

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

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

Mr. Crack earlier accused the government of "unnecessary scare mongering," after the ministry said radiation levels in his factory were potentially dangerous.

The building was reported to the Atomic Energy Control Board in Ottawa for immediate action.

The board had been working in cooperation with provincial and federal authorities since a Toronto building was first reported three weeks ago to have radiation well above the accepted levels. A company in the building had produced luminous dials for aircraft instruments

during the Second World War. Mr. Crack said the investigators could put a geiger counter in a bedroom with a luminous dial in it and get a reading, too.

He said he stopped using luminous paint on alarm clocks four years ago, and used silkscreen now instead of paint dials.

However, in order that there could be no argument or possible danger about his operation. Mr. Crack said he was destroying about \$4,000 worth of the screens and throwing out all his old equipment, some of which he had never

He said, also, the very people who were telling him now to clean up-the ministry of health-originally approved the transfer of equipment from Westinghouse in Don Mills to his plant in Richmond Hill when he first

He said there "never was any danger" at his plant, and described the situation as "almost a storm in a teacup."

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

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

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

"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

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 Chateauvert 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 in-

stance any more than in any other. Once you set a precedent you have to live with

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

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 Ste. Charles Garnier School "had worked with our architect on the overall scheme," he said. So council agreed to this compromise.

landowners.

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.

A stop work order was issued by the town.

According to Fraser application for a site plan agreement was made November 27 and the site plan was to have been considered by planning committee in December.

But no planning committee meetings were held that month and because of the backlog the matter was coming before the com-March 12.

"We have heard nothing in

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

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 procedure is an mittee for the first time application for a site plan is made in a presentation to the planning committee and that

staff to prepare the site plan. You are making the application tonight.'

Policies differ Fraser, Vaughan's addition is for 50 percent or

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

He described the Smith addition as a simple addition of office space, which

conforms to the bylaw and

more of the existing floor 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.

Plan office building at Elgin Mills and Yonge

Plans for a prestige office compatible with Bylaw 66building to be erected on the 71. 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 Emerald Isle Real Estate Ltd. Hugh Kerr of the

firm was also present. The proposal is for a fourstorey 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. McKinnon said this is a

minor watercourse and the commissioner of works had said he would prefer a boxed-in realignment of the stream.

The building would be

about 45 to 50 feet high and contain about 20,000 square feet of usable space.

Parking spaces would 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.

Extensive landscaping is report

planned.

The building will be air conditioned and served by an elevator. It will have a 50foot 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 application was received and referred to the planning director for a

RICHMOND HIL

Richmond Edition

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WEDNESDAY, MARCH 26, 1975

48 pages

Price 15 cents

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

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

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.

Lake Wilcox people rally behind centre

Although escalating costs almost doubled the estimated cost of the proposed neighborhood centre at Lake Wilcox, the people of the area have guaranteed that it will be built

Last year a debenture for this proposal for \$50,000 was approved. But while awaiting Municipal Board approval the costs escalated to \$93,000.

A number of citizens of the area have volunteered to donate materials or labor or both toward the project, Parks Director David Hamilton reported to Richmond Hill council Monday night.

He recommended these offers be accepted and the project be undertaken this year by contract management. He told council he felt the project could be accomplished within the total of the debentured \$50,000 and the expected community centre grant of 25 percent of the cost, an estimated total of \$65,000.

He also listed the donations as the excavation, block laying, and electrical work, etc.

"This is the kind of workable agreement between the government and the people for the benefit of the whole community we all like to see," he said. Councillor Marylo Graham also noted that in the same

area a citizen donated the site for the Bond Lake Arena. The neighborhood centre will be built on Woodland Avenue on the site of a former hall which had to be razed when it was found to be unsafe.



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 pediatrics 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, Chrisi 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, Shelley Hadwen, Amanda Wheeler, Carol Querengesser and Sophie Howe; grades 1 and 2, Stephanie Harrison, Laurie Morphy, Angela Kite, Susan Arai, 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.

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.

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Vaughan Town proposes city of 60,000 people in Thornhill

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

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.

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

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.

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

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

Ministry officials may not want to sit on their hands while local residents debate how to best achieve the nebulous principles of the plan - identity, diversity, efficiency and conservancy".

agreement with Metropolitan Toronto to serve houses in another year are now being discussed.

The details of an interim-water and sewer servicing

And there are developer proposals for major subdivisions both inside and immediately outside the study area which do not fit into Sawchuk's scheme.

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.

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.

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. This, explained Sawchuk, requires the co-operation of developers and a decision by council not to let any lan-

(Continued on Page 9)

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.

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

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

\$3,086,350 for the same period last year in York.

This compared to 79 for

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