

Divided Opinion Milk Store Plan

By MARY DAWSON

A sharp difference in opinion between residents of the Weldrick Road area, who have lived there for some years, and residents of Springhead Gardens, a street in the new BAIF Subdivision, was very evident at the August 13 meeting of Richmond Hill Council's Planning Committee. Under discussion was a site plan agreement for a Mac's Milk store to be built by Cloverlawn Investments Ltd. at the corner of Weldrick Road and Springhead Gardens.

The difference of opinion was expressed by Ward 6 Councillor Lou Wainwright, who said, "This is my area, I've lived there for 25 years. We have always had a service store and we would miss that store. But the new residents don't see it the same way we do. I appreciate both problems, and believe that the people in both factions must get the best deal we can get for them."

ZONED COMMERCIAL

The proposed site plan agreement was presented by Planning Assistant Randy Alcorn. The site on the southwest corner of Weldrick Road and Springhead Gardens is zoned commercial, he reported. To the east across Springhead is a townhouse condominium complex, to the north across Weldrick Road are single family residences, to the south is a quad and to the west one single family home on a lot which is also zoned commercial. The proposal conforms to the zoning bylaw in all respects, Mr. Alcorn said, providing parking space to serve the 1,100 square feet of retail area, which will have 550 square feet of storage space.

An eight foot landscaped area as required by the bylaw was indicated along each road and a four foot high brick wall to buffer the quad to the south and the single family residence to the west from carlights. This will be supplemented with an intermix of maple and fir trees which will also serve as an amenity. It is proposed to save the existing chestnut tree on the Springhead Garden front with other trees added in that area. Two entrances were placed on Springhead Gardens, Mr. Alcorn explaining after the question was raised that the Weldrick Road frontage was not wide enough to accommodate an access driveway without an amendment to the bylaw, which requires that a driveway must be at least 50 feet from an intersection.

Councillor Andy Chateaufort raised the question and stated he believed that there was an agreement between Cloverlawn and residents on Springhead Gardens that there would be no access on to Springhead. "You do not feel it would be more advantageous to amend the bylaw?" he asked. He also questioned the type of outdoor lighting to be used and

its effect on the observatory. "Weldrick Road is a mid-block collector road," replied Mr. Alcorn, "and has an 86-foot road allowance. Ultimately it may be a four-lane road and a really busy artery. In this total concession block there will eventually be 33,000 people."

FLOODING

The owner of the property to the west expressed concern about flooding conditions across his property and the corner lot from the adjacent BAIF development "which was built about three feet higher than the natural grade. The water runs off to my property. Where's it going to run in the future if that brick wall is built? That's my only concern. I'm in favor of the store."

ENTRANCES

S. G. Rutherford of Springhead Gardens reminded Mr. Alcorn of a meeting at which the possibility of an entrance off Weldrick was discussed. "You were going to investigate," he said. "It would require an amending bylaw and the owners were not willing to go through that exercise," answered Mr. Alcorn.

The ratepayer asked why an alternative suggested by neighbors which would have placed the building on the south side rather than the west side had not been considered. The answer was that the bylaw requires a setback of 30 feet and a backyard of 20 feet and this would not be possible in the south side position.

Mr. Rutherford also pointed out that the brick wall should be at least six feet high to protect the privacy of the owner of the quad immediately to the south. He also noted that a four foot wall would be a temptation for children to climb on.

"You have to remember," said Barry McDonald, "that the consensus on Weldrick and north is in favor of the milk store and entrances from Springhead."

"What protection has the owner for his parking spot?" asked Jack Mitchell, owner of one of the townhouses immediately across the road. He explained that these homes do not have garages but have assigned spaces in the parking area. "If we in-

crease the traffic on Springhead with a service store what protection do we residents have? Isn't our safety and the safety of our children important?"

CONFORMS TO BYLAW

Chairman Dave Stephenson pointed out that the proposal conforms to the bylaw as it stands now.

"You have to realize when it comes to developing land there are equal rights to all people in the area. I am sure the owners realize it. If you apply to amend the bylaw you are opening the way for objections and put yourself in for considerable delay," said Planning Director Hesse Rimon.

"But why can't we share it?" asked another ratepayer. "One entrance on Springhead and one on Weldrick. We're not going to run out of milk in the meantime."

"The owner can serve us with a writ of mandamus to issue a building permit if we delay too long and the end result would be that there would be no site plan agreement and none of the features described here tonight would have to be included," said Mr. Rimon. "He is under no legal obligation to enter into this

agreement."

"In other words, we can't force the owner to apply for a zoning amendment," explained Mr. Wainwright. "Then the bylaw comes ahead of the people. Hurrah for the bylaw!" came from a ratepayer.

A resident of the area for some years, Shirley Stanley, said she would support the site plan agreement as it is.

DANGER SPOT

But the Springhead Garden residents were particularly concerned about the more southerly of the two entrances which would be located directly opposite the exit from the townhouse parking lot and could lead to traffic problems and collisions. Mr. Rutherford asked the planner to try to bring both entrances north of the existing chestnut tree — or to eliminate the southerly entrance and have only one. Mr. Alcorn felt that this would be inconvenient as a milk store is "a flow-through type of thing. It would be more difficult to get out."

Mr. Stephenson reported the question had been thrashed out at works committee many times. "I don't know of any proposal which has had more hours spent on it."

"I think life is a lot more important than a tree," said Mr. Chateaufort. "If the tree has to go to protect people in that townhouse complex, then it has to go."

Hancey suggested that a solution might be to have one opening designated entrance and the other exit and a ratepayer suggested that it would probably be better to have the entrance at the south and the exit at the north. Councillor Jack Major suggested that stop signs be erected at the exit and across the road at the exit of the townhouse parking as a safety measure.

On motion of Mrs. Hancey the planning direction will examine all comments and requests made by citizens and committee members and obtain advice from the applicable town departments and the applicant and forward his recommendations to the planning committee or to council for execution of the Cloverlawn Site Plan agreement, at which ever occurs first. She received the unanimous support of the committee members. The next scheduled council meeting is September 9, and the planning committee will meet again September 3.

TRY
Barth's CLEANING CENTRES

Suede & Leather
Cleaning Service

RICHMOND HILL
THORNHILL • AURORA
NEWMARKET

BUDGET-PRICED MEATS

FRESH GROUND, LEAN

MINCED BEEF . . . lb. 69¢

LEAN

GROUND CHUCK lb. 89¢

CANADA PACKERS

LOOSE WIENERS lb. 59¢

CANADA BREAD

HAMBURGER & WIENER

BUNS or ROLLS Pkg. of 8 3/\$1

FOR BARBECUES: LEAN

CHUCK STEAK . . . lb. 89¢

BUTT

PORK CHOPS or ROASTS lb. 89¢

LEVENDALE MEATS

6 Levendale Rd., Richmond Hill • 884-5801

— WE DELIVER —

BUILDING MATERIALS

Thornhill Building Supply Ltd.
361 JOHN ST. — THORNHILL
Open 'til Noon Saturdays — Cash and Carry
889-4137 — 889-4176

FOURTEENTH ANNUAL STEAM-ERA

MILTON, ONT. — FAIR GROUNDS

LABOUR DAY WEEKEND

FRIDAY AUG. 30 SATURDAY AUG. 31 MONDAY SEPT. 2

LARGEST STEAM SHOW IN ONTARIO

Steam Traction Engines — Antique Gas Tractors
Antique Gas Engines — Threshing — Antique Autos
Full size Sawmill — Models — Antique Farm Machinery

PARADES — SOUVENIRS

CONTESTS OPEN TO THE PUBLIC

SHEAF TYING — LOG SAWING

Vince Mountford Entertaining Daily
in front of Grandstand

1700 Grandstand Seats Free

ADULTS \$1.50 CHILDREN 50¢ PARKING 50¢

Psssst!

Our many national brand health and beauty specials will surprise you.



Andrea LaPalme — Cashier Irene Stevens — Cashier

"Of course you know the savings you can get on food at Dominion. But many shoppers are discovering that our health and beauty department really can save them money, too. After all, it stands to reason. With the volume buying power of our 400 stores we're able to give you variety and quality at discount prices. Not just health products either. But women's beauty aids as well. Things like hair sprays, shampoos, deodorants. But don't take our word for it. Next time you make out your shopping list, include a couple of national brand items in particular for the different members of your family. And compare our prices with anybody's. We'll really help you stay within your family budget. Or my name isn't Irene."

- | | |
|---|-------------------------------|
| INSTANT 10 OZ. JAR | RICHMELLO COFFEE 1.89 |
| DAD'S 13 OZ. PKG | PAPINEAU BISCUITS 69¢ |
| Pepsi-Cola | |
| SPECIAL! 26¢ | |
| DIET OR REGULAR 26 FL. OZ. NRB | |
| MANZANILLA STUFFED, LOOSE PACK 8 FL. OZ. JAR | CLUB HOUSE OLIVES 67¢ |
| ASST'D. VARIETIES 7 OZ. PKG. FRENCH'S SPECIAL! | HAMBURGER FIXIN'S 49¢ |
| GENERAL MILLS SPECIAL! 8.5 OZ. PKG. | BOO BERRY CEREAL 53¢ |
| DOLCE VITA PURE SPECIAL! 128 FL. OZ. CONT. | VEGETABLE OIL 3.49 |
| BERRYLAND CHOICE SPECIAL! 10 FL. OZ. TIN | APPLESAUCE 20¢ |
| OCEAN MAID 8 OZ. TIN | FLAKED WHITE TUNA 77¢ |
| REFRIGERATED SPECIAL! 64 FL. OZ. BTL. | DOMINION LEMONADE 59¢ |
| RICHMELLO SPECIAL! 19 OZ. PKG. | SPICE BAR 59¢ |
| RAINBOW OR WHITE SPECIAL! PKG. OF 150 | RITE SERVIETTES 59¢ |
| LEMON OR SPECIAL! PKG. OF 12 | RICHMELLO JAM BUNS 59¢ |
| HOSTESS PREPARED 69¢ | CHEESE STICKS 67¢ |
| CLOVERLEAF 7.75 OZ. TIN | SOCKEYE SALMON 1.09 |
| HEINZ SPECIAL! 13 FL. OZ. BTL. | BAR-B-Q SAUCE 33¢ |
| ASST'D. COLORS 2 ROLL PKG. Dominion, 2 Ply SPECIAL! | SYMPHONY TOWELS 68¢ |

- | | |
|---|--------------------------------------|
| ELBOW MACARONI OR LIDO SPECIAL! 2 LB. PKG. | SPAGHETTI 38¢ |
| PANTRY SHELF CHOICE 10 FL. OZ. TIN | WHOLE CARROTS 20¢ |
| STEMS & PIECES 10 FL. OZ. TIN | LEAVER MUSHROOMS 45¢ |
| FANCY 14 FL. OZ. TIN | CULVERHOUSE PEAS 33¢ |
| DOMINION FANCY FROZEN 15 OZ. CONT. | RASPBERRIES 68¢ |
| Dominion Concentrated 12.5 FL. Sugar Added Frozen 1/2 Oz. Cont. | ORANGE JUICE SPECIAL! 43¢ |
| CITRUS CROWN, UNSWEETENED FROM CONCENTRATE 48 FL. OZ. TIN | GRAPEFRUIT JUICE SPECIAL! 39¢ |
| CANADA 160 FL. OZ. CONT. | WHITE VINEGAR 1.19 |
| MEALTIME OR BEEF CHUNK SPECIAL! 14 OZ. TIN | KAL KAN DOG FOOD 33¢ |



"I have to admit it. My wife is a pretty smart shopper. She's found that my favourite shaving cream costs a lot less at Dominion."

- | | |
|-------------------------------------|------------------------------|
| SHOPSYS 4 X 2 OZ. PKGS. | CORNED BEEF 1.26 |
| FRESH GROUND SPECIAL! LB. | CHUCK STEAK 98¢ |
| BITTNER'S COIL LB. | KOLBASSA SAUSAGE 1.99 |
| Bologna | |
| SPECIAL! 38¢ LB. | |
| FEARMAN'S BY THE PIECE | |
| BITTNER'S COOKED, SLICED 4 OZ. PKG. | CORNED BEEF 79¢ |

- | | |
|---|-----------------------------------|
| BITTNER'S SKINLESS 1 LB. PKG. | WIENERS 88¢ |
| SWIFT'S FROZEN 1 LB. PKG. | OLD MILL SAUSAGE 78¢ |
| SWIFT'S PREMIUM 1 LB. PKG. | BREAKFAST BACON 1.44 |
| SWIFT'S LAZY MAPLE 1 LB. | DINNER HAMS 1.58 |
| Round Steaks | |
| SPECIAL! 138¢ LB. | |
| SWIFT'S MAC & CHEESE, DUTCH CHICKEN OR P.F. LOAF 6 OZ. PKG. | COOKED MEATS 38¢ |
| SWIFT'S FROZEN 1 LB. PKG. | LAZY MAPLE SAUSAGE 99¢ |
| Schneider's Frzn. Sausage 1 lb. pkg. | MINI-SIZZLERS 98¢ |
| IDEAL FOR BARBECUE, SPECIAL! LB. | FROZEN BEEF STEAKETTES 78¢ |
| SWIFT'S SLICED 6 OZ. PKG. | COOKED HAM 79¢ |
| SWIFT'S OIR 1 LB. PKG. | DOMINION WIENERS 82¢ |
| MILD CURED, VACUUM PACKED SPECIAL! LB. | COTTAGE ROLLS 98¢ |
| SHOPSYS, COLESLAW OR 24 OZ. CONT. | POTATO SALAD 72¢ |

- | | |
|--|----------------------------------|
| WOOD PRESERVATIVE & CONDITIONER 10 OZ. Aerosol Cont. | SCOTT'S LIQUID GOLD 1.97 |
| Potatoes | |
| SPECIAL! 68¢ | |
| ONTARIO GROWN NO. 1 GRADE 10 LB. BAG | |
| FONDA 9" WHITE Pkg. of 80 | PAPER PLATES 93¢ |
| SPRAY 7 Oz. Aerosol Cont. | LYSOL DISINFECTANT 81¢ |
| SUAVE SPECIAL! 12 FL. OZ. CONT. | BABY SHAMPOO 69¢ |
| Ultra Ban Anti-Perspirant | |
| SPECIAL! 78¢ | |
| SCENTED, UNSCENTED OR POWDER 6 OZ. AEROSOL CONT. | |
| FOR FAST RELIEF PKG. OF 48 TABLETS | ALKA SELTZER SPECIAL! 99¢ |
| POWDERED, KING SIZE SPECIAL! 80 OZ. CONT. | PUNCH DETERGENT 1.99 |

Special Sale!

FUNK & WAGNALLS Standard Desk DICTIONARY

NOW ONLY **\$349**

LIMITED TIME OFFER!

MAPLE LEAF, SLICED 16 OZ. PKG.

- | | |
|---|---|
| REGULAR, EGG, OILY, DRY, LEMON OR GENTLE 12 FL. OZ. CONT. | Lady Patricia Shampoo SPECIAL! 59¢ |
| CURITY, TAPE TAB Pkg. of 30 DAYTIME | DISPOSABLE DIAPERS SPECIAL! 1.59 |
| Ultra Brite Toothpaste | |
| SPECIAL! 78¢ | |
| FOR THE WHITEST TEETH 100 ML. TUBE | |

MR. T. H. METTLER

LICENSED DENTURE THERAPIST

announces the following extra hours for your convenience

WEDNESDAY TILL 8 P.M.

SATURDAY FROM 9 A.M. TILL 1 P.M.

22 RICHMOND STREET, SUITE 103

TEL. 884-4601

Save your way to prosperity

When you put your money regularly into a special savings account at Victoria and Grey Trust we pay you generous interest. This interest itself earns generous interest. Together with your deposits it snowballs your savings into a substantial estate in less time than you can imagine. Make your money work for you. Start getting rich today at Victoria and Grey.

The all Ontario Trust Company begun in 1889

Member Canada Deposit Insurance Corporation

Office Hours:
Tues. - Thurs. 9:30 a.m. - 4:30 p.m.
Fri. 9:30 a.m. - 6:30 p.m.
Sat. 9 a.m. to Noon

Mortgage Dept. Monday to Friday 9 a.m. to 5 p.m.

VICTORIA and GREY

TRUST COMPANY SINCE 1889

L. J. RUBY, MANAGER
10355 YONGE ST.
RICHMOND HILL — 884-1107

Quality at Discount Prices.

Or our name isn't Dominion.