

Town's industrial park still facing road blocks

By Bob Burt
Milton's efforts to have a large area of land north of Highway 401 made available for industry continues to meet opposition from Halton Regional Councillors.

Five weeks ago the Regional Planning Committee gave a conditioned endorsement to the town's suggested official plan amendment.

If it is ratified, the amendment will designate 1,400 acres of land for industrial uses. Regional planners have

continually said the 1,400 acres was too ambitious for Milton. The problems of servicing the development have continued to be a concern for planners and some regional councillors.

Even though the planning committee was satisfied it had protected the region's interests with a number of conditions that have to be satisfied, Regional Council wasn't satisfied that the development should go ahead.

At the prompting of Public Works Chairman Jack Raftis, the council referred the whole matter of the official plan change back to the public works committee—so that more information could be gathered and presented to council.

But when the committee recommended a consultant's study to provide the answers, many councillors voted against the study. Some felt another study isn't warranted and that the information

being sought hadn't been clearly outlined.

In the end, council did agree to get prices on studies that would outline problems and proposed solutions for increased capacity in the Acton, Milton and Georgetown sewage plants.

Milton Mayor Don Gordon and Councillor Jim Watson interpreted the feeling among councillors as an indication of their opposition to the development of industry in Milton.

Councillor Watson accused councillors as trying to "scupper the town's plans for industry."

One of the key concerns about the additional industry in Milton is the effect on the 16 Mile Creek. A 1973 report commissioned by the Ministry of the Environment concludes that the creek can accept no further effluent from the increased flows to the sewage plant.

But consulting engineer Dr. Jack Norman says the plant accounts for less than five per cent of the pollutants going into the stream.

Oakville Mayor Harry Barrett says there are some real problems with the 16 Mile Creek. He supported a study if it would provide a solution to Milton's need for new industry without having a further negative effect on the creek.

Faced with significant growth in the number of new homes and the need to attract industrial growth, Milton Council feels the industrial amendment is essential.

Halton Business Development Officer Bill Marshall claims the town will need an infusion of about \$12,000,000 into the commercial and industrial community each year for the next three years

to end up with a 70-30 residential-industrial assessment ratio.

Burlington Mayor Mary Munro outlined some of the concerns she had concerning the sewage study and the industrial amendment, in an interview.

Mrs. Munro expressed concern about another study that could cost up to \$50,000 and explained the need for the study hadn't been documented to her satisfaction.

"What new information do we have, to suggest that this study will tell us anything that the Ministry's study of 1974 didn't tell us?" she wondered.

She said there are some real concerns about major industrial expansions in Milton. "We can't approve it if we know that it is to be damaging—and from the information we have now, the indication is it will be damaging to the 16 Mile Creek."

Mrs. Munro said that the economic impact could be a disaster as well. She claims that unless there is a way found to handle the additional sewage, a pipeline would have to be constructed from Milton to a sewage plant in Oakville where the sewage would be treated and eventually absorbed into Lake Ontario. The cost of such a

pipeline is set at somewhere in the area of \$50,000,000.

"By going ahead with industry there, are we making a commitment to a \$50,000,000 expenditure later down the road? Milton won't have \$50,000,000 and it will be a bill that all of Halton will have to foot."

Consultants working for Milton and for the consortium of developers promoting the industrial park are confident that by close scrutiny of the industry to be allowed in, the project could go ahead without

any need for a mammoth pipe to Lake Ontario.

Another concern expressed by the Burlington mayor and other members of council is the loss of prime agricultural land.

She says the town could win some short term economic gains at the expense of some very expensive servicing costs later and a negative social impact.

The pros and cons of the study will be debated by both the public works committee and the council, but the study is only one step along the way to solving the overriding consideration of industrial development in Milton.

Even if the region does approve the official plan amendment, with or without another study, the matter is almost certain to be the subject of an Ontario Municipal Board hearing.

At that point land use, servicing problems, the social impact and the prospect of heavy capital spending down the road will be subjected to close scrutiny.



A CARELESS MATCH or cigarette is blamed for a fire behind Martin St. Middle School, according to Milton Fire Department. The fire was not extensive, but fire fighters and volunteers were quick to come to the rescue of the bush. Dry autumn leaves make it a particularly dangerous season for fires.

Bush fire

A careless match or cigarette is blamed for a fire that caused minimal damage to brush behind Martin St. Middle School, according to Milton Fire Department.

The incident occurred when several students spotted smoke coming from the bush area behind the school, according to the principal of the school, David Haley.

"Although my students have to be suspect, I have information there were several men in that area as well," stated Mr. Haley.

Fire Department officials stated it could have been a student or an adult and they are continuing their investigation.

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Conference on youth focusses on law

A conference on youth and the law will be held Nov. 22 at 7 p.m. in Nelson High School, Burlington. It is sponsored by Halton Youth Services Network.

The workshop is open to any interested members of the public. Peter Gillespie, co-ordinator of Halton Youth Services Network, said the Network can help to organize car pools for people in-

terested in attending.

Large groups are asked to pre-register. Forms can be obtained from the Network, 335-4031. There is no cost to conference participants.

Keynote speaker will be Toronto lawyer M. Zuker. Mr. Zuker is the author of a school text "A Guide to Law for Canadians", and co-author with June Callwood of "Women and the Law".

Participants will have a choice of two of nine workshops for the evening. Workshop topics are Vandalism, Juvenile Justice and Corrections, The Youth Bureau of the Halton Regional Police, "Everything you wanted to know..." (about law), Student Rights and Responsibilities, Legal Aid, "Who Knows What About Me..." Student Welfare, and "You and Your Car".

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NOTICE OF PUBLIC MEETING

Schedule A

SUBJECT PROPERTY

That the Halton Hills Subsidiary Planning Board will hold a Public Meeting to discuss and explain a proposed Amendment to the Official Plan of the Esquesing Planning Area. This amendment deals with the redesignation of approximately 283 acres of land known as Part Lots 6, 7 and 8, Concession 3 in the Town of Halton Hills (former Township of Esquesing), from Rural to Industrial.

Proposed for these lands is dry industrial development with recreational facilities.

ALL INTERESTED CITIZENS ARE WELCOME

TIME: 7:30 p.m.

DATE: Tuesday, November 15th, 1977

PLACE: Municipal Administration Building (former Esquesing Municipal Building) 7th Line, R.R. 1, Halton Hills (Georgetown) Ontario.

M.P. Venditti, B.A., M.A. Town Planner
Town of Halton Hills

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