

**Declares Tower Decision "Unfair"**

**New Pattern Of Development Needed Says Reeve, Calls Markham Meeting**

"It's time we considered where we are going and how to get there," said Reeve Wilfred Dean at Markham township council's weekly meeting, expressing dis-satisfaction with the recent ruling by the Ontario Municipal Board which banned the establishment of a Tower discount store in the Thornhill area. "We have spent a hundred thousand dollars on planning and got nowhere," he declared.

"In view of what happened last week," said the Reeve, referring to the Tower turn-down, "I am giving instructions that a meeting is to be arranged at the earliest possible moment between township council, the township planning board, Dr. King, the Medical Officer of Health for

York County, representatives of the Metro planning board and the Ontario Department of Planning."

**Says Decision "Unfair"**

Purpose of the meeting, Reeve Dean intimated, was to try and establish a pattern by which the township could plot its development. He declared that it was "unfair" that two men could sit and make a decision which so vitally affected the municipality. "We have lost a great deal of revenue," he said. "New plans will have to be made. Some old plans will have to be thrown out of the window. It means a lot more work but we are foolish to keep on going the way we are going."

Reeve Dean said that he had discussed the proposed meeting with the chairman of the municipal planning board and he was quite agreeable.

**Hearings To Be Resumed In August**

**Objections To Vaughan Zone By-law Are Heard At Municipal Bd. Hearing**

The Ontario Municipal Board, after an intense two-day session, adjourned its hearing of Vaughan Township's Official Plan and Zoning By-law until August 1. At adjournment time it was anybody's guess as to how long the hearing would take and whether the plan and by-law would be accepted by the board or tossed back into the township's lap with instructions to bring in innumerable amendments.

The present draft amendment to the former plan, first created in 1948, when accepted by the board, will clarify for Vaughan what development may be anticipated, while the implementing by-law will specifically regulate and control land-uses within the limits of the official plan.

The 1948 plan more or less designated rural areas with densities of population not exceeding that of a rural village. Since then, the explosive growth in the township requiring water services has come in conflict with the contents of the official plan.

When the C.N.R. Marshalling Yard came along the Ontario Municipal Board approved a temporary freezing by-law until a comprehensive zoning by-law could be worked out. This zoning by-law, undoubtedly comprehensive, is turning out to be equally contentious and at the moment it is a moot question whether it will leave a sweet or sour taste in the mouths of property holders, businessmen and potential developers.

**Public Meetings Held**

Public meetings held to acquaint residents of Vaughan Township with the provisions of the municipality's official plan and zoning by-law, held in the interval between the preparation of the plan and a hearing by the Ontario Municipal Board, failed to attract any outstanding degree of interest. The picture changed completely when the official hearing started at the township offices at Maple last week. Two members of the Ontario Municipal Board conducted the hearing - Mr. William Greenwood, chairman and Mr. A. H. Arrell, Q.C.

Two hundred persons jammed the council chamber and overflowed into the lobby, where "standing room only" was available. Among them were 50 spokesmen and officials from Markham, Vaughan and North York townships. Big business and small business, citizens' groups and individuals lodged a variety of objections to various provisions of the plan and its implementing by-law. Practically without exception the intently listening, sometimes impatient, crowd stayed for the full first day hearing which began at 10 a.m. and wound up at 5:30 p.m.

**Variety Of Complainants**

The Connaught Research Laboratory, the Canadian National Railways, the Huntingdon Golf and Country Club, Stanwick Developments Limited and 20 property owners from Pine Grove were among the complainants.

Township Solicitor T. Fraser, presenting the case for the township, said that it was of the utmost importance that the board accept the plan and by-law as drafted, to give the township workable control over all development. He admitted that the plan had shortcomings and that everyone could not be satisfied initially. "But," he declared, "it

**NEWMARKET:** A two-man team of town council members is to study the policing of the town's by-laws. Specific aim will be clarification of the duties of police and the by-laws officer.

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is the intention of council and planning board to subject the entire plan to a block by block, detailed study as soon as it has been officially accepted by the board." He intimated that both council and planning board would use the utmost discretion in their consideration of applications by objecting groups and individuals.

**Four Revisions**

At the same time, he submitted four revisions to the plan, mutually agreed upon by the township, its planning board, Metro Toronto's planning staff and the Community Planning Branch, and threw in a concession to widespread dissatisfaction concerning overnight parking. He said it was agreed that the original no-overnight parking policy would be amended to permit all but non-passenger vehicles to continue parking in front of private homes and on the side lots.

**Maple Development**

The first of the four revisions said that relative to residential areas in and around Maple, township policy will not permit the creation of more than 50 building lots in any one calendar year and that in a succeeding calendar year no new building lots will be permitted unless and until 80% of the lots approved the previous year had been built upon. A complete re-examination of this property building policy would be undertaken as water became available.

**Rural Residential**

Another revision states that motion picture studios will be permitted in rural areas. The third revision says that until an amendment is approved by the OMB it shall be the policy of council to ensure, through the implementing of the restricted area by-law, that rural residential uses (country residential estates) on lots of not less than one acre will develop in a consolidated form in specific areas of the township zoned for this purpose, rather than in scattered form on individual isolated lots.

Council will also recommend to the OMB for approval only those proposed plans of subdivision which can satisfy the township that there are adequate public services so as not to create a drainage problem.

**C.N.R. Complaint**

R. Doty, speaking for the C.N.R. which owns lots 2-13 inclusive, Concession 4, formally objected to the designation of the area including the up-coming marshalling yard as industrial when the primary use of the property was for transportation purposes. He also asked that lands surplus to railroad requirement be re-zoned general industrial. Mr. Fraser said the township was willing to discuss the proposed changes but requested clarification and further information. Mr. Doty said he would be glad to oblige.

**Pine Grove Flood Plain**

Twenty property owners from Pine Grove, whose lands were subjected to the onslaught of Hurricane Hazel and have been zoned flood plain land, through their spokesman, Brigadier Colin Campbell, objected that the Conservation Authority had been indiscriminate in its designation of the entire area as flood plain. They questioned the reason behind this decision and pointed out that the present form of zoning was having a bad effect on the property values. They asked that parts of this area be re-zoned to different residential categories. Upshot of this presentation was that the board agreed to defer judgment until the Conservation Authority carries out a new survey designed to justify its former study or be proven partially wrong.

**House Of Concord Objects**

The House of Concord, the Salvation Army boys' training institution said that the present agricultural status given that area would interfere with its future expansion. Co-operative operation by the township was indicated.

The University of Toronto, which operates the Connaught Research Laboratories, objected to having laboratory-area property described as potential residential and asked that it be re-zoned industrial to facilitate the overall purpose for which the research centre was created. Indications were that the township was not unwilling to resolve this matter.

**Gas Company Makes Point**

The Consumers Gas Company was also up in arms. Spokesman

R. J. Zimmerman charged that the zoning by-law as it stands deprives the company of building regulations in needed sections of the township to carry out its duties. He asked that the by-law be amended, insisting that his company deserved the same privileges given to Hydro and Bell Telephone. The board members agreed the request was fair.

P. M. Brooks, representing the city of Toronto, said Board of Control requested an adjournment of the hearing so far as it related to 165 acres of city-owned land, lot 8, Concession 2, because notice of the hearing had not gone to the proper city authorities. The township opposed him, pointing out it was not compelled to serve notice to the Board of Control specifically. The board rejected Brooks' request. The township said that the city was free to make application for an amendment anytime without fear of prejudice.

**R.H. Requests**

Richmond Hill, through Lawyer J. D. Lucas, asked for zoning changes in the Elgin Mills territory to provide for industrial and commercial development and asked to have the area east of Bathurst outside the north-west corner of 'The Hill' changed from agricultural to open space to provide for the operation of a golf course. He said Vaughan and Richmond Hill councils favoured these requests.

**Snack Bar O.K.**

The township agreed with the request by Superpetroleum Corporation that an amendment could be made to one by-law section to cover the operation of its snack bar along with its service station at Weston Road and No. 7. Referring to an objection by Hayhoe Brothers, who operate a flour mill and silos at Pine Grove the township said the zoning by-law as it stood did not jeopardize the enterprise.

The Huntingdon Golf & Country Club, lots 13, 14 and 15, Concession 10, said it needed re-zoning to fit in 144 acres of land lying to the east of its property. The organization wants this re-zoned from agricultural to open space to permit a relaying of the present course on the 144 acres.

Principals of the drive-in theatre at No. 7 and 400 Highways asked for a change in regulations governing height of structures, now 35 feet, to provide for a 76-foot high screen. The township said it was agreeable and that the 35-foot regulation had been an oversight.

More than 20 other objections were also lodged on Thursday. **Friday's Session**

Some 100 persons were on hand for Friday's hearing. Rev. A. E. Atkinson, Church of Christ, Concord, said that his congregation wanted to build a church on a 100-foot lot but that as matters now stood side lot requirements were 50 feet on each side while the minimum frontage requirement was 60 feet.

**Standard Pre-Stressed Structures Ltd.**, north of Maple on Keele St., said the plan's zoning of Keele Street jeopardized warehousing plans while the proposed road widening proposals for Keele could have the effect of forcing \$75,000 re-location of the company's stress bed. Indications were that on both counts solutions would be found by the township.

Mrs. Doris Bishop appeared for Lomax Construction Co. which has 250 homes in the 130-acre subdivision plot on the Elgin Mills Sideroad. The front end, facing Yonge, has been earmarked as commercial by her firm, she said, and the amended official plan has rezoned this section residential.

**Fruit Market Appeals**

Hastings Fruit Market, lot 6, Concession 6, now zoned agricultural, would require re-zoning to general commercial to allow the garden supplies and food business to tear down an old building and erect a new one and was told that the township would go along with this request.

N. K. Warnes was on hand to object to zoning which put property on Keele Street just south of Hope Public School in the gravel-pit-and-quarry category. This, he said, unless changed, would present accident hazards for the school children.

Jewelstone Co. Ltd., on Highway 400 No. 7, was successful in asking that part of its property be designated general industrial.

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