty to one count of inflicting abuse in Milton court Jan. 20.

Audrey Lee, 37, of Norval will be sentenced in Milton court Feb. 24.

Halton Regional Police charged the Norval woman with one count of inflicting abuse after a Georgetown mother reported her son had been abused while the Norval woman was taking care of him.

The mother said that on three different occasions, her young son received facial injuries ranging from a cut lip and swollen eyes and

cheek to severe bruising while in the woman's care.

After the third incident, the Georgetown woman discontinued using the woman as a babysitter.

Police also investigated another report from a mother who said her infant daughter sustained injuries while in the Norval woman's care.

Ms. Lee had reportedly advertised her babysitting services in local newspapers.

Police say they don't anticipate they will lay any other charges against Ms. Lee and are considering the case closed.

Martin Jansen is determined
to keep Canada united
See Lifestyles Section