



(Photo by Hogg)

No shortage of Easter Bunnies

There's no reason to fear the Easter Bunny won't be around this year. Staff photographer Bruce Hogg had no trouble finding these furry egg carriers at the pet shop of a local shopping centre. Hey Peter, where are you getting your eggs this year?

Were without permit for BAIF RC school

Issuance of a building permit for the foundation of the St. Charles Garnier Roman Catholic Separate School in the

BAIF education-recreation complex was approved at the March 17 meeting of Richmond Hill Town Council.

Radiation level scare expensive

Gerry Crack, owner of Lumidial Canada Ltd., Richmond Hill, said this week the Ontario Health Ministry's concern about excessive radiation levels in locations where radium has been used, has cost him some \$5,000 or \$6,000 to get his plant back in line.

The site plan agreement will be prepared and presented for approval at the next council meeting.

The York Region Roman Catholic School Board's solicitor John LeClaire, pleaded guilty to failing to inform the board a site plan agreement would be necessary.

"Under the legislation you do have the privilege of exercising discretionary powers. I believe this is a case where you should."

"This is a public institutional body. The specifics have largely been written by the town."

"You are already in full control since you have written the site plan agreement into the drawings."

"We want to get the kids in by the first Tuesday in September and are going to have a hard job to do it," said LeClaire.

He asked that the site plan agreement be waived.

The school's architect John Farrugia told council the tender for construction was let and the contractor was ready to start work immediately.

Councillor Andy Chateaufvert said, "The site plan agreement is the only tool the municipality has to ensure the desired type of development."

"I cannot support waiving it in this instance any more than in any other. Once you set a precedent you have to live with it."

Councillor Marylo Graham said there have been precedents where a foundation permit only has been issued so a start can be made on a building during favorable weather.

She suggested this could solve the problem.

Planning Director HESSIE RIMON assured council the town's staff and architect had developed a total site plan in conjunction with the public and Roman Catholic school boards. The architect on the St. Charles Garnier School "had worked with our architect on the overall scheme," he said.

So council agreed to this compromise.

Town orders construction stopped

Poor timing was blamed by Solicitor David Fraser for construction without a site plan agreement and secondary permit of an addition to the N.S. Smith Real Estate office on Yonge Street.

The meantime," he charged. The solicitor reported they had a first stage building permit, didn't have a second stage permit, but closed in the addition to prevent deterioration.

committee authorizes the staff to prepare the site plan. You are making the application tonight."

regional councillor who is chairman of that council's planning committee, said their policy is to require a site plan only when the addition is for 50 percent or

more of the existing floor space. He described the Smith addition as a simple addition of office space, which conforms to the bylaw and

will be a credit to the town's main street. The committee received the application and referred it to staff for preparation of a site plan and a report.

A stop work order was issued by the town.

Mayor David Schiller told committee the applicant challenged the right of the town to demand a site plan agreement before the courts.

Plan office building at Elgin Mills and Yonge

Plans for a prestige office building to be erected on the northwest corner of Elgin Mills Road and Yonge Street were presented to Richmond Hill Council's Planning Committee March 20 by Planner Barry McKinnon for Etern Ltd. Hugh Kerr of the firm was also present.

compatible with Bylaw 66-71.

about 45 to 50 feet high and contain about 20,000 square feet of usable space. Parking spaces would total 68.

But Mr. Fraser said he merely asked the court for a definition of the bylaw.

"Richmond Hill Council has a policy to enter into a site plan agreement," Planner Randy Alcorn told the solicitor.

The proposal is for a four-storey office building with parking and covering ratio

A portion of the site will require a rezoning from flood zone to commercial, and another small part from residential to commercial.

It is proposed to establish both an entrance and exit on Elgin Mills Road to provide better traffic flow and relieve congestion at the Elgin Mills-Yonge intersection.

The building will be air conditioned and served by an elevator. It will have a 50-foot setback from Yonge. It will serve as the headquarters of the real estate firm and probably house a bank as well as other professional offices.

"The procedure is an application for a site plan is made in a presentation to the planning committee and that

"The building would be

relieve congestion at the Elgin Mills-Yonge intersection. Extensive landscaping is

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Richmond Hill Edition

The Liberal

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Councillor installed swimming pool without building permit

When is a sideyard a frontyard? Answer: When it is the narrow side of a corner lot.

This is the definition contained in Bylaw 66-71 of the Town of Richmond Hill.

Last summer Al Duffy (now Ward 2 councillor) built a swimming pool on what he believed to be his side lot, because it is at the side of his house on Sussex Street.

But Duffy appeared before Richmond Hill Council's planning committee March 19 to speak in favor of his application for an "amendment to Section 6.1.67, zoning bylaw 66-71."

According to that section the pool is located on his front yard, although his house faces on Centre Street and mail is delivered to a Centre Street address.

"The subject matter is construction of a pool without a building permit," Planning Director HESSIE RIMON said.

"I think the municipality would be remiss if there were not some penalty assessed for building without a permit when the matter is brought to its attention," stated Regional Councillor Lois Hancey.

"I realize there are some mitigating circumstances in this case since Mr. Duffy expended a considerable amount of money on the basis the municipality was going to issue a building permit."

"I don't know if the regulations in respect to corner lots could be deemed discriminatory since the owners do not have the same freedom of use of their land as other property owners have."

Duffy said his pool would be legal in other areas of Richmond Hill, which are still governed by Whitchurch and Markham zoning bylaws.

"If it is in effect an illegal use, it is up to council to enforce its bylaw," stated Chairman Marylo Graham.

"If we don't, then it leaves us with less clout when we want to enforce it."

Mayor David Schiller cautioned, "We have to treat Mr. Duffy as we would treat any other member of the public."

It was agreed to seek the advice of the town solicitor as to what action to take in the matter.



(Photo by Hogg)

Easter gifts for sick children at YCH

The Easter Bunny, complete with a basket of eggs for good little boys and girls, went hopping into the pediatric section of York Central Hospital recently as a gift from the pupils of Pleasantville Public School.

From grade 5 are Sarah Beggs, Penny Davies, Tracey Bullock, Cathy Ann Crump and Beth Hiscoke; grades 3 and 4, Chris Gerber, Sara-Beth Dyson, Penny Cooke and Susan Toporowski; grade 6, Stephanie Douglas-Crampton, Mary Cove, Nancy Hodgson, Diane Alexson and Judy Gerber; grade 5, Cathy Giles, Shellee Hadwen, Amanda Wheeler, Carol Querengesser and Sophie Howe; grades 1 and 2, Stephanie Harrison, Laurie Morphy, Angela Kite, Susan Arat, Crystal Hodge, Donna Hill, Karen Mross.

Completely surrounded by the youngsters, and enjoying every minute of it, are Director of Volunteers Mrs. Joyce Studdy and Head Nurse Mrs. Pauline Morse, who accepted the gifts for the hospital.

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Inside The Liberal

Midget hockey action time

For results of the opening games in the 8th Annual Richmond Hill International Midget Hockey Tournament and the Legion Midget-Oakville Tuesday night game turn to Page 17.

For the story of how a Thornhill family is bringing better health to their adopted family in Colombia, turn to the Nice News column on Page 12.

The index of the regular news and advertising features on the inside pages is as follows:

Editorial - opinion	4	Victoria Square	22
King-Oak Ridges	6-7	Carrville-Hillcrest	23
Real estate	26-27	Legion news	23
Service directory	30	Churches	25
Classified	27-31	Vital statistics	31
In the Hill	24-25	Gormley news	11
Entertainment	15	Ward 3 news	11
Sports	17-21	Richvale Record	11
Scheduled events	25	Spotlight	12

Vaughan Town proposes city of 60,000 people in Thornhill

Thornhill-Vaughan residents will have an opportunity April 3 to see the conceptual plan for a city of 60,000 in their backyards.

Apparently the response tries to shoot large holes in the Sawchuk concept and calls for a population of 100,000 instead of 60,000.

He is now considering what major studies would be required to incorporate a proposal by Glenn Shields Limited for a subdivision and regional shopping centre on the west side of Dufferin Street.

Sees higher house prices

A continued rise in house prices is forecast by Donald Young, newly elected president of the 645 member York County Region Real Estate Board.

A meeting in Holy Trinity Anglican Church at 8 pm, has been called by the Thornhill-Vaughan Residents' Association. It will also be the group's annual meeting.

Serving as support troops in the offensive may be the provincial ministry of housing.

Because of the fragmented land-ownership pattern in the study area — between Yonge and Dufferin Streets, Steeles Avenue and the proposed Highway 407 — Sawchuk told The Liberal Friday a resolute stand by council is required to save the integrity of the plan.

Mr. Young, a vice-president of A. E. LePage (Ontario) Ltd. has been in real estate for the past 21 years.

After a two-year gestation period, some people are wondering if the plan will be stillborn or severely mutilated as a result of pressure on town council by speculative landowners.

Local residents debate how to best achieve the nebulous principles of the plan — identity, diversity, efficiency and conservatism.

He has recommended a system of trading development rights so developers in the areas designated for schools and parks will share the wealth of landowners in the more profitable, high-density areas.

Backing his claim is the fact that multiple listing sales here in York County for the first two months of 1975 totalled 146 for \$9,349,975.

Though it has not been made public, a response to the plan of town consultants Sawchuk and Peach has been prepared by another group of consultants. These other consultants were commissioned by the major landholders in the study area.

The details of an interim-water and sewer servicing agreement with Metropolitan Toronto to serve houses in another year are now being discussed.

This, explained Sawchuk, requires the co-operation of developers and a decision by council not to let any land both inside and immediately outside the study area which do not fit into Sawchuk's scheme.

Listings are also running ahead of last year's figures with 639 compared to 125.

(Continued on Page 9)