

KING CITY, OAK RIDGES LAKE WILCOX

"The Liberal" is always pleased to publish items of interest regarding people and events in the Oak Ridges-Lake Wilcox and King City districts. Our news correspondent in Oak Ridges - Lake Wilcox is Mrs. Carol Daines, 23 Willowbank Avenue, 773-4589, in King City Mary Dawson, 884-1105.

Oak Ridges - Lake Wilcox News

Church News: Winners at the March 9 card party at St. Paul's United Church, which provided loads of fun, were Rose Bell, Barbara Mould, Audrey Middleton, Mary Lahey, Frances Warner and Helen Shaw. Twenty-two people attended. At the worship service March 8 Steven Philip Smith, son of Mr. and Mrs. Philip Smith of Richmond Hill was baptized by Rev. Dorothy Wilson, a former minister of St. Paul's who now resides in Point Claire, Quebec. Sunday, April 5, will bring the start of the second series of "love-ins" in the Sunday school. Theme this time is "The Community At Work". The Hi-C group held a swimming party at Slater's Mill, with 25 attending. They returned to the church for hot dogs and pop. Any teenaged high school student is welcome to join this active group. Phone

Bob Anderson at 773-5152 or Keith Knill at 773-5023 if you have any questions. The ladies' study group will meet every Tuesday except March 24 (in the school holiday period). It is held at St. Paul's Church from 10 am to 11:30 am and all women of all churches are welcome to join in and further community effort. A baby sitter is present. Palm Sunday, a family service will be held at St. John's Anglican Church with the new pewns and other church furnishings received as memorials in the last year, being dedicated. The children of the church school will play a large part in the service and special music will be provided. The junior young people will meet Saturday night, March 21, from 7:30 to 9:30 pm in the basement of the parish hall. About 90 people attended the excellent movie program Friday

and Saturday at St. John's Anglican Church. Proceeds will help pay the cost of the trip of Jefferson School grade 6 pupils to Jamaica. Rev. Earl Gerber attended a three-day conference at the Aurora Conference Centre with 35 fellow clergymen from the diocese. Purpose of the conference was gaining insight into management and administration in the business world and the implications for parish life. Home & School Lake Wilcox Home and School Association welcomed Dr. Robert Ross from the Grandview School in Galt, February 26. The doctor's presentation about behaviour modification proved most interesting. This is a relatively new technique of training children which has proven successful with many difficult cases of delinquent children. The audience listened with evident interest. A film was shown which showed his procedures in practice. Following the presentation the audience members asked many questions and the speaker was impressed with the genuine interest in the problems of young people today.

King Twp. Planning Board Studies 140 Home Project At Oak Ridges

A preliminary plan for a 140-lot 103-acre subdivision just north of Oak Ridges was presented to King Township Planning Board March 3. Presented by Realtor Fred Blyth and owner-resident Jack Coon, the plan is for land off Yonge Street, west of the Oak Ridges water tower. This is part of Lot 69, Concession 1. Planning board felt the plans as presented needed considerably more work. Mr. Blyth said the plan was only presented to get the planning board's guidance and an idea of whether such a development would be favored. Mr. Coon also wanted to know if the proposed one-half acre lot size would be suitable. The lots proposed would be a minimum of 125 feet by 175 feet. Planned were estate sized homes with a minimum of 1,500 feet of floor space. There was also the question of whether or not the project could use Oak Ridges water and save the cost of drilling wells on each lot. Mr. Coon agreed to the planning board's request that he pay the cost of the township getting its planning consultant's advice on the advisability of land subdivision in that location, and the

recommended lot size. "That's the type of estate property for which people will pay almost any price," said Reeve Gordon Cook. He was remarking on the past use of the land for Christmas trees, resulting in it being covered with large pine trees. The land had the added desirable quality of being highly rolling. The reeve said the trees were a very valuable asset to the site. The planner might recommend two acre lots, but with municipal water available, the possibility of smaller lots must be considered. Planning Board Member Vern Plant said Oak Ridges doesn't have enough park land and there was no provision for parks in the proposal. He also felt the plan didn't show enough imagination, being all square blocks and square corners, the street layout appearing to ignore the topography. Mr. Blyth said he believed Oak Ridges had enough water for 6,000 new homes, and needed more users to keep taxes down. Planning board members and their planning consultant are to inspect the site before making any decision.

April's meeting will be a "cook-up" dealing with facts about nutrition and its effect on society. Recipes and hints to make food dollars go further will be available. The home and school association will hold a rummage sale at the community hall on Wildwood Avenue, April 18, starting at 1 pm. Oak Ridges Lions This year the Oak Ridges Lions Club is celebrating its 20th anniversary and a special dance for its membership will be held in April to commemorate this milestone. A new wrinkle has been added to the Tuesday night bingos - free admission for new faces. Remember Tuesdays from 7:30 to 10:30 pm at the Lions Hall. Residents of the community are asked to send or deliver their donations of money to the Lions Club who will pass them along to Easter Seal headquarters. The Sunshine Club (senior citizens) have a card game night in April sponsored by the Lions.

Whitchurch Planners Admit Press, Hear Warning On Estate Taxes

BY HAROLD BLAINE Some dangers, drawbacks and misconceptions about the recently popular idea of estate type residential development in York County were pointed out March 9 by County Planning Consultant Conroy Dowson during a meeting of Whitchurch Township Planning Board. It was the first time the Whitchurch Board has permitted the press to attend its regular session and marked an important change in public relations policy for 1970 under the new Chairman Michael Cassidy of Oak Ridges. The entire meeting was taken up with what Mr. Dowson termed the very big and complicated matter of establishing policy directives regarding zoning bylaws under the new township Official Plan. Mr. Dowson provided the board with a report and maps listing the existing development and planning regulations in the township. Included was a recommendation as to how to proceed in implementing the Official Plan, and an 18-point list of suggested policy issues and standards. Planning board members agreed the new zoning bylaw should apply only to areas of the township not already zoned. They agreed to leave undisturbed the existing bylaws governing Gormley Industrial Park, Musselman's Lake, Wilcox Lake and Preston Lake. Deputy-reeve Norman Barnard said the provision of a comprehensive zoning bylaw for the whole remaining area of the township would give all residents the protection they want from undesirable nearby development. This should eliminate all the outstanding requests for spot zoning, he said. The board members began their deliberations with the idea that General Land Use Bylaw 1773 (as amended) might be left in effect, but it later proved that it would be necessary to replace most of this bylaw and keep only some useful provisions for the new zoning bylaw. The board set some tentative minimum sizes and requirements for estate residential lots, hamlet residen-

protested that estate development was being urged, promoted, and even almost insisted upon, by officials of the Department of Municipal Affairs. Mr. Dowson said it was possible the township might get a few big homes, but the decision was a matter for township council, regardless of what letters were written by provincial officials. It was suggested that at least one developer had submitted subdivision plans for estate development to provincial authorities. These plans had been approved by the province, and officials had indicated the planning board and township council couldn't block development. Deputy-reeve Barnard said there was plenty of land in the township which was not useful for farming. "Why not let it develop for a good tax buck with estate type homes?" he asked. Mr. Dowson said this would be fine, as long as it was first proven the project would mean a good tax return. He said estate type subdivisions often were out of date the moment they were approved, while not providing suitable tax return for the municipality. For instance, many estate subdivisions being approved were not going to pay for the township roads needed. Municipalities could end up like King Township with a requirement for many miles of roads and no money to pay the cost of more than a mile of new road per year. As long as so much of the cost of social services was paid on a really assessment basis, this cost would be an additional drawback of estate development, Mr. Dowson said. He agreed that just about all of York County was suitable for estate development, but said he really couldn't see estate subdivisions in Whitchurch Township. Some might have to be accepted, but the volume would have to be limited to a 3% to 5% growth per year. Growth has been kept down to an exemplary and healthy pattern in recent years in Whitchurch, he said. Mr. Dowson said the local township council still was really the major responsible



authority in matters of development. Local authorities didn't have to let themselves be influenced by the suggestion that they had to do what they were told by the Department of Municipal Affairs and the Municipal Board. The province wasn't about to start a wholesale takeover of such matters. There was a trend towards centralizing planning control downtown, he said, but the Planning Act was never intended that way. He predicted a reversal of this centralizing trend was only about 10 years away. Chairman Cassidy said it appeared the planning board had three things of major importance to get done, all at the same time. The board had to proceed with drafting the township zoning bylaw, process the most desirable estate subdivision applications at a rate economically suitable for the township, and provide for new regulations on pits and quarries to replace those expiring July 31. Mr. Dowson said passage of the Official Plan and work being done on the zoning bylaw should be enough to qualify the township for an extension of its regulations on pits and quarries. The bylaw itself was quite good, he said. In a 3 1/2-hour session, the planning board gave Mr. Dowson the direction he re-

Queen's Park Report William Hodgson M.L.A. York North

GO North Transit Plans Progress Expect Early Fall Starting Date

Plans for the GO North transit are proceeding and it is hoped a commuter system will be in operation to this area by early autumn. Present plans are for a north-terminus at Richmond Hill with buses bringing passengers to that point from a wide area. It is expected there will be three trains a day each way, during rush hours, five days a week. Health Minister Thomas Wells informed the Legislature that OHSIP is expected to break even financially in its first year of operation. He noted the Health Resources Development Plan, designed to produce the facilities and trained workers for the services covered by the insurance program, is an integral part of OHSIP.

Oak Ridges Little NHL Champions

Oak Ridges Peeewees ran up three straight victories to win the Little NHL "B" Series Championship in Keswick recently. In the first game they turned back Keswick 6-1 with John Lenneville clicking for three goals and Alan Heintzman, Richard Green and Peter McConachie getting the others. In the second game Oak Ridges took the measure of Bradford 4-1, with Lenneville accounting for two of his team's counters and Richard Green and Mike Green adding one each. In the third game Oak Ridges defeated Alliston 4-1 with the same scoring record. Lenneville with two goals and Richard and Mike Green with singletons. This gave Oak Ridges the Whipper Watson Trophy, the first time it was offered. Presentation was made by the Whipper's son, Bill Watson. The Oak Ridges Peeewees thus earned the right to participate in the Little NHL Grand Championship Tournament in Grimsby during the Easter weekend. A total of 42 teams will be vying for this honor. Oak Ridges Bantams took the consolation series in this same tournament.

TEMPERANCEVILLE NEWS CORRESPONDENT: MRS. W. G. JENNINGS — PHONE 773-5892

Friday, the thirteenth, a beautiful holiday in Texas and other parts of the Southern States, end with their grandparents. They travelled with Mr. and Mrs. Joseph Fry of Markham. Jimmie Paxton has been confined to his home for a week with the flu. To Jim and all others who are still plagued with colds and flu, a speedy recovery and best wishes. Misses Debbie and Kim Jen-

YORK CENTRAL HOSPITAL Memorial Fund

The Corporation of the Township of Whitchurch Requires a Deputy Clerk-Treasurer

STOUFFVILLE MONUMENT WORKS

NOTICE ANTI-RABIES Vaccination Clinics FREE!

Winners in the games night held at the church March 6 were: for euchre, Mr. Hugh Orser, Mrs. Shirley Smith, Mrs. Gordon Hampton, Mrs. Norman Hearsome, Jim Hearsome and Timothy Henshaw. Travelling prize was won by Mrs. Shirley Smith. Winners in the children's draw were Sandra Orser and John Phillips. The final games night in this series will be held March 20. Come along and enjoy a night of fun and fellowship. The UCW met at the home of Mrs. William Skerratt March 10, with the evening unit acting as hostesses. Mrs. Edna Hearsome led in devotions and President Mrs. James presided over the business period. Donations were approved to the Victor Home for Girls and the Fred Victor Mission. Mrs. Fred Hare and Mrs. Wilbert Jennings were named co-convenors for the strawberry supper to be held June 24. Mrs. Ewart Jennings and Mrs. Norman Hearsome will assist. Members are reminded of the drive for good clean, used clothing to be left at the church any time during the month of March. It is hoped to pack the clothing the last week of the month. The program included a reading on "Change in a Changing World", with each one present taking part. Those attending were provided with materials and each one made an Easter Bonnet. Mrs. Ewart Jennings and Mrs. William Skerratt were program convenors. Neighbourhood Notes Friends in Temperanceville extend sincere sympathy to Prof. Ernest Smith and family of Newmarket, in their loss of a loving wife and mother, Mrs. Smith passed away suddenly Monday evening. Mr. and Mrs. Randy Jacobs are the proud parents of a baby boy born March 9 at York County Hospital. Mr. and Mrs. Ray Jennings have returned from a very plea-

King City Notes Euchre Winners at a recent euchre sponsored by the Laskay WI were: Mrs. Neil Watson, Greta Wilkes, Jean Orr, Herb Ross, Jim Wells and Don Barker. Winners of door prizes were Jean McDonald and John Orr. The next euchre will be held March 26, instead of Good Friday.

new structures 75 feet back. On a 120-foot right-of-way (county roads) the setback for new industrial, commercial and institutional buildings would be 125 feet from the centre line, 75 feet for new gas pumps and signs, 85 feet for other structures. On a 150-foot right-of-way (Department of Highways) the setback would be 135 feet for new industrial, institutional and commercial buildings, 90 feet for gas pumps and signs, and 100 feet for other new structures. The new increased setback requirements could not, of course, apply to any existing structure. The laying down of zoning bylaws does not interfere with already established uses of property. Sometimes an existing property becomes a non-conforming use in another type of zone, and then the zoning only interferes if a new building, an expansion, change or building replacement, is proposed. This year a new aerial survey of Whitchurch Township is to be made in order to provide more accurate maps at the required scale of one inch to 2,000 feet. At present an outdated two inch to one mile scale map is being used. It is proposed that all lots to be permitted in all zones under the new bylaw will be as follows: public park, public street, public and separate schools, structures essential to the operation of public authorities (subject to design and landscaping harmonizing and no open storage). It is proposed that all lots must have frontage on a public street in order to be developed. Uses permitted in residential hamlet zones, such as Bloomington, Ballantrae and Vandorf would be as follows: single family or two-family dwelling, minimum 100-foot roads frontage, minimum 20,000 square foot lot area, minimum floor area of 1,100 square feet, side yard of six feet or eight feet if there is no attached garage on one side. Uses permitted in rural zones would be as follows: