



Legion Reports

Branch 375, Royal Canadian Legion
By Chris Ratchford Phn 884-7030

2 Big Dances Scheduled For October

Last week we left you more or less up in the air about various activities that were taking place around ye olde Legion Hall. We will start off this time by reporting that the 25th Anniversary of Our Ladies' Auxiliary was a smash from the word "go". The head table was piped in by Comrade James Bain and Dunsmore. From there things just kept going on rolling along.

Various prizes were won. One lucky lady even won a basket of groceries. The mood was set when we found members of the Colour party serving the guests at the head table. The ladies of the auxiliary would like to take this opportunity to extend a hearty vote of thanks to members of the color party, Bill Hyrenkiew for doing the cooking and to Mrs. Ann White and her ladies for the table decorations and any and all preparations. We extend our thanks for all those who attended and made the entire evening possible.

During the above mentioned evening, there was the draw for the Color Party and Pipe Band draw. The winning numbers were: No. 597 and No. 517 won by Jack Heppell. Unfortunately the owner of the winning ticket was missing from the games and fun. If you are the holder of this winning ticket, please get in touch with either Gord Ketrtridge (884-5116) or Don Parnell (884-2689).

We extend our sincere congratulations to all the lucky winners. If everyone including the Ladies' Auxiliary keep on throwing "dos" like the last one, then they will be kicking up their heels when their fiftieth anniversary comes around.

We take this opportunity to extend our hearty thanks to Bert and Jo-Anne Taylor for their hospitality Sunday. Even the rain couldn't dampen everyone's enthusiasm. May we all share many more of the same.

Sick Parade has taken an upward swing just this past week. We regret to inform our friends that Comrades Tom Campbell is in York Central; Bill Houting and Norm LaFontaine are in York County in Newmarket, while Lorenzo Johns is still in intensive care in St. Michael's Hospital. Why not send these comrades a card or note just to let them know that you are thinking of them. This will cheer them up no end and make their days that much brighter. We sincerely hope that our friends and readers are staying on the healthy side. If you are not up and about we miss each and every one of you.

Have you been reading your bulletin boards lately? Recently there has been an addition for fun added to same. Why not try out for our Amateur Night? If you are at all interested then contact either Tom McKeage (884-7969) or Dorothy Fitzgerald (884-2786) for further information. Sounds like a barrel of fun and entertainment.

Speaking of this latter item (entertainment) is why not come out some Saturday night for an evening of song. These are the new interests that we were speaking of about sometime earlier. Country and western, rhythm and blues; what have you, our organist can make you join in. Come along; be it Thursday, Friday or a Saturday, there is always something that will get you involved.

Don't forget that there are two big dances being thrown in the next month. For starters all you soccer buffs will have a chance to support minor soccer when they have their big dance on October 5.

Then our very own glamorous (the female side of the branch) will be joint hostesses at their dance on October 12. Somewhat of a mystery this one. No news leaking out anywhere. Do know they are having pies

Bomb Scare

The bomb drill may start replacing the fire drill in the schools, if a couple of occurrences last week are any indication of the trend.

Both Richmond Hill High School, Wright Street, and Woodbridge High School, Bruce Street in Woodbridge, received calls from an unknown male that there was a bomb in the school.

The Richmond Hill call was received September 17 at 12:02 pm, while the Woodbridge call came in at 8:50 am on the 18th. A search of both places failed to turn up any bomb.

and peas for a buffet.

This one reminds me of several that these same ladies held back in the old hall. Do you recall the water buckets at the ready (in case it rained in dears); the way they plugged up the broken windows and the dainty vases made from tomato juice cans and covered with tin foil.

Oh what fun we had getting things ready for the various dos. Well this will be just like old times. Come on out and see for yourselves. Bet you!

Have any of you been around the club room on a Friday afternoon and early evening? You ought to hear our Tommy McMillan playing that piano. It really is a treat. Sure a nice way to begin a weekend. Thanks Tommy.

We send our very best wishes for the group that won the Zone shuffleboard tournament last week in Newmarket. The winning team was made up of Mel Collie, Dorothy Fitzgerald, Lou Watier and Bud Wheeler. We have two teams qualifying for district.

By the by: this is the first time that any team has included a woman in zone sports. Of course we don't include darts. There it is a natural. Congrats everybody.

NEWMARKET: Newmarket Rays were eliminated from the Ontario Fastball League semi-finals by Niagara McRae's who downed them 4-2 in the final game but are protesting the series. The Raes are claiming that Niagara Falls used an ineligible player.

Former Ada Mackenzie Property

2 Object To Consultation Lack On 7-Lot Don Little Subdivision

By MARY DAWSON
Personal statements of neighbors opposing the Don Little Holdings subdivision on the former Ada Mackenzie property on Vaughan Road were made to Richmond Hill Council at its September 16 meeting by two residents of the immediate area opposing were Mrs. John Graham and Wentworth Dowell.

On motion of Councillor Chateauvert and Regional Councillor Gordon Rowe the planning staff report on the Don Little Subdivision was received and adopted. What this actually means appears to be in doubt, the report being kept secret.

The proposed subdivision will have access from Highland Lane, will be of seven single family homes on lots ranging upward from the required minimum of 12,000 square feet. It will have a 50 foot road allowance and provision is indicated for a connecting road to the west to serve any future development in that area.

"This subdivision will be, I am sure, an attractive one," said Mrs. Graham. "If it were proposed directly across the street from me, or anywhere else in the BAI development, I should greet it with complete approval as a positive and necessary addition to the housing mix in that whole concession."

ONLY 57 R I HOMES
"But in the Old Town of Richmond Hill, out of a population of nearly 30,000, there are only 57 homes in the R-I area. The addition of seven lots now, let alone the precedent created for more in-filling, will, even in this initial stage, alter the density by over 12%, and ultimately destroy the open spaciousness of the entire area. This spaciousness has been an asset not only to the immediate residents but to the whole town, and is doubly precious as the surrounding countryside is densely urbanized," said Mrs. Graham.

"And I am speaking now from a conviction as a citizen of the town on this judgment. Of all eight properties abutting on the proposed development, ours has the least abutment — less than 25 feet, ours has probably the least view of

the area involved and will be least affected by the development.

INCREASED DENSITY
"I re-affirm it is my opinion that, in an area where only 14, at most, of 57 homes have lots under 18,000 square feet, both Don Little Holdings and this council would better serve the town by development which would keep the density consistent with that of the entire area. The planning department states, in its recommendations, that over 86% of existing owners in the area have lots over 15,000 square feet per home. In the proposed subdivision only 57% have. This is a significantly increased density and not, in my opinion consistent, as stated."

NO PRE-CONSULTATION
Mrs. Graham also reminded council that in February 1973 it was agreed the planning department would give its opinion on the best development of this area after prior consultation with the developer and with other residents of the area, and that they all be notified when the report and recommendations were presented to the committee. No notification at the committee level was given, she charged.

She also charged the planner stated he understood there was to be full consultation at his pre-decision level. "To my knowledge the only consultation at that level was with the developer. The rest of us in spite of repeated written and oral requests to the planner pre-consultation were ignored."

50 FT. ROAD ALLOWANCE
A second matter of principle involved contrivance of the planning department and developer abetted by planning committee, to break the spirit, if not the law, in regard to maintaining even minimum lot sizes of 12,000 square feet Mrs. Graham charged. She said this minimum size in the case of three lots was arrived at by reducing the customary 66-foot road allowance to 50 feet.

"In this town only 28 feet of that, in the middle is used for road, seldom any used for sidewalks, and the rest is grassy, treed, open space. So everyone's lot looks and feels significantly bigger

than it actually is. Here we have an exception! Only 50 foot road allowances are required."

"The road itself will not be narrower. What will be narrower will be the grass open space — by 16 feet along the full length. At least 720 square feet (or half the missing square) is missing from our visual space. And it is likely the front doors will be eight feet closer to the centre of the street than on other streets."

"This is an unhappy result in this instance, and a frightening prospect for the town if it is indicative of future planning. By approving this subdivision agreement as it stands, council will be condoning such methodology for future development," Mrs. Graham said in conclusion.

WANTS ASSURANCE
Mr. Dowell made one point. "We were assured we would be consulted and that it would take place. I was not consulted."

He asked assurance the plan of subdivision would remain at seven lots, that there would be no further division. He received that assurance from Planning Assistant Randy Alcorn.

"The minimum lot frontage is 80 feet and most of the lots are near that minimum. There will be no further division unless the required frontage is reduced to 35 or 40 feet," he said.

Councillor Andy Chateauvert wanted to know why the normal road allowance was reduced to 50 feet. Alcorn replied that "the intent is to lessen the impact of the development in that area. All services will be put in on one side. We have to maintain the neighborhood atmosphere."

"Can we receive a subsidy on a 50 foot allowance?" asked Councillor Lou Wainwright.

The answer from Commissioner of Works Bernard Toporowski was that Ministry approval will be needed, but it has been granted in other municipalities.

Alcorn said the lot sizes conform with the bylaw, four are of the same size as 88% of the lots in the area and only three are not. "All are over 12,000 square feet

and some are as high as 19,000 square feet."

WASTES LAND
Regional Councillor Lois Hancey asked why this subdivision was treated differently from others in the town in regard to the road allowance. Toporowski's answer was that there is a definite trend to reduce road allowances, except where the road is to become a major artery. "It is believed the wider allowance wastes land. Fifty feet is sufficient to accommodate a 28 foot pavement, curbs and utilities."

Although the majority of the councillors were apparently under the impression that approval of the subdivision had been given at the September 16 meeting, at council's planning committee September 18 Regional Councillor Lois Hancey noted all council's motion achieved was approval of planning committee's recommendation to council for approval of the staff report on the proposal.

2 DISCREPANCIES
At the planning committee meeting Mrs. Hancey also

pointed out two discrepancies between the plan of subdivision and the Official Plan. She said the staff report recommended the 50 foot road allowance "to minimize the aesthetic impact on the area" but quoted the Official Plan as calling for a 66-foot-wide road allowance for local access roads, but this "minimum requirement may be reduced by existing development where it is difficult to acquire additional land."

"There is no existing development there," stated Mrs. Hancey. "I believe the policy statement should have been adhered to. If it were deemed necessary, that fact should have been pointed out in more detail. If a 66-foot-wide road had been required, only five lots could be created."

Her second point was that the Official Plan states that in the case of all residential development other than apartments, the developer is required to also provide commercial and industrial assessment to offset the cost of municipal services on the

municipality and to retain or better the existing ratio between commercial and industrial, and residential assessment, now about 25/75.

WORKS STUDY
The planning committee will ask the works committee to study, re-evaluate and report on the policy of local access roads being 66 feet wide. Information on the enforcement of the commercial-industrial assessment requirement on subdividers will be sought from staff of the planning and treasury departments, also, it was decided.

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