

# Recommend Master Plan For Whitchurch Township

Whitchurch Township should have a Master Plan for development, and a start should be made at once on zoning some parts of the township, but a ward system is premature.

These were some of the conclusions of a panel discussion at the annual meeting of the township's federation of agriculture at Vandorf Hall. Panel members included Reeve-elect George Richardson; Dep.-Reeve-elect Clifford Wallwork; K. A. Rogers, planning board vice-chairman; secretary S.S. No. 6 George Smith and Arthur Starr, secretary of Vandorf School S.S. Panel moderator was Kenneth Grimmett, newly-elected first vice-president of the federation.

Mr. Richardson said that "zoning is a bit of a hot potato. It is too soon to zone this whole township, but certain areas can be zoned when the people wish it. Oak-Ridges wants it now, and we are in touch with Oak-Ridges Board of Trade and King Township so that when zoning comes it will include both sides of Yonge St."

K. A. Rogers, planning board vice-chairman, said that a master plan of development "is badly needed for farmers and for everyone."

Discussing the ward system for Whitchurch, Clifford Wallwork, the new deputy reeve, said that wards would help in assessment work, but would raise problems of division as to whether the township should be cut from north to south or from east to west.

Mr. Richardson said that promoters coming to the township expect a master plan to protect against undesirable projects. "It is not a case of restriction, but of protection," he said. Mr. Rogers commented that there is "nothing to stop a man from putting up a pig pen beside a \$20,000 house. There are no restrictions, and this prevents a

lot of people from coming into the township."

Dr. F. H. van Nostrand, a former planning board chairman, speaking from the floor, said that he felt a master plan was needed for the township, but that Whitchurch was not ready for zoning. "I'm not so sure that Whitchurch should tumble into too much development yet," he said, "when municipalities all around are in trouble."

Other speakers from the floor said that a master plan was no good unless it was stuck to. Elys Armitage referred to the loss of farm land in the Niagara peninsula. "It's the same here in Whitchurch," he said, "we are losing some of the best of our agricultural land. Is there any answer?"

Mr. Rogers said a master plan would help. A master plan did not mean freezing the land, he explained, but it would designate land most suitable for residential, industrial and agricultural use. "Basically, it would be a suggestion," he said, "but the planning board has no real authority and no real powers to do what should be done."

"This is serious for future generations," declared Mr. Armitage. "What's holding up this type of development? Let's take our hands out of the handcuffs."

Mr. Richardson interjected, "That's what we would like to do."

Mr. Rogers described early developments in the township. For example, a subdivision plan put through in 1918, he said, provided for 60 ft. lots, 80 rods long (about one-quarter mile).

Lengthy discussion centred on the planning board's control over the sale of lots. Mr. Rogers pointed out that the planning board is merely an advisory body to the township council, although the council usually follows its recommendations.

There is no control over the sale of lots of 10 acres or more in size, he explained, but a landowner cannot sell away a part of that 10 acres, leaving a plan of subdivision. A minimum building lot in the township is 15,000 sq. ft. with 75 ft. frontage. This minimum is reduced to 7,500 sq. ft. where there are

water-mains, and to 6,000 sq. ft. where there are water-mains and sewers.

Mr. Richardson felt that the "time is coming when the planning board should have control over 10-acre sales. Mr. Rogers said the planning board often could help people who were selling land over the 10-acre size. "We can give information as to what is happening on adjacent land. We can give facts on future road development and long range plans." He said that today many people were selling odd-shaped lots which 20 years from now no one can ever put a road through. In the years to come, people will have to pay plenty through land expropriation.

Ken Grimmett, panel moderator, asked how many lots could be sold off a farm before subdividing.

Mr. Richardson replied that there was no fixed rule, but an understanding that "one bite" would be allowed, that is a farmer could sell off one lot. Originally this was to let a son or a relative build a house on the farm. Whether or not a "second bite" would be allowed at a later date was up to the planning board to judge on the merits of each case. Mr. Rogers warned that a series of "bites" would use up the whole road frontage of farms and might leave land-locked blocks of undeveloped land. He pointed out also that a landowner could "build 15 or 20 homes on one piece of land," and the planning board could not stop him, but as soon as the man wanted separate deeds there would be difficulty, as planning board approval must be given.

George Smith was asked to comment on consolidation of schools. He believed that consolidated schools which transport children many miles have no place in Whitchurch, but that central schools might be beneficial in areas where there are large rebuilding programs.

## GORMLEY

After a honeymoon in New York the happy couple will spend Christmas with Judy's parents.

Mr. and Mrs. Bruce Cullen and children of Mount Albert had supper on Sunday with Miss Vera Doust.

The Christmas mail hit a high peak this week. Mr. and Mrs. R. Taylor, mail courier for R.R. 2, Gormley, each took a car to deliver the mail on Monday. A heavy mail was received at the office on Sunday.

The community extends heartiest congratulations to Bishop and Mrs. Alvin Winger who on Dec. 23 will be celebrating their 50th wedding anniversary.

The home of Mr. and Mrs. H. Varley was a very happy place when their eldest son Trevor arrived by plane on Wednesday, from England.

Sunday School Christmas program at the U. M. Church Tuesday evening, Dec. 23, at 8 p.m.

Friends were sorry to learn of the sudden illness of Mr. David Vanderbent, son of Mr. and Mrs. Wm. Vanderbent.

Mr. and Mrs. Ross Brillinger and Kenny of Toronto had supper on Monday with Mr. and Mrs. Roy Brillinger.



## Metro Conservation Auth. Ok's \$35,000,000 Project

The proposed \$35,000,000 regional flood control and water conservation program for 950-square mile area in and around Metro Toronto was approved in principle here today by the 51-member Metropolitan Toronto & Region Conservation Authority.

The program, contained in a 92-page draft brief which took 10 months to prepare, now will go to Metro Council, the benefiting municipalities, the provincial and federal governments for endorsement to put it into effect. Its purpose is to eliminate for all time the threat of flood disasters such as caused by Hurricane Hazel four years ago.

In explaining the draft brief to the Authority members, Dr. Lord pointed out that "our Metro region cannot handle floods without dams, channel improvements and flood plain lands." He explained that dams would be designed to slow down the velocity of the flood waters and pointed out that during Hurricane Hazel the capacity of the flood waters on the Humber River was equivalent to two million horsepower per second. He also revealed that there is a 1200 foot fall in the Humber River from the headwaters to its mouth. Dr. Lord estimated that the cost benefit ratio of the program would be \$1.58 for every dollar spent, in addition to

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## SCOTIA PLAN

### How to Burn The Yule Log

The Yule Log is a tradition of Christmas, but due to central heating and gas stoves it is becoming a lost tradition in this country. Few city dwellers have open grates or desire a log fire. And those living in the country find coal more efficient and less trouble.

However, for those who have a place to burn the yule log and want one, tradition says it should be oak, ash, olive, apple or pine. Further, the fire on which it is placed should be kindled from a brand saved from last year's log, and that it should not be allowed to go out during the night.

For those determined to have the yule log, the voice of experience says get hold of all the wood you can. Some kinds burn better than others, but reject none these days.

Ash is highly praised by some and can be used without being seasoned. It burns quickly, but throws off great heat. Poplar, on the other hand, should be seasoned or it will spark badly. Elm is condemned as undesirable, but can be used. It is slow to get burning, but lasts a long time and brightens up when it gets going. A few logs of birch, pine or fir will help it along.

Beech and oak are among the best logs. Beech is especially good, having a pleasant aroma and a steady glow. Oak has the outstanding merit of burning slowly.

If none of these are available, wood from all kinds of fruit trees are prime favorites for the yule log because of their pleasant smell when burning.

**VILLAGE OF STOUFFVILLE**

## PROCLAMATION

PURSUANT to a resolution passed by the Stouffville Council on December 4th, 1958, I hereby proclaim

### BOXING DAY

FRIDAY, DECEMBER 26th, 1958

AS A HOLIDAY.

All persons are hereby requested to take notice and govern themselves accordingly.

ELMER R. DANIELS,  
Reeve.

— GOD SAVE THE QUEEN —

**Township of Markham**

## PROCLAMATION

PURSUANT to a resolution passed by the Markham Township Council on December 8th, 1958, I hereby proclaim

### BOXING DAY

FRIDAY, DECEMBER 26th, 1958

as a

### PUBLIC HOLIDAY

All persons are hereby requested to take notice and govern themselves accordingly.

W. L. Clarke, Reeve.

— GOD SAVE THE QUEEN —

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