

# King Township Council Gives Its New Official Plan Bylaw First Reading On 3 To 2 Vote

The first formal step toward adoption of King Township's new five-year Official Plan was taken July 13 at a special joint meeting of the King Township Council and the King Township Planning Board.

The new Official Plan provides the basis for consideration of development proposals and a framework to guide municipal expenditures. Reeve Gordon Cook told the meeting in a statement prepared for the occasion.

After some last minute compromises the new Official Plan received the unanimous recommendation of the township planning board. The last minute compromises resulted in a few final amendments.

The first reading of Official Plan Bylaw 1635 passed by a vote of three to two.

Voting in favor were Reeve Cook, Deputy-Reeve Kenneth Mactaggart, and Councillor Mrs. Margaret Brinnell.

Opposing against were Councillors Gordon Rowe and Lawrence Goodfellow. Both these council members said they wanted time to study the Official Plan in its final amended form before making up their minds.

First reading of the Official Plan Bylaw was moved by Mrs. Brinnell and seconded by Mr. Mactaggart. The bylaw could receive second and third readings at the

next regular meeting of the council July 20. Or these final two readings could be spread over two meetings.

The Official Plan then goes to the Department of Municipal Affairs for approval before it goes into effect.

Reeve Cook pointed out to the meeting that it was King Township's last chance to prepare its own Official Plan. Otherwise an Official Plan would be imposed next year by the new regional government.

The reeve also warned that the new Official Plan was essential in order to provide controls over development throughout the township. Large areas of the township aren't covered by the old Official Plan.

"If the council doesn't approve the new Official Plan, then according to the provincial government's York Region Bill 102, the new regional council will put an Official Plan on King Township," Reeve Cook told the meeting.

"As a member of council your oath of office is to the township as a whole, not the 2% who are disturbed by the proposed new plan. The plan as submitted by Municipal Planning Consultants Company Limited to the Planning Board is in the best interests of the ratepayers and the future of King Township. This plan must take into account the new Township of

King as formed by the regional government bill passed in the Provincial Legislature in June 1970.

"As reeve of the township, I feel it incumbent on me to point out quite seriously, not only to members of council, but also to every ratepayer in the township, that without an Official Plan as presently being considered, the township (except the areas already zoned), is open to any type of undesirable development. This has already been experienced in the case of an open-air dance hall, to mention only one item," said Reeve Cook.

"With my years of experience I readily recognize the value of this plan, and have no hesitation in recommending its immediate adoption," said the reeve.

He noted that the planning board and its consultants were working on the new Official Plan for 1 1/2 years.

"It has been apparent for some considerable time that the original King Township Official Plan, adopted some 15 years ago, is in need of overhaul.

"Over the past few years major changes in policy at the provincial level, increasing pressures for a wide variety of housing, general rising costs, evolving standards of development, all reflect the need to modernize municipal development policies.

"For example, current provincial policies require stringent measures to reduce upstream pollution. Clearer policies on estate type housing are essential to cope with increasing development demands.

"In municipal finance it has been necessary to increase housing development standards to ensure assessment revenues will cover expenses. With the general trend of increasing government grants, it may be possible to reconsider standards after one or two years' experience under regional government," said Reeve Cook.

The reeve listed the major features of the new Official Plan as follows:

- A program to 1975 as the township adjusts to regional government;
- No discharge of sewage into headwaters, and therefore no sewage treatment plants;
- Provision for estate type home development on two acre lots;
- Provision for limited expansion of villages and hamlets;
- Standards for specific land uses: hamlet, urban center, industrial, gravel pits, etc.;
- Methods of implementing or realizing plan goals: via zoning bylaws, subdivisions, consents, capital works program, etc.

"Considerable effort has been expended by the Planning Board in debating policy issues, reviewing submissions, and working out reasonable solutions to conflicting issues. It is imperative that we continue to accept the responsibility to plan, and proceed to initiate implementing features," said Reeve Cook.

"The Official Plan, as adopted by Planning Board, is in harmony with the concept for the development of the Toronto Centred Region, as it must be if it is to be approved. This paramount need, for such narrow is clearly stated by Minister of Municipal Affairs Darcy McKeough in his address to the House on May 6," said the reeve.

In moving first reading of Official Plan Bylaw 1635, Councillor Mrs. Brinnell said she supported it most wholeheartedly. She said it would be the most important piece of municipal legislation in King Township for the next 50 years.

"The next five years will determine the next 45 years," she said. Those opposing the new Official Plan were mainly developers looking for immediate financial gain. These developers were not interested in the long term quality of life in King Township, she said.

Mrs. Brinnell added that the Official Plan is what the people of the township want

for the long term good of the community. "We have to have some form of protection. The Official Plan is the start. The taxpayers are like shareholders in the township. We are responsible to them, and we have to plan," she said.

Deputy-Reeve Mactaggart said there was a time when he didn't approve of the new Official Plan.

"I would like to have had some smaller lots and smaller homes allowed out in rural areas. But it has been shown this is not practical. I then agreed to get smaller homes in urban areas and looked for a compromise.

"People can go from the rural areas to the built-up urban areas if they want smaller homes. The final amendments have assured there will be enough land in built-up areas to fill the demand for small homes," said Mactaggart.

Councillor Rowe said he expected to receive the final Official Plan amendments at the current meeting of council, and to be given time to study them. He said he didn't come prepared to vote or state his final position.

Mr. Rowe said he would certainly have some comments to make, but wanted time to study the final draft of the Official Plan.

"I think it's a little much to make a decision on these amendments in a single night's meeting," he said.

Councillor Goodfellow said he knew that it wasn't possible to satisfy everybody with the Official Plan.

Mr. Goodfellow wondered if it wouldn't be a good idea for farmers to have the right to have two or three home building lots, as was the case in some other places.

Reeve Cook said it would cost farmers as much or more than such lots would be worth, to build the necessary service roads.

Mr. Goodfellow also wondered if it was a good idea to entirely rule out sewer systems. "Some day it is probably going to cost as much to pump out and repair septic tanks as it would to have sewage treatment," he said.

He also felt that 1,500 to 1,600 square feet of floor space was too much to require for rural homes. "I don't think young people will be able to pay for their own homes in King Township," he said.

Reeve Cook said he wanted to thank the members of the planning board for their hard work on the new Official Plan, with special thanks to Chairman Robert Silcox.

"On behalf of the township council and the people of King, I would like to sincerely thank you for all your hard work. You certainly found out that doing this job wasn't like running a popularity contest," the reeve said.

The members of planning board who are not members of council are Chairman Silcox, Vincent Duggan, Alfred LeMasurier, Vernon Plant and Harold Taylor. The secretary-treasurer is Donald McCallum and the assistant secretary is Aldege Pelletier, Stanley Metcalfe was a member of planning board during the first year of work on the new Official Plan.

Members of the council who also serve on planning board are Reeve Cook and Deputy-Reeve Mactaggart.

The major last minute changes in the Official Plan were to reduce the home floor space minimum for construction from 1,300 to 1,250 square feet in the urban centres of Nobleton, King City, Oak Ridges and Schomberg. But provisions which would have allowed semi-detached and duplex homes in these areas were taken out.

The urban centre areas and the estate home areas were extended.

Added to the areas designated for estate home development were: Part Lots 31 and 32, East 1/2 Concession 5; Part Lot 11, East 1/2 Concession 2; and Kingscross Estates Part East 1/2 Lots 8, 9, and 10, Concession 4.

The Pottageville hamlet growth area was enlarged to include the Bachly draft plan approved by Planning Board and Council in 1969.

The urban centres were enlarged as follows: King City area enlarged in the southeast corner; Nobleton area enlarged in both north-east and north-west corners to north boundary of Lot 8, Concession 8 and 9; Schomberg area enlarged to include Part Lots 34 and 35, East 1/2 Concession 9; and Oak Ridges area enlarged to CFRB Sideroad in the east 1/2 of Concession 9.

Added to the commercial area was the south side of Highway 11 from Bathurst Street to the Holland River.

Added to the industrial area were Part Lots 34 and 35, West 1/2 Concession 3, to a depth of 800 feet on Highway 27. Subtracted from the industrial area were part Lots 34 and 35, East 1/2 Concession 9.

## 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. Elisabeth Orton, Yonge Street, 773-4635, in King City Mrs. Dawson, 884-1105.

### Oak Ridges - Lake Wilcox News

#### Swimming Lessons

The first set of swimming lessons provided under the Lake Wilcox Recreation Committee's summer program has been almost completed. Close to 40 children were registered in the primary and beginners classes of the Red Cross Water Safety Program.

set of lessons for primary and beginners as well as junior, intermediate, senior and bronze levels are now being accepted at the Lake Wilcox Community Hall. The lessons begin next Monday.

#### Qualified Examiners

An interesting and varied program, planned by the counsellors, is being carried out at the Lake Wilcox School. As was stated previously, the fees had been changed. Although it had been stated that registration would be free of charge it has been necessary for the recreation committee to rescind this motion when a closer scrutiny of the budget for the playground program revealed that it could result in supplies being a little short.

of honor at a surprise shower held in Toronto by her sister-in-law, Mrs. Robert Orton. Carol will marry Frederick Charles Duckworth of Aurora at Trinity Anglican Church July 25.

### King Twp. Council Briefs

King Township Council authorized the resolutions at its regular meeting held July 6.

Decided to ask the Ontario Water Resources Commission if it would be in order for the Village of Nobleton to pump sewage effluent to the west branch of the Humber River if the village takes the steps to install a proper sewage system.

Approved payment of the following money to persons suffering loss of calves and sheep worried by dogs. Following is a list of the persons suffering loss and their compensation:

#### Ex-Newmarket Police Chief Burbidge Dies

Byron George Burbidge, 66, chief of the Newmarket police force for 20 years before retiring three years ago, died July 13 in Toronto Western Hospital.

Accepted the low tender of Tompkins Chrysler Dodge Ltd., Richmond Hill for the following dump trucks and snow plow equipment of one five ton dump truck with snow plow equipment at a tender price of \$11,719 and one five ton dump truck at a tender price of \$9,481.50 with the approval of the Department of Highways. There were a total of four tenders submitted.

Agreed to accept the low tender of King Seagrave Ltd., for a spreader at the cost of \$2,339.45 including tax subject to the approval of the Department of Highways. There was a total of two tenders submitted.

Please give Mike Scanlon a call at 773-5803 any day from Monday to Friday. We might add that Mike is a very dedicated young man in the field of recreation and the children of Lake Wilcox are fortunate to have him in charge of the summer programs.

#### Neighborhood Notes

Carol, daughter of Mr. and Mrs. William Orton, Yonge Street, was showered at the home of her fiancé's parents in Aurora July 14. Among the guests were the groom-to-be's grandmother from Burnley, England.

Advised Clerk Harold Rose to form Ontario Hydro that it will be in order for them to install the lighting system in the Joseph Gellens Subdivision as per his agreement to the township at a cost of \$2,900 and lamp replacement at \$16.50 each. The subdivision is located near King City.

Eight ewes killed, \$30; three lambs killed, \$25; two ewes, \$35; and \$105 for three ewes killed and two lambs.

### King Township To Have 6-Ward System New Mayor Will Be Elected At Large

A six ward system has been set up in King Township in preparation for regional government which comes into effect next January.

Reeve Gordon Cook made the announcement at a council meeting July 6 stating that the ward boundaries would be "more or less set up according to the polling subdivisions at the last election." (December 1, 1969).

Ward 2 which includes Nobleton will run from the Vaughan-King Townline on the south to Concession 10 on the west, north to the 17th Sideroad, and over to Highway 400 on the east.

Ward 3 runs south to the Vaughan-King Townline and west to Highway 27 and then north to Highway 9.

He emphasized that the present ward boundaries may only be of a temporary nature.

"The new council will have a choice of sticking with these or reviewing them and deciding whether they should be revised.

Ward 4 which contains Schomberg and Pottageville will be bounded on the south by the old Aurora Sideroad, Concession 10 on the west, Highway 9 on the north and Highway 400 on the east.

Ward 5 comprising Kettleby and area is bounded on the south by the old Aurora Sideroad, the west by Highway 400, north to the Holland Marsh Drainage Canal, follows the canal to the lot line of Lot 10 and out to Concession 2 and then over to Bathurst Street.

"But this will be the set up for the time being," he said.

The reeve noted that a ward system had been recommended to the municipality by "many people."

Ward 6 covers the whole of the Holland Marsh area to the north.

The new regional council will comprise a total of seven members including one each from the six wards plus a mayor elected at large across the municipality.

Mr. Cook also pointed out that there would be an imbalance in population between the different wards stating that "King City will have the most population."

Clerk Harold Rose was also named as the returning officer for the October regional elections.

The mayor will represent King on the York Regional Government — (upper tier).

Election day is October 5.

### Farm Safety Week July 25-31 Mechanization Brings Accidents

Farm mechanization has certainly made a positive contribution to Canadian society. It has reduced the time and effort required for many farm operations and it has enabled fewer farmers to increase overall farm productivity, benefitting us all.

against allowing small children to ride on tractors. This is particularly true on highways and country roads where one-third of tractor deaths occur, but should not be permitted at any time. Young riders may easily be dislodged from their perch and thrown under the implement to be crushed or mangled.

But this same mechanization has increased the incidence of farm accidents, fatalities and disabling injuries.

The Canada Safety Council advises a careful check of farm property and immediate remedy of existing hazards as a safety measure which may well prevent loss of life.

The accidental death rate on the farm is estimated to be 20% higher than the national average and is higher for farming than for any other industry. It is second only to mining and construction in the percentage for number of workers.

Approximately 250 avoidable accidents to children under five years of age are caused annually by carelessness with pesticides, herbicides and similar chemicals are needed to obtain good crops of high quality food and fibres, but care in handling, applying and storing of them and disposal of empty containers is essential. Children most often come into harmful contact with chemical because of adult negligence.

All Canadians should be vitally interested in maintaining a farming community when will be able to supply our food needs now and in the future, when demands will increase with increased population. All present and future farm people should lend support to the Canada Safety Council's campaign to reduce the annual farm accident toll of hundreds of deaths and thousands of disabling injuries, and make them the subject of national concern.

Particularly alarming is the fact that over 20% of these deaths are of children under 10 years of age and another 17% in the ages 10-19.

The great majority of farm accidents can be prevented by following safety rules and procedures and the Canada Safety Council has declared next week (July 25-31) as Farm Safety Week. The worthy goal of this week is protection of Canada's population and a strenuous effort will be made to draw common hazards and proper safety procedures to the attention of all engaged in agriculture.

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### King Issues Lottery Licences

King Township Council has authorized its clerk to issue licences for lottery purposes in the municipality.

A \$2 fee will be charged for any lottery up to and including \$200; a \$5 fee from \$201 to \$500; and a fee of 2 percent of the value of the prize from \$501 to \$3,500.

The Criminal Code of Canada was amended recently to allow for certain types of lotteries up to \$3,500. Any amount greater than \$3,500 has to be sanctioned by the province which is the final authority.

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