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Want Milton, Nassagaweya together in lower tier

TECO shuffles Halton boundaries

Halton's TECO (Technical Co-ordinating) Committee Report, unveiled on the weekend after about 20 meetings and three months of study, proposes to revamp both the internal and external boundaries of the present Halton County if Halton becomes a two-tier region of government in the future.

Basing their thinking on watershed boundaries, the TECO committee released a report that calls for including part of West Flamborough and all of East Flamborough and Waterdown—presently in Wentworth County—in the new Halton region. The addition of lands along Halton's west border includes a triangular-shaped piece of Puslinch Township land from the south corner of Wellington County, too.

Internally, the report recommends cutting Halton's seven present towns and townships to five lower-tier municipalities or boroughs. Milton, a small portion of north Oakville and most of Nassagaweya would be lumped into one borough; Acton, Georgetown and almost all of Esquesing into another; Oakville would remain virtually untouched; Burlington would lose its north-western corner; and a new municipality would be created containing the north of Burlington plus Waterdown, East Flamborough and part of West Flamborough and Puslinch.

Discuss Saturday

Halton County Council is sponsoring an all-day seminar this Saturday at Halton Centennial Manor in Milton, where all 60 municipal councillors in the county will gather to discuss and debate the TECO report. If the TECO report is adopted it will be sent on to the

provincial government as a recommendation to the province's municipal affairs advisors. The TECO report was drawn on the advice of Municipal Affairs Minister Darcy McKeough and local MPP's, who said the province wants some input from Halton to help it form policies on future regions.

If a region is recommended, there are indications it can't possibly be invoked for 1973 and would have to wait until 1974.

Under TECO's recommended two-tier system, many responsibilities presently held by local municipalities would be turned over to the regional council.

Two areas of Halton would be lost under the TECO plan. A small portion along Oakville's east boundary which lies in the Credit Valley watershed adjacent to the large Erin Mills development should become part of the Peel region, says TECO.

Go to Wellington

Lands in northern Nassagaweya Township, north of 25 Sideroad, lie outside the Halton watershed and should become part of Wellington County, the report indicates. Their boundary map shows lands in the first concession of Esquesing, north of 25 Sideroad, going the Wellington route as well.

New boundaries of the Milton-Nassagaweya borough would be the gas pipeline south of Derry Rd. on the south; the present Nassagaweya Town Line on the west 25 Sideroad on the north;

and the Esquesing-Nassagaweya Town Line and Highway 401 on the east. Milton's eastern boundary is scheduled to stretch one concession eastward, to Fourth Lane Oakville.

The report does not attempt to name the proposed municipalities but refers to them as blocks A to E. The report outlines what the responsibilities of the region and the constituent communities would be.

Factors considered

Five factors were considered by TECO when they devised local boundaries. Those factors are internal drainage, reduction of the number of local units, and each municipality should have an urban core as suggested by the Minister of Municipal Affairs in his proposal in January 1969. Other factors were the Toronto Centred Region Plan with particular attention to the Parkway Belt and the Niagara Escarpment plan as well as the effect of the MacDonald Cartier Highway.

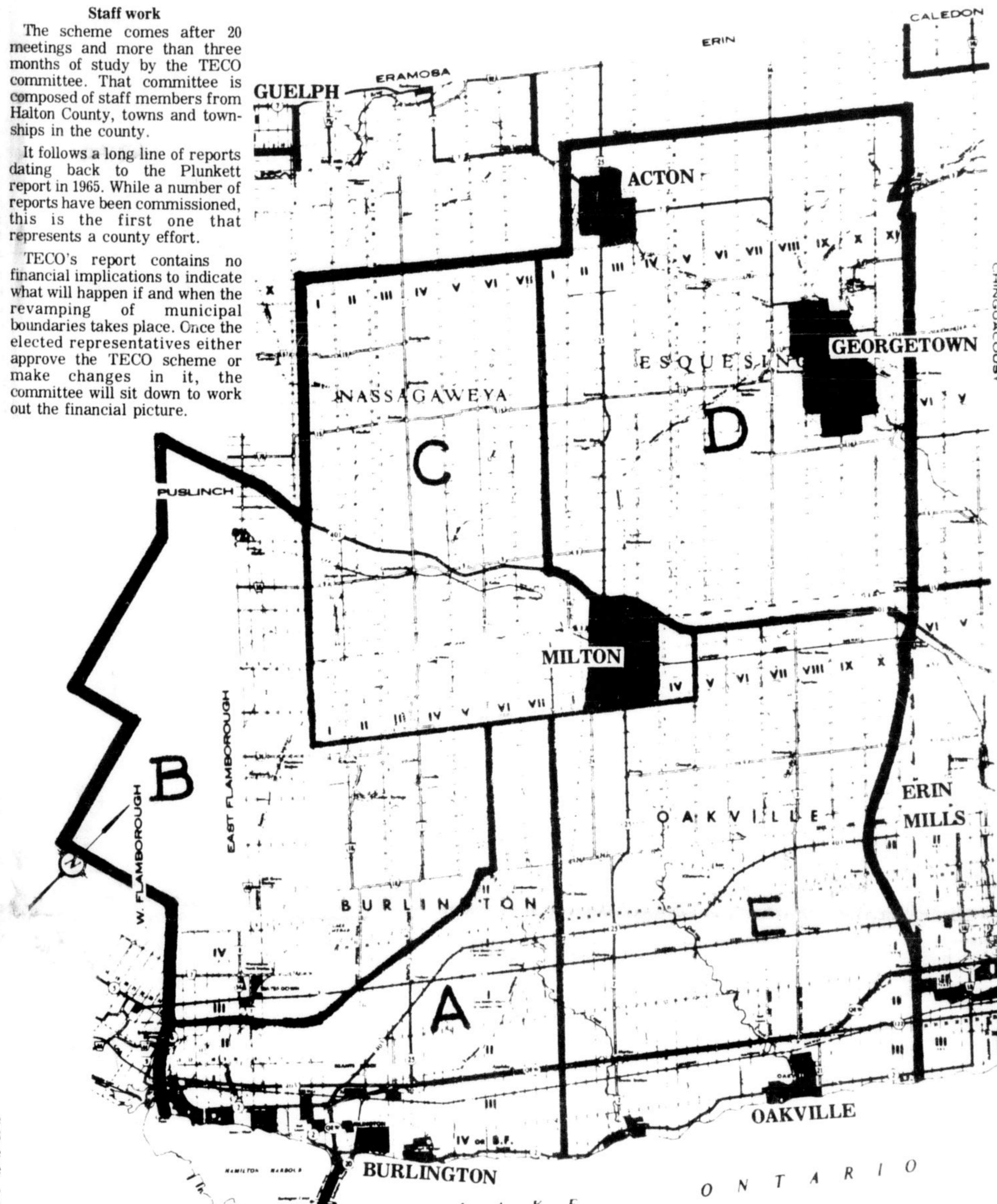
The report indicates a parkway belt that would cover a wide swath of Esquesing and Nassagaweya and lesser portions of Burlington and Oakville.

Staff work

The scheme comes after 20 meetings and more than three months of study by the TECO committee. That committee is composed of staff members from Halton County, towns and townships in the county.

It follows a long line of reports dating back to the Plunkett report in 1965. While a number of reports have been commissioned, this is the first one that represents a county effort.

TECO's report contains no financial implications to indicate what will happen if and when the revamping of municipal boundaries takes place. Once the elected representatives either approve the TECO scheme or make changes in it, the committee will sit down to work out the financial picture.



Give bulk of work of region in two-tier plan for county

Division of responsibility as proposed by Halton County's TECO (Technical Co-ordinating) Committee would see a strong regional council with five second tier councils. If adopted, the TECO report would call for the abolition of most committees, boards and commissions now operating in the various municipalities.

"Your committee is strongly of the opinion that the local government can be strengthened in the Halton region by transferring such basic services as planning, taxation and finance, production and distribution of water, collection and treatment of sewage and the purchase and sale of electric power to the region, while retaining those services which are purely local in

nature at the local level," says the report.

To further strengthen and to ensure responsible government, the responsibility for the provision of all municipal services should rest entirely in the elected councils. To achieve this it is recommended that all boards, commissions and special bodies be dissolved, except for the Halton County School Boards, the hospital boards and the committees of adjustment.

TECO indicates the preparation, adoption and amending of official plans should be a regional function. "The responsibility for determining the best use of all the land within the region must rest with the same authority which is responsible for the supply of basic services, e.g. water, sewer and hydro."

"The establishment of broad development policies, the area to be developed for industrial,

commercial, residential and recreational purposes to best serve all of the inhabitants of the region must rest with the region. This would include the approval of subdivision and the signing of subdivision agreements."

Right of appeal

TECO says municipalities should be consulted concerning the official plan and have the right to appeal just as a private citizen would.

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Less strength for north

North Halton's representation at a regional council would be reduced from what it now enjoys

in a county system if the Technical Co-ordinating Committee's report on regional

government is accepted.

The report recommends the regional council include 23 representatives plus the chairman. Burlington would take in land now known as Puslinch, Waterdown, East Flamborough and part of West Flamborough and two communities would be formed, one with Burlington as its urban core and a second with Waterdown as its urban core.

Burlington would have seven representatives for a population of 80,000 while the new area would have three representatives. Milton and Nassagaweya would be combined for a population of 14,000 and represented by three men, one of which would be the mayor. Acton, Georgetown and Esquesing would be combined for a population of 31,500 and represented by four persons while Oakville, which remains basically the same as it is, would have six representatives for a population of 60,000.

Chairman appointed

The chairman would be appointed by the regional council. Councillors would serve a two year term and according to the report, the term would not be coincidental with the term of the chairman.

Councillors would be elected directly to the regional council. Members should not be elected by wards, the report says. It is felt the election at large would allow the members to take a broader scope of the dealings at the regional council.

Mayors of each of the five communities would automatically become full members of the regional government. It will be up to the mayors to provide liaison between local and regional councils in the two tier system.

The chairman could be appointed either from among the members or as a citizen at large. If he was appointed from the council his vacancy could be filled according to provisions in the municipal act.

Each municipality would have at least three representatives, one of which would be the mayor. For the first 15,000 of population each municipality would have three representatives and for each additional 15,000 an additional councillor would be added.



STEE—E—RIKE ONE! Baseball season is here at last, much to the delight of the younger set who hung up their hockey skates at least three weeks ago. And the local diamonds in and around Milton are bustling with activity each and every night of the week. This Milton

batter is keeping a close on the ball as he takes a cut, during Sunday's Mowbray Fuelers game against Brampton in the tyke division. Milton won 5-2. For complete sports coverage see today's sports section starting on Page 4. (Photo by J. Jennings)

THE TECO REPORT on Halton's future as an independent region of government, released this week, proposes Halton's internal and external boundaries to be juggled around as shown in this map. The present Burlington would remain in Halton but would be split with the built-up area "A" as one unit or borough and the remainder joining with portions of West Flamborough and Puslinch and all of Waterdown and East Flamborough to form unit "B". Unit "C" would include most of what is now Nassagaweya, plus Milton and a small piece of

north-west Oakville. Area "D" would include Acton, Georgetown and most of Esquesing, while area "E" is basically the present Oakville. Externally, Halton's proposed new boundaries would jut out into Wentworth and Wellington Counties on the west and dip in around the large Erin Mills development on the east; but Nassagaweya, north of 25 Sideroad, would be cut out and given to Wellington County. Halton's municipal councillors will sit down to discuss the TECO report this Saturday.

REACTION—Milton Council

Don't want all of Nassagaweya

Some parts of the TECO report on a future regional government for Halton found favor, but many points were met with objections when Milton Council spent over three hours at their Monday meeting chopping apart the TECO recommendations.

Milton will be a more viable community if its boundaries extend west to Appleby Line, south to Britannia Rd., east to Fifth Line and north to 10 Sideroad, councillors decided. The merging of Milton and Nassagaweya was described as "too much".

"Possibly we should go to Saturday's discussion meeting with an open mind," Mayor Brian Best summed up after the council went through the 25-page TECO draft. He intimated some "horse-trading" may go on Saturday and Milton shouldn't go with definite ideas—only suggestions.

No costs

Some councillors were upset because the TECO committee did not give any financial implications to show how the proposed region would sort out the costs of revamping municipal boundaries. Clerk Jack McGeachie, who is a member of TECO, explained the staff working on TECO refused to deal with financial implications until they received some indications from elected councillors of whether or not their proposals for reform will be accepted.

Milton Councillors decided to

disagree with several points in the TECO report at Saturday's discussion meet. They felt hydro, planning, subdivision approvals, water and sewer services—recommended to be regional council responsibilities in the TECO report—should be handled at the local level instead.

And they thought fire departments, dog control and the operation of the Halton County Museum should, conversely, be regional responsibilities instead of being handled at the local level.

Fire, regional

Firefighting, like police cover-

age, should be introduced on a regional basis within five years, they agreed.

Councillors did agree, however, on many of TECO's recommendations although not all their decisions were unanimous. Regional handling of

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\$7 million residential complex

Garden homes

Alliance Building Corporation Limited has acquired land in Milton for the development of a large residential complex. Plans call for a unique concept of designing some 400 units in the following manner: 100 units to be designed for rental, but to be garden homes in a stack type of housing development, 240 town houses will be partitioned into three separate condominium corporations, and interspersed in this complex will be approximately 50 semi-detached homes to be built for sale.

"It is our feeling that this low rise density will enable us to meet a much needed sales market in the \$20,000 to \$25,000 range. The total cost of this complex when completed will be approximately \$7,000,000," Alliance president David Satok said.

Alliance Building Corporation Limited is one of Ontario's largest industrial and commercial developers with activities in Metropolitan Toronto, Oakville, Milton, Oshawa, Kitchener, Brantford and Brampton. The firm owns the former Harrop farm north of Steeles Ave., between Martin and Ontario Sts. and is presently developing an industrial mall on the site. Later a motel and commercial office complex are planned.

Appearing on behalf of Alliance at Milton Planning Board Wednesday, Harvey Geller asked for approval in principle for the first phase of the project. The board gave him that approval but indicated site plan agreements and subdividers' agreements would have to be entered into

with the town once the mechanics of the plans were dealt with.

Geller said one of the first phases would be a rental project and depending on the demand, other sections might be rental units as well. But he assured the board not all of the development would be rental.

Recreation

He explained a recreation complex including tennis courts, swimming pool, club house and meeting room as well as a play area would serve the entire project.

The project will be situated on lands east of Milton Plaza and Halton Centennial Manor and south of Nipissing Rd. It is anticipated the project will be the largest condominium or town house project in town.