

Major growth homes, services, industries

Milton is experiencing residential, commercial and industrial growth at a greater rate now than at any time in the history of the town. One has only to tour the town to witness examples of this growth. Building permits issued by the town's building inspector Ray Olan are one such indicator of growth. Permits during the month of July topped \$5,396,000.

While permits for the better part were for new homes in the north east quadrant of town

permits were also issued for the town's works garage, the sanitary sewage treatment plant, two portable class rooms at W. I. Dick School and a small upholstering firm on Steele's Ave.

Other signs of expansion in and around town are a new \$200,000 bridge being built just south of Derry Rd. a trunk sewer up Highway 25 as far as Fifth Wheel Stop property valued at \$95,000, a 20-inch watermain up Main St. West to the 1,000,000 gallon reservoir

on the Niagara Escarpment valued at \$190,000 and construction of Harrop Rd. at \$90,000.

The trunk sewer will serve the Fifth Wheel Stop and can eventually serve land on the other side of Highway 401. Hydro standards have been erected along the highway providing better lighting there.

The town is waiting on Ontario Municipal Board approval before beginning work on the Barber Green Rd. and in about three

weeks tenders will be called on Steele's Ave. Work on Steele's Ave. from Ontario St. to Martin St. includes widening the road to four lanes, installing curbs and gutters and a storm sewer. That stretch of road will be part of the Highway 25 connecting link. Work on the Barber Greene Rd. will include installing sewer and water services as well as building the road.

In an interview town's works superintendent, Bruce McKerr outlined work being done on the

sanitary sewage treatment plant. The building currently used as the town works garage on Fulton St. will have to be vacated by September to allow the extension of the sanitary sewage treatment plant.

While work of the first phase of that project got underway last week work on the new works garage is progressing well. The new garage is situated on Nipissing Rd.

The first phase of construction at the sewage treatment plant

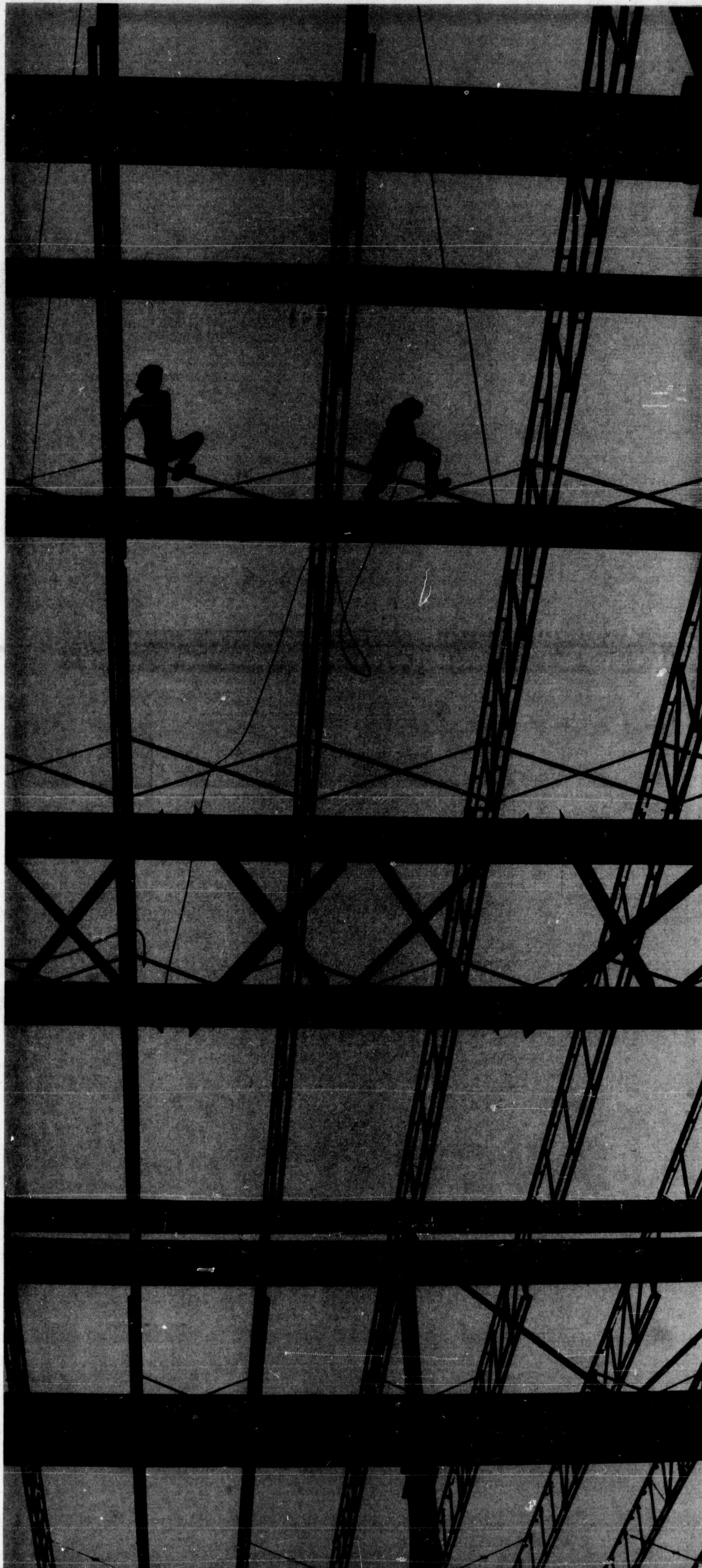
will cost \$1,000,000. That phase will allow the town to grow to 10,000 or 11,000. Further expansion of the plant planned in two or three years will accommodate a population of up to 28,000.

What the expansion actually involves is further treatment of the sewage before it is put into the creek. In technical terms it means polishing the effluent for phosphate removal.

The new \$100,000 works garage

will include eight bays instead of the three in the current garage. The extra room will be used to allow inside storage of the equipment. While it is very unlikely all of the details will be cared for prior to Sept. 1 it is felt the building will be ready for occupancy at that time.

Queen's Park approval was received recently for stop lights at the corner of Ontario and Steeles and Steeles Ave. and Martin St.



Massive framework at Barber Greene's new plant symbolizes Milton's expansion

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First residents move to Dorset Park in one of town's many new projects

When the first inhabitants moved to the Dorset Park Subdivision last week it turned more than two years planning for the housing development into reality.

In an interview with assistant sales manager for Wimpey (Canada) Ltd. Colin Cowie and sales representative Don Osborne, The Champion learned 68 homes had been sold since April and 50 of those will be occupied by the end of September. The firm anticipates 100 closings by the end of the year.

Wimpey can build 227 planned single family homes now and have taken out permits for 154 of the homes. About 1,620 people will live in the Dorset Park subdivision when it is completed about four years from now.

Wimpey spokesmen indicated most of the first 20 or 30 homes were sold to Miltonians. Some people from the Guelph-Kitchener area have bought homes there but the major market is expected to be west Toronto.

"Many of the people there find the extra distance they'll travel to work a small price to pay for the lower house prices." According to the sales representatives homes at Dorset Park will sell for \$8,000 to \$10,000 cheaper in Milton than they do in Toronto.

Prices range from \$30,500 for a three bedroom house with a carport to \$36,495 for a four bedroom, two storey home with a double garage. There are eight models on display now.

NHA mortgages are available for \$25,250, leaving a down-payment of \$5,250 for the least expensive model. United Gas handles second mortgages amounting to 10 per cent of the total price. To be considered qualified purchasers, potential owners must be earning a gross of \$11,400 a year. Part of the wife's salary if she is working may be considered in making up the \$11,400.

While the Dorset Park subdivision is the furthest advanced, Armstrong Builders and Victoria

Woods have both begun development of their subdivisions on Steele's Avenue.

Although many of the lots can not be built on until some services are improved, eventually the three areas will include 1,200 homes and approximately 4,230 residents.

Accommodate 15,750

If each of the other residential developments either approved or before council, planning board or the OMB reached fruition, accommodation for a total of 15,750 people would be provided in Milton.

Included in the developments now being considered in various parts of the town by various agencies of government are: Martins Flats on Millside Dr., four apartment towers and 325 units in all; a medium density development by Alliance Building Corporation including 425 units or 1,615 people on land behind the Halton Centennial Manor and OSD on Ontario St.

A by-law is being prepared for

a 17 unit condominium development on Bronte St. proposed by Prezel Developers. A 69 unit low rise development on Robert St. is being proposed by Peter Civerio.

Abbeywood Development is awaiting final approvals for a 17 unit single family development near the Derrdown homes on Ridge Rd. and Highside Dr.

A 180 unit apartment building is planned for Court St. by Milton Industrial Parks on the site of the old bus factory. No site plan has been submitted on that project yet. Toretta Corporation has plans for a 117 unit condominium project on Ontario St. Each of those would accommodate 900 persons according to plans as presently presented.

Some single family and medium density development is projected for lands now known as the Southminster and Rickenberg property on Bronte St.

Land owned by Christie, Woods and Rigo on Bronte St. is planned for medium density but a re-zoning will be required on that property.

Area's first truck-car stop complex expected to open in mid-September

By Mid-September operators of Fifth Wheel Stop plan to have this area's first truck and car stop complex open and ready for business. The project has taken longer than anticipated but Lou Loveridge, spokesman for the firm said in an interview that things were beginning to fall into place.

The complex when completed will feature a 110 seat restaurant with capacity for 130 if need be, motel units for travellers and roomettes for truck drivers, all night gas pumps, and service for both cars and trucks.

While it will be a full size project keeping that portion of the business going future plans call for an automatic truck wash. There are no truck washes in this vicinity and they are few and far between in Canada.

Unique complex

The complex itself will be unique to the Milton district but operators feel the location will be almost perfect on Highway 25 just off Highway 401 on the land formerly known as the Johnson Bros. Trucking.

The restaurant will face the highway. Overnight accommodation for travellers and truckers can be found in the same building. Adequate parking for restaurant visitors is planned near the building and a spacious lot will be available for as many as 70 tractor trailers on a lot further away from the restaurant.

A trunk sewer from the town is being extended along the highway to the site and could possibly be extended under 401 to serve future development there. Meanwhile work is being done on the restaurant building and in the near future gas pumps will be relocated. Eventually the stop will be able to serve as many as eight trucks at one time. The

pumps are open now but the truck traffic isn't anticipated until food and lodging accommodation is available. "Truckers won't stop twice, they'll stop for gas if they can eat or find a place to sleep but they won't stop twice," Loveridge explained.

"Right now midnight to six a.m. can be a busy shift. A lot of shift workers on their way home stop here at night for gas."

The restaurant will include spacious waiting areas. Attempts are being made to have the bus lines arrange stops and pickups at the stop. Bus lines won't go into town but may stop just off the interchange.

"We are considering setting up a messenger service for truckers on cross Canada runs. A firm in western Canada or the Maritimes could send a telex message here and the trucker could pick it up on his way through."

At the current time two buildings that already existed are being used by a radiator shop and a welding shop. It is conceivable that space may be required by the Stop in the future but until then the businesses complement one another.

"Emphasis will be on the home cooked meal in the restaurant. That is something that is missing on highways," Loveridge noted.

Jim Powers, a food consultant with 20 years experience in the food business will set the establishment up. Spacnetre of Ontario is expected to provide floors and ceilings in the near future. Brian Atkins and Associates have done the architectural work on the complex.

Principals in the operation studied traffic counts and similar operations for three years before deciding last year to locate in Milton. Completed the complex will offer service to the smallest car, the largest trucks and anything in between. The operation will employ from 40 to 50 people once its in full swing.



HAVING DISCUSSION are Robert Stanfield, leader of the Federal Progressive Conservatives and a resident of Halton Centennial Manor, Herbert Cleave. The P.C. leader visited the manor for about a half an hour yesterday (Tuesday). by D. O'Reilly

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