

Review Town's Need for Industrial Land

MONDAY'S HEARING
The application for the town for annexation of 954.5 acres from Esquesing and Oakville began Monday morning in the County Court room, with the town being represented by K. Y. Dick, Oakville by E. L. Moore, Esquesing by J. T. Weir and T. H. Van Sicker, and Oakview Developments by V. R. E. Perry. Sitting for the Ontario Municipal Board were J. A. Kennedy, chairman, and A. L. McCrae.

Mr. Kennedy set the pattern of the hearing, noting the town's case would be heard first, followed by the case for Oakville and Esquesing. Following the Monday adjournment, the chairman set Wednesday morning at 9:30 a.m. to hear individual citizens interested in speaking in support or against the application.

Opening the presentation of the town's case, K. Y. Dick called town clerk-treasurer E. J. Costigan who reviewed on a map the town boundaries, principal roads, the high school and Halton Manor sites that are presently within the town. A list of industries and commercial establishments located in the town and immediate area since 1953 was submitted in evidence, and services sold outside the town were reviewed.

In cross-examination, Oakville solicitor E. L. Moore referred to the 1954 annexation, inquired if the town's planning board had a full time staff and if the Board had a planner. It was agreed the secretary of the Planning Board would be called to reply on planning board questions.

Turning to water, the Oakville solicitor reviewed the restrictions on lawn watering and sought to have them termed "drastic". He was assured industry had not been limited in quantity.

\$150,000 for Water
Under questioning as treasurer, Mr. Costigan was referred to the five year capital budget and asked what amount had been allowed for development of further water sources. He replied \$150,000 was included in the budget for this purpose.

The town's mill rate of 68 and 73 was brought out, but as the Oakville solicitor sought detail on the assessment base he was referred by the O.M.B. chairman to the previously prepared report. "The Board is making every effort to reduce the cost of these hearings on behalf of the taxpayers who have no say over their extent," the chairman indicated.

Mr. Van Sicker, for Esquesing, inquired if the town and Conservation Authority were in full agreement on the town taking water from the Kelso area. Mr. Costigan replied that he could not speak for the Authority.

Water Expert
Next witness for the town was J. W. Kirk of International Water Supply Co. Ltd.

Mr. Kirk reviewed his firm had been employed by the town since 1952. In 1952 test drilling was carried out to delineate the boundaries of a ground water supply. In 1953 what is referred to as number one well producing 430,000 gallons daily was put into use and in 1957, well number two producing 570,000 gallons daily was in operation.

The witness noted since 1958 careful daily records had been kept and analyzed. He suggested the town could add half a million more gallons daily from the present well field during the peak summer demand. Average daily pumping has never reached the 1,000,000 gallon capacity, the witness said.

Won't Affect Dam
Continuing, Mr. Kirk said his firm had been asked late in 1960 to investigate an additional supply. One site that proved out was in the Kelso Conservation Area. In 1961 test drilling was completed. Before the Kelso Dam was built there was an underflow of 400,000 gallons daily whether the dam was there or not. Records demonstrated that when the water behind the dam was raised it caused a 20 per cent rise in the ground water below the dam. The ground water below the dam then was increased to one and a half million gallons. He told the hearing he advised the town to apply for permission to take 750,000 gallons daily. He emphasized taking the ground water would in no way affect the dam.

46-54 Ratio
On assessment, the planner noted the town presently has 66 per cent of its assessment in residential and farm, and 34 per cent in industrial and commercial. He forecast an assessment balance, if annexation was successful and the lands developed as planned, of 46 per cent residential and 54 per cent industrial and commercial.

Two Industrial Parcels
Turning to vacant land within the present town, the planner indicated there was 326 acres representing 30.6 per cent of the total. Of this 73.2 acres could not be considered for urban purposes because it was low lying and subject to flooding. Of the remaining 253 acres vacant it was 23.7 per cent of the total area and 78 acres was residential. Of the 78 acres there were two parcels; one of 19 acres, part of which is in the area proposed for annexation, and another 15

How Long Will it Last
Mr. Little emphasized the town's need for additional residential and industrial land to accommodate the town's natural growth.

Immediate Growth
"When will this development along 401 take place?" Mr. Van Sicker pressed.

Proclamation

FREEDOM FROM HUNGER WEEK
October 28 to November 2, 1963
All Citizens of the Town of Oakville are requested to observe the above week.

WM. ANDERSON,
Mayor

Buy a "BAG of BULBS" and HELP! HELP! HELP!

The Kinsmen Club of Milton SUPPORTS COMMUNITY PROJECTS

PROCEEDS FOR SWIMMING POOL FUND

★ YOU GET A SUPPLY OF TOP-QUALITY, ASSORTED SYLVANIA LIGHT BULBS - FOUR 60 WATT AND THREE 100 WATT.

★ YOU SUPPORT A WORTHY CAUSE. KINSMEN HAVE ALREADY DONATED \$550.00 TO THE MILTON POOL. HELP US INCREASE THIS TO \$1,000.00.

\$2. Per Bag

BULB BLITZ STARTS AT 6.30 P.M. -- MONDAY, OCTOBER 28th

- A Kinsman Will Call on You -



The Lake Next?
"Where does the town go after it uses all these sources," Mr. Moore queried the witness, "the lake?"

Affect on Schools
Mr. Little told the hearing high school boundaries in Esquesing would not be affected but the high school area in Oakville would be affected. He noted however, that of 11 persons living in that area, none were in the present high school age bracket.

Review Agreement
It was agreed this agreement would have to be reviewed if the town was granted annexation.

Crazy Quilt
Mr. Moore charged the present zoning in Milton was like a crazy quilt. He wondered if the present Fallingbrook area should not have been reserved for industry after the last annexation.

Explains Population
Mr. Moore called for an explanation of why the planner based his population projection on the method chosen, rather than one of the other three methods included in the report.

Annexation - - Tuesday's Hearing

Study Sewage Treatment, Creek Pollution, Town's Mill Rates

TUESDAY'S HEARING
The hearing Tuesday morning resumed with cross-examination of Mr. Henry by Mr. Moore, on

the town's sewage treatment facilities. The solicitor recalled Mr. Henry's earlier suggestion that in plant expansion surge tanks would be developed to handle the high flow during peak storm periods. He wondered if the tanks would overflow and if so, whether the effluent would have been treated. Mr. Henry suggested the surge tanks would provide primary treatment, and remove about one third of the impurities through settling.

Four Times Flow
On the capacity of the tanks, Mr. Henry suggested they would be designed for four times the dry weather flow, although present studies indicate twice the dry weather flow might be adequate.

Auditor on Stand
H. A. Leaver, the town's auditor for 25 years and Esquesing's auditor for 30 years, was the town's next witness. He reviewed the town's assessment of \$8,417,000; its assessment balance of 65 per cent residential to 35 per cent industrial; the proposed addition of \$424,000 assessment or 5.7 per cent of the town's present assessment.

No Third Stage
A complicated analysis of the stream flow figures in relation to the effluent discharged from the plant, was pursued by the cross-examiner. Mr. Moore then wondered when the town would have to go to tertiary treatment. Mr. Henry suggested it would be up to the O.W.R.C. to decide that, but his firm did not think this third stage treatment would be necessary.

Offer Lower Rate
He explained that Milton council proposes to grant farm properties a rate reduced by the sewer and garbage collection rates that would approximate eight mills. The auditor also noted the increase in rate would be partly offset by an estimated 15 per cent reduction in their hydro bill in Esquesing. Oakville residents would continue on the same rate.

Have Surpluses
Mr. Perry wondered if the water rates would be increased when the number paying two and a half times the rate was reduced. The auditor noted there were substantial surpluses in the water account. "Would you anticipate that commercial areas in the town would be assessed on a different basis than those outside the town?" "No," the auditor replied.

Oakville's Defense
The solicitor asked Mr. White's comments on his analysis of the town's debt picture from 1954 forward. Mr. White revealed calculations of the town's gross debt in relation to assessment in 1954 at 23.83%; 1955 at 20.91%; 1956 at 17.31%; 1957 at 19.91%; 1958 at 24.60%; 1959 at 22.69%; 1960 at 27.43%; 1961 at 24.77%; 1962 at 19.88% and 1963 at 19%.

Annexation - - Tuesday's Hearing

Notice
DAYLIGHT SAVING TIME ENDS 2 A.M. SUNDAY, OCTOBER 27 IN THE TOWN OF MILTON PLEASE TURN YOUR CLOCK BACK ONE HOUR

Higher in Milton
Mr. Perry, representing Oakview Developments Ltd, questioned the auditor on the assessment structure of the county and asked the main reason for higher mill rates in Milton than in Esquesing. The auditor suggested urban residents enjoyed a lot of services not offered in rural areas.

Immediate Growth
"When will this development along 401 take place?" Mr. Van Sicker pressed.

Ask Why Change
Representing Oakville Developments Ltd., owners of the Milton Shopping Plaza and other lands in that area, Mr. Perry asked why his client's land had been changed in proposed land uses from partial residential and partial industrial to all industrial between the preparation of the first and second reports.

Explain Population
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