MONDAY'S HEARING

County Court room, with the town being represented by K. Y. solicitor E. L. Moore referred to no say over their extent," the town being represented by K. Y. Solicitor E. L. Moore referred to no say over their extent," the town so offer Robin Hood Flour Mills I to and totalling outside the town of the Canadian Meter Co., the Milton Di-

the hearing, noting the town's solicitor reviewed the restric- thority. case would be heard first, follow- tions on lawn watering and ed by the case for Oakville and sought to have them termed Next witness for the town was Esquesing. Following the Mon- "drastic". He was assured in J. W. Kirk of International Water day adjournment, the chairman dustry had not been limited in Supply Co. Ltd. set Wednesday morning at 9.30 quantity. a.m. to hear individual citizens interested in speaking in support Under questioning as treasur- town since 1952. In 1952 test

List of Industries

town's case, K. Y. Dick called allowed for development of fur- referred to as number one well town clerk-treasurer E. J. Costi- ther water sources. He replied producing 430,000 gallons daily gan who reviewed on a map the \$150,000 was included in the bud- was put into use and in 1957, well town boundaries, principal roads, get for this purpose. the high school and Halton The town's mill rate of 68 gallons daily was in operation. Manor sites that are presently and 73 was brought out, but within the town. A list of indust- as the Oakville solicitor sought careful daily records had been ries and commercial establish- detail on the assessment base kept and analyzed. He suggested

\$150,000 for Water

er, Mr. Costigan was referred to drilling was carried out to delithe five year capital budget and neate the boundaries of a ground Opening the presentation of the asked what amount had been water supply. In 1953 what is

ments located in the town and he was referred by the O.M.B. In cross examination Mr. acre parcel on the east of On-The application by the town immediate area since 1953 was chairman to the previously pre- Moore brought out that average tario St. The remaining porfor annexation of 954.5 acres submitted in evidence, and ser- pared report. "The Board is mak- daily water consumption is esti- tions, he told the hearing, were Esquesing and Oakville vices sold outside the town were ing every effort to reduce the mated at 100 gallons per person. small scatter lots or groups of began Monday morning in the reviewed. cost of these hearings on be- The Milton average is 130 gallons lots.

H. Van Sickler, and Oakview a full time staff and if the Board ing, inquired if the town and Moore queried the witness, "the was not available for new in-Developments by V. R. E. Perry. had a planner. It was agreed Conservation Authority were in lake"? Sitting for the Ontario Muni- the secretary of the Planning full agreement on the town tak- "No, there are other ground acres might be rezoned to resicipal Board were J. A. Kennedy, Board would be called to reply gin water from the Kelso area. water prospects north," Mr. dential or park land. Of the 48 chairman, and A. L. McCrae. on planning board questions. Mr. Costigan replied that he Kirk replied. As Mr. Moore acres remaining, one 26 acre par-Mr. Kennedy set the pattern of Turning to water, the Oakville could not speak for the Au- pursued the question Mr. Kirk cel of land was on the west of

Mr. Kirk reviewed his firm had been been employed by the number two producing 570,000

The witness noted since 1958 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

Area. In 1961 test drilling was ing the ground water would in no way affect the dam.

Mr. Kirk then turned to an was forced to dewater an area when building their new line. His firm had tested this and felt assured 540,000 gallons of ground water could be taken in this area, estimated at three miles from town.

boundaries of the town. This re- growth. port called for annexation of At this point Chairman Ken- From Esquesing public school residential. Mr. Little explained in that area, Mr. Perry asked why 1962, totalling 964 acres.

16,000 in 1986

he predicted the town's popula- Hamilton and Toronto pressing tion in 1986 at 16,000. Document- out and the transportation faciing his prediction, he reviewed lities afforded by Highway 401 four different methods of pro- and the new C.N.R. connection School Board, had been drawn of the adjoining area would be Planning Board which had jection. One resulted in an esti- to the Toronto Terminal, as well mated population of 28,000, one as the town's location on the 16,000, and two 11,000.

base, he outlined his conclusions would be no land use conflict, Oakville agreed to pay Milton open spaces uses proposed by the on land needs to accommodate since Esquesing does not have for the education of 70 Oakville Planning Board. man's suggestion he noted the law, and the area around the year for five years. original 2,400 acres proposal town in Oakville is zoned agri-Continuing, Mr. Kirk said his would have required 1,430 acres cultural. firm had been asked late in from Esquesing and 971 acres 1960 to investigate an additional from Oakville. The 954 acre pro- On assessment, the planner would have to be reviewed if sent Fallingbrook area should gested.

dam was raised it caused a 20 poses because it was low lying dustrial and commercial. per cent rise in the ground water and subject to flooding. Of the He explained his original re- poses. below the dam. The ground remaining 253 acres vacant it was port had suggested annexation The Planner pointed out there along 401 in this area?" water below the dam then was 23.7 per cent of the total area further west, but noted this was were only two parcels, one of Mr. Little suggested North Another method was based on increased to one and a half and 78 acres was residential. Of largely a residential area. The 19 acres and one of 15 acres. The York had rigidly controlled deve- an additional 267 people each million gallons. He told the hear- the 78 acres there were two council, he said, chose to es- remainder, he told the hearing, lopment along Highway 400 and year and this resulted in a popuing he advised the town to apply parcels; one of 19 acres, part tablish a sound industrial assess- were small scattered lots, per- would permit growth only as lation in 1986 of 11,000. for permission to take 750,000 of which is in the area proposed ment base before accepting more haps land held adjoining a resi- services were extended to take gallons daily. He emphasized tak- for annexation, and another 15 residential development.

Dick, Oakville by E. L. Moore, the 1954 annexation, inquired if chairman indicated. "Where does the town go after Robin Hood Flour Mills Ltd. and Esquesing by J. T. Weir and T. the town's planning board had Mr. Van Sickler, for Esques- it uses all these sources," Mr. Ontario Steel Products Co. Ltd. admitted the town might some Bronte St. and the remainder

Town Planner Derek Little was | How Long Will it Last the next witness for the town. Mr. Little emphasized the high school area in Oakville ner told the hearing. Phoenix Manufacturing Co.) He reviewed that in October 1961 town's need for additional resi- would be affected. He noted how- The Oakville solicitor sought Asks Why Change he had been engaged to study and dential and industrial land to ever, that of 11 persons living an explanation on why the plan- Representing Oakville Developprepare a report on the future accommodate the town's natural in that area, none were in the ner would recommend rezoning ments Ltd., owners of the Milton

acres. Subsequently the nedy wondered how long the area, four students would be af- it was made up of 3.2 acres to his client's land had been changtown council called for a report reduced request would meet the fected and they were already at park use at the south west ed in proposed land uses from on a smaller area in December growth needs of the town. The tending Milton schools. From corner of Bronte St. and the partial residential and partial planner suggested it would be Oakville, two students would be Base Line Road where the C.N.R. industrial to all industrial beadequate to 1967.

The planner told the hearing He noted the influence of main line of the C.P.R.

Adopting the 16,000 population Mr. Little suggested there this population. At the chair- an official plan or zoning by-

46-54 Ratio

was in the Kelso Conservation ville and 598.2 from Esquesing. per cent of it assessment in resi- tion. Two Industrial Parcels | dential and farm, and 34 per completed. Before the Kelso Dam Turning to vacant land within cent in industrial and commer- ner Derek Little, Oakville soliciwas built there was an under- the present town, the planner in- cial. He forecast an assessment tor Moore sought to emphasize Mr. Van Sickler, cross-examin- on the method chosen, rather flow of 400,000 gallons daily dicated there was 326 acres re- balance, if annexation was the town had adequate land for ing the town's witness for Esques- than one of the other three mewhether the dam was there or presenting 30.6 per cent of the successful and the lands develop- development, noting about one ing, suggested there had been thods included in the report. not. Records demonstrated that total. Of this 73.2 acres could ed as planned, of 46 per cent third was still undeveloped and no rapid development along High- Mr. Little explained one mewhen the water behind the not be considered for urban pur- residential and 54 per cent in- mathematically there were 300 way 400 despite its existence thod was based on a 6.7 per

MILTON, ONTARIO, THURSDAY, OCTOBER 24th, 1963

Existing fringe development is able for development. mainly of the industrial or institutional nature, the planner said, as he reviewed the location strict Hospital, the Ontario School for the Deaf, Milton Shopping Plaza, Jas. H. Matthews, the County Administration Building and Johnson Bros. Truck-

Affect on Schools

students from that area, each

Review Agreement

supply. One site that proved out posal required 356.3 from Oak- noted the town presently has 66 the town was granted annexa-

In cross examination of Planlots available for residential pur- since the 1950's. "On what do you cent annual increase in the popu-

dence. They were not all avail- care of it.

The Canadian Champion

"Only One Parcel" "What kind of industry would Sickler pressed.

ton Area?", Mr. Moore asked. ly, presuming services were in-"Basically secondary industry- stalled," the witness replied. manufacturing, ware housing, Mr. Van Sickler asked if it transportation," the planner re- was good planning to rezone to plied. Mr. Moore continued, sug- industrial use an area in a resigesting the 26 acre parcel would dential section. Mr. Little replied be adequate for several indust- the land referred to was boundries. Mr. Little replied that the ed by the stream bank, the seweight small parcels could average age treatment plant, a high bank Mr. Little told the hearing less than three acres. "It leaves and a road. (It is assumed he day have to go to the lake. was in eight individual parcels. high school boundaries in Esques- no choice. There's one parcel was referring to the rezoning ing would not be affected but and only one parcel," the plan- earlier of the land occupied by

> present high school age bracket. of 28 acres from industrial to Shopping Plaza and other lands affected and they were already cuts off further area; 20 acres tween the preparation of the first attending Milton public schools. to residential west of the exist- and second reports. In reference to Oakville, it was ing C.N. and the C.N. by-pass Mr. Little suggested the change noted an agreement between Oak- because it would be too narrow was made after re-examining the ville and the Milton Public for industrial and development proposals with the Oakville at the time of the Oakville- anticipated for residential; eight studied land uses in the area. It Trafalgar amalgamation. At that acres west of the C.N. by-pass was feared the residential would time the former Union School between the C.P.R. and the Base become a small pocket surround-Section Five was disbanded, and Line Road to conform to the ed by commercial and industrial.

> > Crazy Quilt

Mr. Moore charged the present not have been reserved for industry after the last annexation. Mr. Little said he had not studied this possibility.

base predicitions of expansion lation. Compounded, it indicat-

Immediate Growth

"When will this development along 401 take place?" Mr. Van you expect to locate in the Mil- "It could take place immediate-

"Is industrial use compatible with the Halton Manor and the Ontario School for the Deaf?", the solicitor asked.

"It could be, depending on zoning in Milton was like a crazy the regulations placed on its It was agreed this agreement quilt. He wondered if the pre- development," the planner sug-

Explains Population Mr. Moore called for an ex-

planation of why the planner based his population projection

ed a 1986 population of 28,000. A third method related Mil-

(Continued no Page B2)

October 28 to November 2, 1963

FREEDOM FROM HUNGER WEEK

Proclamation

All Citizens of the Town of Oakville are requested to observe the above week.

> WM. ANDERSON, Mayor

> > HELP!

Mr. Kirk then turned to an Esquesing site where the C.N.R. Annexation - - Tuesday's Hearing

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

TUESDAY'S HEARING the town's sewage treatment fa-The hearing Tuesday morning cilities.

of Mr. Henry by Mr. Moore, on ry's earlier suggestion that in the effluent discharged from the relation to the total, so the effect for noted the plan calls for \$1,000,-Buy a "BAG of BULBS"

> about one third of the impurities through settling. During the examination the Board chairman emphasized the O.M.B. would not presume to perform the "difficult and highly scientific work of the Ontario

Water Resources Commission." Four Times Flow

be designed for four times the plied. increase in rate would be partly Mr. Moore began Oakville's dedry weather flow, although pre- Solicitor Dick asked Mr. Henry offset by an estimated 15 percent fence by calling John White, Oaksent studies indicate twice the if there was any doubt he could reduction in their hydro bill in ville treasurer. dry weather flow might be ade- design an addition to the treat- Esquesing. Oakville residents

the flow exceeds the capacity of the Sixteen Mile Creek.

the plant was presently near its per cent residential to 35 per cent ed in the general rate if the ap- at 19.88% and 1963 at 19%. peak capacity. The witness noted industrial; the proposed addition plication was granted. it was designed for 7,000 people of \$424,000 assessment or 5.7 per but at peak flow periods it was cent of the town's present assess- Summarizing, the auditor sughandling that volume. A plant ment. extension was estimated at \$150,- He noted the town's application make no material increase to the

No Third Stage

would be developed to handle the examiner. Mr. Moore then won- ed. mary treatment, and remove necessary.

able of handling effluent from a rate increase. medium sized industry if it was to locate in town. Mr. Henry sug- He explained that Milton coun-He was asked if the plant was at er and garbage collection rates plied. On the capacity of the tanks, capacity. "Sometimes it is, but that would approximate eight. This concluded the town's case Mr. Henry suggested they would not generally", the witness re- mills. The auditor also noted the in support of the application and

ment plant that would meet the would continue on the same rate.

Auditor on Stand the witness replied, indicating it for for 25 years and Esquesing's out-of-town consumers. received primary treatment and auditor for 30 years, was the It was also noted the Oakville was chlorinated before entering town's next witness. He reviewed users of town sewers were pay-

\$136,290 or 1.48 per cent from Es- | ton would be able to hold its preresumed with cross examination. The solicitor recalled Mr. Hen-stream flow figures in relation to ville. "The percentage is small in the anticipated works. The audi-A complicated analysis of the quesing and \$347,950 from Oaks sent mill rate and still carry out plant expansion surge tanks plant, was persued by the cross- would not be great", he suggest- 000 in capital works over the next

> iods. He wondered if the tanks to go to tertiary treatment. Mr. ditor noted the present town approximately the same as it is would overflow and if so, wheth- Henry suggested it would be up rates of 68 and 75 mills would be now. er the effluent would have been to the O.W.R.C. to decide that, reduced to 65.07 and 70.06 if the treated. Mr. Henry suggested the but his firm did not think this application for annexation was Mr. Perry wondered if the watsurge tanks would provide pri- third stage treatment would be granted. The rates for Esquesing er rates would be increased when property owners, however, in- the number paying two and a Examining for Esquesing, Mr. crease by 19.6 mills to Milton's half times the rate was reduced. VanSickler asked if the present rate and Oakville owners would The auditor noted there were subtreatment facilities would be cap- experience a 12.17 residential mill stantial surpluses in the water

Offer Lower Rate

Increase is Offset

gested the annexation would would take assessment totalling municipalities but those moving in would experience an immediate increase in taxes that might be offset by lower hydro, sewer or water rates. In cross - examination, M

Moore for Oakville suggested Oakville properties didn't pay the 6.6 mill rate to Milton at present. He was contradicted by the auditor who assured him they do. The water is at two and a half times the town rate, by agreement with the property owners affected.

Mr. VanSickler, in cross-examination suggested Esquesing ratepayers would not gain any benemills for garbage collection of the ing from its sewage treatment town's total rates. The solicitor plant. noted, however, commercial property would be liable for the full predicted increase. The reduction was promised only on farm property.

Higher in Milton Mr. Perry, representing Oak-

view 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. Referring to the town's capital budget, the lawyer asked if Mil-

five years, which would leave the high flow during peak storm per- dered when the town would have Referring to mill rates, the au- debenture ratio at 18 per cent,

Have Surpluses

account. "Would you anticipate that commercial areas in the town would be assessed on a difgested it would depend on the cil proposes to grant farm prop- ferent basis than those outside type of industry and its effluent. erties a rate reduced by the sew- the town?". "No," the auditor re-

Oakville's Defense

The solicitor asked Mr. White's Mr. Moore turned his examina- O.W.R.C. objectives. He replied Oakville water consumers comments on his analysis of the tion to what happens now when there was no doubt he could. | would save on the reduced water town's debt picture from 1954 rate from the present two and a forward. Mr. White revealed calthe plant. "It by-passes the plant," H. A. Leaver, the town's audi- half times rate that is applied to culations 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 the town's assessment of \$8,417,- ing 6.6 mills for this service to at 24.60%; 1959 at 22.69%; 1960 The Oakville solicitor suggested 000; its assessment balance of 65 the Town. This would be include at 27.43%; 1961 at 24.77%; 1962

Questioned on the future, the treasurer admitted he had not reviewed the town's capital budget. He noted gross debt at the end of 1962 was \$1,604,220. "I imagine from this the debt picture will follow the pattern of the past several years, with peaks and hollows".

Under cross-examination by Mr. Dick, the witness agreed he did not disagree with the figures presented by the town auditor.

Sewage Effluent

Next witness was A. V. Delaporte, a professional engineer now retired, but formerly with the Ontario Water Resources Commission. It was noted he had a home on the bank of the Sixteen Mile Creek. The witness noted a minimum flow of 1.1 c.f.c. in the fit in water rates since they are stream on Nov 1, 1960, which he not serviced. The auditor noted they would not be charged 6.6 suggested was approximately equivalent to the amount of efmills for sewage service or 2.2 fluent Milton would be discharg-

> Asked by the Board chairman if the minimum flow in the creek was equivalent to the effluent flow, whether it was injurious to the health of the people in the

> area, he replied it would be. Mr. Delaporte suggested the town of Oakville could not get full value for its parks "as long as sewage is being discharged into the creek." Bathing in polluted waters, he suggested, is a cause of typhoid. He noted Dr. Bull, Halton M.O.H., had forbidden bathing at Henderson Park.

Okay for Stock "Would the creek water be safe (Continued on Page B5)



YOU GET A SUPPLY OF TOP-QUALITY, ASSORTED SYLVA-NIA LIGHT BULBS - FOUR 60

WATT AND THREE 100 WATT.

SUPPORT A WORTHY CAUSE. KINSMEN HAVE AL-**READY 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 —

NOTICE DAYLIGHT SAVING

2 A.M.

SUNDAY, OCTOBER 27

PLEASE TURN YOUR

IN THE TOWN OF MILTON

CLOCK BACK ONE HOUR

E. J. COSTIGAN, Clerk, TOWN OF MILTON