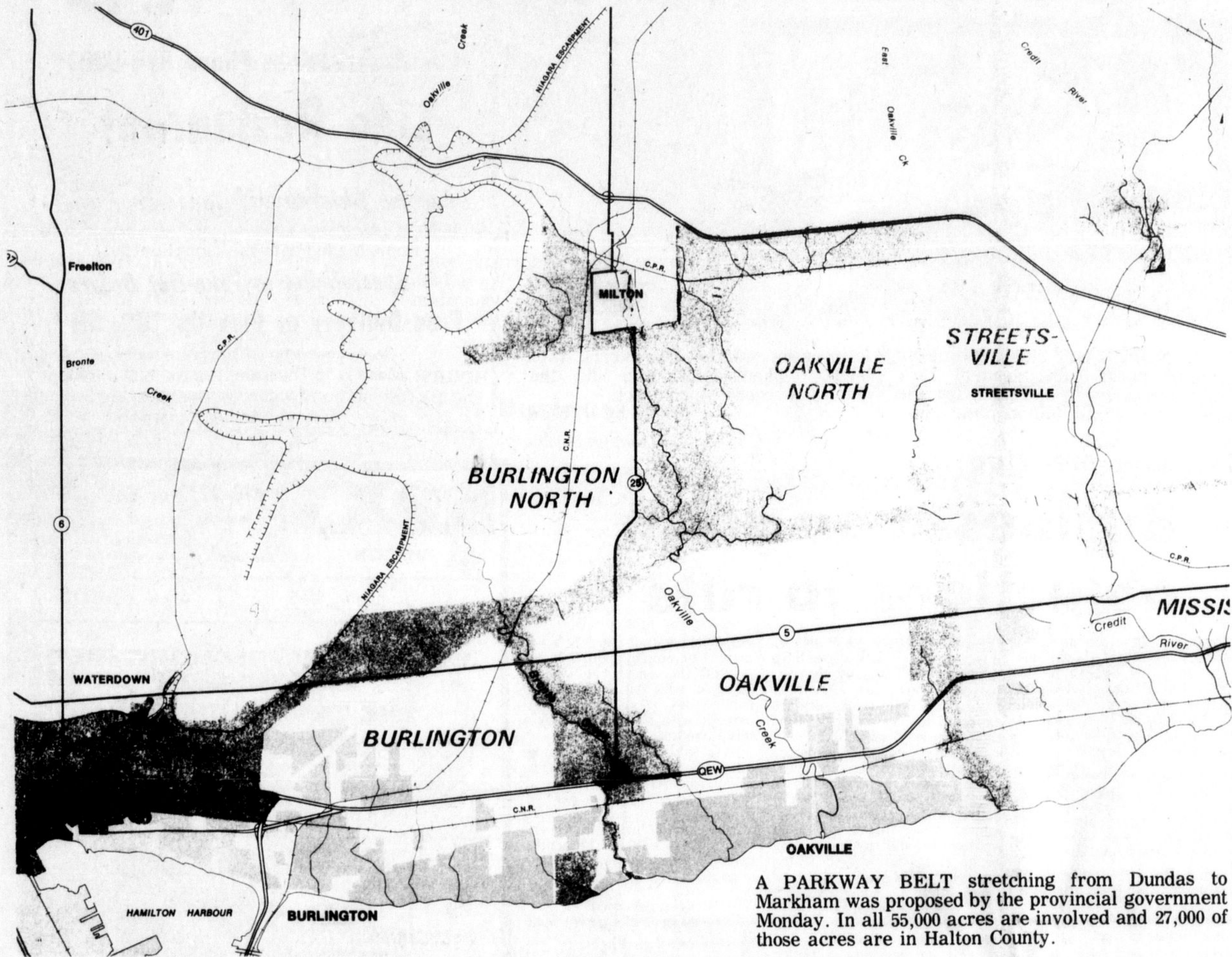


27,000 Halton acres in green belt



A PARKWAY BELT stretching from Dundas to Markham was proposed by the provincial government Monday. In all 55,000 acres are involved and 27,000 of those acres are in Halton County.

Parkway surrounds Milton separates municipalities

Legislation designed to curb urban sprawl in Ontario will see about 27,000 acres in southern Halton County reserved as green belt area. The 27,000 acres will compose part of a massive parkway belt running from Dundas to Markham, announced Monday at Queen's Park.

The concept involves 55,000 acres of land and an estimated cost of \$150 to \$200 million. The belt varies in width from 700 feet near Milton to a maximum width of about two miles near Dundas.

The belt will surround Milton three sides, leaving the town's north open. It circles an area designated as a future urban centre in North Oakville. A wide strip of the belt running along the east side of Highway 25 separates designated future urban centres in North Burlington and North Oakville.

Southern boundary

While it isn't stated in government releases, the belt running east-west between Burnhamthorpe Rd. and Lower Base Line in Oakville is a sound indicator of where Central Halton's southern boundary will be in a regional government set up. That stretch is located 100 feet north of an existing hydro right of way and designates a future regional transit system.

The green belt makes provision eventually for three urban centres within Central Halton. Milton as it currently exists and two urban centres, one in North Oakville and the other in North Burlington will all be separated from each other by the green belt. The same belt that it is believed will form the southern boundary of Central Halton borough in regional government also appears to be designed as a buffer between what will be Central Halton and Oakville on one side and Burlington on the other.

A belt splintering south off the main line at a point north of Highway 5, running on either side of the Bronte Creek to the lakeshore, will provide green space between the existing towns of Burlington and Oakville. This area will be known as Bronte Creek Park. Both Oakville and Burlington are surrounded on three sides by green belt, with the lake providing the fourth boundary.

The belt running from a point just east of Milton to Markham will provide the route for future Highway 407. Highway 403 will eventually be extended from the intersection of the present 403 and the Queen Elizabeth Highway and run along the southern boundary of the Central Halton borough and easterly from there to Toronto Airport.

Multiple purpose

Provincial planners claim the belt will serve a number of purposes. It will aid in defining and separating communities and it will link communities with service corridors, allowing movement of people and goods. It will provide a land reserve for the future and for needs not foreseen at this time. It is also designed to provide recreational land at the back doors of urban complexes, the government claims.

The belt will prevent residential development from flowing from one municipality to another and serve as a buffer between the two.

According to policy statement made Monday, the belt will also serve as a service corridor. Rather than having parallel routes for various services such as electricity, highways, telephone lines and pipelines for water and sewage, all services can be run along a common corridor. One key advantage of grouping such services is to avoid wastage of land.

Protection offered

The concept will also aid in meeting the needs of the urban people. Ravines, rivers valleys, botanical gardens and parts of the Niagara Escarpment will be protected from large, damaging cut and fill operations. The remaining farmland must be

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Strict controls over escarpment

The Ontario Government disclosed Monday that most of North Halton is to be included in the Niagara Escarpment Planning Area, which will have the strictest planning controls on land use ever introduced in the province.

Milton and Georgetown escaped being included in the planning area by a hair, but the town of Acton and most of Equeung and Nassagaweya will fall under a master plan to be devised for the area.

The planning area extends in a broad belt across Ontario from Tobermory on Georgian Bay to Niagara Falls, following the lip of the escarpment. Main industry in the area is to be agriculture with allowance for some industry of "compatible use."

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Viewpoint

Parkway, escarpment legislation good, bad

The parkway and Niagara Escarpment legislation introduced by the province on Monday is seen by Milton Mayor Brian Best as an attempt to prevent the megalopolis sprawl and preservation of the natural assets in the area.

He sees the legislation as retrogressive in terms of personal property owner's rights and freedom to use his property as he may want, but progressive in its planning approach.

Needs study

The mayor told Milton Council Monday the new legislation will take a lot of study before the full implications will be realized. He noted Milton, within its present boundaries, was encompassed on three sides by the Parkway Belt and expansion could only take place north and north-west. He noted, however, the Toronto Centred Region Plan limited growth to below Highway 401.

"There certainly will be greater control on all aspects of planning," the mayor observed as the clerk read legislation submitted to him that afternoon, stipulating areas in which no building could take place without ministerial approval.

Development of 6,765 people in south-east corner approved

A 288-acre development that will eventually house 6,765 people was given approval in principle by Milton Council Monday and

will not be advanced to the draft plan preparations. The area involved is north from Derry Rd., west from Thompson Rd. and will be at the rear of the Ontario School the Deaf and Halton Manor properties. Victoria Wood and Summer

Park firms are the developers of the area that will include town housing, medium density units, and single family and apartment areas. A system of parks is linked with walkways and a neighborhood shopping area is planned.

Set June clean-up

June is clean-up month in Milton and council agreed Monday to stage an extra garbage pick-up for large objects June 23.

Councillor Art Melanson, dubbed "Mr. Clean" for past campaigns, called on the town to get involved with having its own property cleaned up where necessary.

Plans to involve the school students again this year are to be advanced with possibly some poster help from them too. Arrangements will also be made to remove old cars that may have been abandoned.

Post reward of \$100 for tire fire vandals

A reward of \$100 has been posted, for information leading to the arrest and conviction of the vandals who have caused nine tire and gasoline fires on the Kibridge in the past seven months.

Milton Area Fire Committee, the group which governs the Milton area fire department, posted the reward in an effort to halt the senseless but costly fires. Vandals set off eight fires at the bridge over Hallowe'en weekend last year. The ninth call came on the 24th of May holiday weekend a few weeks ago.

Costly, dangerous

"These fires are just stupidity," Fire Chief A. E. Clement told the Champion. "Not only are they costly, they are dangerous as well." He said as many as 12 firefighters have attended the fire calls and their payment, plus the cost of the truck result in an actual cost of about \$100 per call, or \$900 to date. On top of this there is always the risk that sparks from the tire fires will set fire to neighboring buildings.

"The bridge could be obstructed in an emergency, too," said the fire chief. A doctor or ambulance answering a call, a police vehicle or even the fire truck might be held up at the bridge and there could be serious repercussions, he said.

Chief Clement is worried that a REAL emergency will happen when his equipment and men are tied up at one of these Kibridge

bridge incidents. Added to this is the fact that the firefighters face danger every time they respond to a fire alarm.

The chief said the vandals collect old car and truck tires, cart them to the bridge, dump them, sprinkle them with gasoline and set fire to them.

"These are NOT children, they have to be adults," Chief Clement said.

The fire area committee has asked Halton County's roads department to check out the structural safety of the cement bridge, to see if the numerous fires have resulted in damage.

It's official

Milton "steam capital"

Milton is now officially known as "The Steam Capital of Ontario—The Home of Steam-Era."

Attempts by Milton to register the slogan as a trademark were not successful but the town will continue to use the slogan anyway with the agreement of the Ontario Steam and Antique Preservers' Association whose annual Steam-Era reunion on Labor Day weekend attracts crowds upwards of 30,000.

Council's approval was based on a rearrangement of park locations and elimination of as many cut-de-sacs as possible.

Councillor R. Harris noted the semi-detached frontages were to average 35 feet. He suggested this should be 35 foot minimum.

Councillor Art Melanson asked the developer to consider new legislation which would permit development of low rental housing in the area with financial assistance from the Ontario Housing Corporation.

"There are many in the area who would like to move in and they're not second class citizens, but they can't afford the huge down payments", Councillor Melanson emphasized.

Magnus Paulsen, representing Victoria Wood, indicated he would look into the legislation and discuss it further with Councillor Melanson.

Milton Hydro plans 7.2% rate increase

An adjustment in hydro retail rates is being planned by Milton Hydro Electric Commission in all bills issued on and after August 1, 1973, Chairman William Rowney announced. The increase will amount on the average to about 7.2 per cent.

There will be an increase in both residential and commercial rates. This has become necessary, Chairman Rowney explained, because of rising local costs and an increase in wholesale rates charged by Ontario Hydro.

Mr. Rowney pointed out that Hydro, like all other organizations, has been affected by a variety of higher costs for materials and supplies also because of increased wages. He

said these higher costs have had to be passed on in some measure to the customer.

Lists rates

The chairman stated that Milton Hydro would introduce the following residential hydro rate changes:

The first 50 kilowatt hours will increase from 4.2 to 4.5 cents; the next 200 kwh will rise from 2.0 to 2.1 cents; the next 500 kwh (water heater rate) will be increased from 0.95 to 1.05 cents. The balance of electrical energy consumed will rise slightly from 1.15 to 1.25 cents. The minimum monthly bill charge is \$3.50.

The general service rate charge for energy also has been adjusted.

The first 50 kwh will increase

from 4.2 to 4.5 cents; the next 200 kwh will increase from 2.0 to 2.1 cents and the next 9,750 kwh will be boosted from 1.65 to 1.75 cents net. The balance will increase from 0.68 to 0.73 cents.

Demand charge

In the general service rate the demand charge will be boosted from \$2.00 to \$2.15. There is no demand charge up to 50 kw.

Chairman Rowney stated that Milton Hydro Electric Commission has endeavored to hold the line in costs but has been affected by inflationary pressures beyond their control. However, he stated, electric power is still the best bargain available on the market today.

Last year at this time, Milton Hydro had predicted a 10 per cent rate increase for 1973.

Estate-type homes Campbellville project

By Bob Burt

A 16-home subdivision is now underway in Campbellville. The estate-type subdivision development represents probably the greatest growth the village has seen in several years.

The homes on close to half acre sites are expected to sell for over \$58,000. Builder-developer John

DeVries says private plans can be incorporated into the development but are apt to cost extra.

Flamborough Property Centre, builders and developers expect to complete the project by the end of the summer. All of the homes are about 1,700 square feet with double garages.

Electric heat

Each is equipped with electric heat, fireplace and two bathrooms. According to DeVries and sales agent Jim Sieders, the materials and workmanship have added to the cost. A playroom, recreation room and den are also included in each home.

DeVries contends that contrary

to popular opinion, land cost isn't the only factor in the escalating cost of housing. He points to the abundance of red tape and demands for services in the developments.

DeVries contends the 66 foot road allowance, underground wiring and other services insisted upon by government agencies has added to the cost of homes dramatically.

He indicated the recent increase in sales tax upped the price of the homes in the Campbellville project by close to \$500.

23 lots

Early plans for the development showed 23 lots but that plan had to be scuttled for the time being anyway. Initially village realtor George Goldstraw worked on the project and developed it to the building stage, then sold it to the builder.

Goldstraw worked for seven years seeking all of the necessary approvals both at the township level and through various provincial departments. The project was delayed two years because of the delay in the village survey that could have had a bearing on the development.

At one point, Goldstraw claims, the provincial conservation branch had vetoed the whole project. He recalls a number of meetings which finally led to the approval of the plans. However seven lots have never been approved and if Queen's Park continues to hold the same opinion the lots won't be built on. Queen's Park contends the lots are too close to the escarpment.



A 16 HOME, estate type subdivision is under construction in Campbellville. The subdivision was developed by local realtor George Goldstraw and is being

built by Flamborough Centre Properties. The subdivision has been seven years in the making.

(Photo by B. Burt)

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