

Gormley Factory Is Legal Use

General Concrete at Gormley is a legal use of the land it occupies, Richmond Hill Town Solicitor Tom Fraser told council meeting as planning committee of the whole February 28 and so cannot be refused a building permit to wall in an overhang if its existing building.

Planning Committee Chairman David Stephenson recalled that the application had been discussed in committee, referred to council, sent back to committee and a public meeting called. "Under a standing policy of council

owners of General Concrete have agreed to sign a site plan agreement," he said.

One neighboring ratepayer from the Gormley area wanted to know the purpose of the strapping machine to be housed in the 10 by 20 foot addition. It is to increase production. He was told by Al Chapman of General Concrete that it is to hold the cube of cement blocks together as a unit will be operated by hydraulics and will not increase production or noise. It will mean a saving to the company in the cost of wooden pallets many of which are not returned. It is a better process since it will prevent breaking of the blocks. However some customers will still insist on having the cubes delivered on pallets.

in 1967 had named this a designated area. "All other designated areas have been rezoned and we want this Gormley area rezoned now."

A resident asked councillor to pass a holding bylaw to stop further development there until a zoning bylaw is passed.

Mr. Corcoran then moved that a bylaw be passed zoning the General Concrete lands industrial and permitting no expansion of the plant or operation. The motion was lost, and Solicitor Fraser warned that such a bylaw would have no effect on an application already in the hands of the town. He also warned that if the town were to refuse a building permit, in his opinion, General Concrete could apply for a writ of mandamus to achieve their present purpose.

stop? Will I be facing another factory? I am afraid industry will take over the whole south side of Gormley."

ASKS FURTHER ITEMS

Regional Councillor Lois Hancey asked Mr. Chapman for agreement to further clauses in the site plan agreement, including plantings to hide the block storage area, clear delineation of the driveway and undertaking to maintain all landscaping. Both she and Ward 3 Councillor Jack Major reported having visited the plant to make a first-hand inspection.

Mrs. Hancey then moved that the planning director negotiate with the applicant for additional clauses in the site plan agreement, including those mentioned above and if the negotiations are successful the agreement be submitted directly to council for approval. The motion carried unanimously.

It was also council's unanimous decision to direct the planning director to examine the Official Plan in the Gormley area for possible amendment. This Hancey motion received unanimous support.

New Cars, Uniforms Regional Policemen

The York Regional Police will soon be in the market for a fleet of 37 new patrol cars to replace the present ones which have mileages ranging from 63,000 to 93,000 miles.

Members of the police commission okayed a request by Police Chief Bruce Crawford for the new cars at their regular meeting February 18.

The new cars will comprise 37 marked patrol cars and six un-marked detective vehicles. Total number of police cars with the regional police are 50.

The regional force has a total of approximately 50 patrol cars.

Also given approval are purchases of new uniforms for the force expected to cost in the neighborhood of "\$60,000 to \$50,000."

The commission will request the York Regional Council to include the amounts in their budget.

Tenders will be let out for the vehicles and uniforms.

THOUGHT NON-CONFORMING

"I was always under the impression the plant was a legal non-conforming use. The solicitor now tells me it is an absolute legal use and as such is entitled to expansion," commented Ward 5 Councillor William Corcoran, who noted that the company had cut down on noise and pollution and done some cleaning up prompted by complaints of neighbors.

In giving his opinion, Mr. Fraser pointed out that it would be quite permissible under Markham Bylaw 1442 which is not a zoning bylaw but a land-use bylaw, to buy lands in that area and use for any purpose other than those expressly forbidden — such as junk yards, abattoirs and pits and quarries.

WANT REZONING

Mrs. Ann Gold noted that a Markham bylaw (2325) passed

SITE PLAN AGREEMENT

The site plan agreement, the chairman noted required a clean-up of the front yard, sodding an area, planting some trees. A bond for completion of the work is required.

Regional Councillor Gordon Rowe reported that he had bought block from the plant in 1951. It was reported the plant has been in operation since 1948 and Mr. Rowe said in those years it has provided employment for many people and many families have been raised on wages paid to its employees.

Mrs. Gold asked, "Are bylaws not for the benefit of the majority? And you can hardly consider 5.5 acres out of 50 the majority. The concern of most people here is that the block company was quite small but has grown considerably. When will it

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