

OP draft

Planner draws up in-depth inventory

STOUFFVILLE — For five months, town planner Max Sherman tried to learn everything he could about the Town of Whitchurch - Stouffville. His objective was to draft a portion of the town's official plan, entitled "Issues, Goals and Objectives." Planning committee went over and made revisions to the paper last week. Further revisions will be made through input by York Region and the public.

Mr. Sherman's survey of the town included three aspects, he told The Tribune: "people, places and things." He conducted a study of the population structure, attempted to project it into the future and also made a total description of the physical environment. But the majority of the work went into the third category, "things." He talked to school board, studied the history,

identified architecturally significant buildings and tried to find out what kind of town people were interested in having, among other things. Mr. Sherman's "total inventory" enables him to "know every lot, what kind of people are there and what they'd like to see." He even can pinpoint "every tree" on those lots, he said. Some work on the inventory, such as soil testing, still remains, however.

His 50-hours of dictaphone tapes, when pulled all together, helped him draw up, first of all, what "issues" people in the town and other concerned parties, find important. The issue of the environment for example, reads like this: "Many sensitive natural environments are drastically affected by all forms of urban and rural development. These areas are often intricately connected with other natural systems... Their destruction has far-reaching implications."

The next step is to define the town's goal. For the environment, the draft said, the goal is to use water, land and air without polluting them. "All other goals should satisfy the requirements of the environmental goal," the draft said. Then, "objectives," more specific still, are spelled out. Using the environment as an example again, one objective is to correct "all existing polluting and sources of pollution as set down by the Ministry of the Environment." The final step in the progression would be the "policies," which are dealt with in the body of the official plan.

Variable sized estate lots are considered

STOUFFVILLE — A variety of lot sizes, from 20,000 square feet upward, would be permitted in estate residential developments, according to a preliminary draft of the official plan for Whitchurch - Stouffville. The draft currently is in the talking stage, and is being revised by planning committee. The plan will go to the Region of York for revisions before it will finally be submitted to the public for comment.

The draft lays down a variety of requirements for future estate residential development. Development, it says, should not be permitted on areas suited for agriculture or forestry cultivation and should not disturb natural flora, fauna, watercourses and scenery. "Among areas unsuitable for estate residential development would be those next to hamlets, commercial or industrial lands, dumps or quarries, or to existing strip residential development. Treeless areas and those liable to flooding would also be ruled out, among other places.

topography, vegetation, soil and drainage characteristics." The draft was drawn up by Max Sherman of Macro Plan, Ltd., for the town. Having variation in lot sizes would provide "flexibility of design," according to Mr. Sherman. At present, estate residential lots all are required to be approximately two acres each. The proposed approach in the draft would calculate lots on the basis of "two persons per acre over the total site area."



Mosquito paradise — that's one way of describing the little stream that runs through the heart of Stouffville. Although the pesky insects don't breed in fast water, stagnant little backwaters, such as the one created by this barrel, make an ideal habitat, according to a Ministry of the Environment official who spoke here last week.

Encephalitis danger not too likely in York

by ANNEGRET LAMURE
STOUFFVILLE — The provincial government is unwilling to fund any sort of mosquito control program in York Region to curb the possible danger of encephalitis, according to Terry O'Neill, a representative of the Ministry of the Environment.

Mr. O'Neill, along with Dr. James Kerr, Assistant Medical Officer of Health and Mayor Gordon Ratcliff, met with a group of concerned citizens last week to discuss encephalitis and mosquito control. Many residents were concerned that the disease, which is transmitted by the culex mosquito and can cause fatal swelling of the brain, could gain a foothold in the region.

only four deaths in all of Ontario last summer, and perhaps another 200 serious ill persons, he said. Far more people succumbed in fatal accidents, he pointed out. Most people, even if infected, will have a very mild case, with flu-like symptoms, and no harmful after effects. Only some people over fifty have little resistance to the disease.

"Why was it decided to treat all public lands in Metro, another person asked, 'but not York Region?'" Mr. O'Neill explained that it would be impractical to institute a control program in York Region for several reasons: There are 740 square miles of land to cover and only 1 percent is publicly owned, the cost would be prohibitive, and any measures taken are not likely to meet with much success — because mosquitoes are highly mobile. "Treat one area, and the mosquitoes will move to another," he said.

"Why not spray all lands, public and private alike?" was another question. "The Board of Health could order it done," Dr. Kerr disagreed.

"I can't order spraying where there is no disease," he said.

Weighing goals

Philosophy comes in

STOUFFVILLE — Weighty questions, like, "Do we need to preserve agricultural land?" and "What is agricultural land?" and even, "Do we have any responsibility for feeding the world?" all came up at a planning committee meeting last week.

Growth areas not identified

STOUFFVILLE — Planning committee eliminated a potentially controversial section of a draft of the official plan last week.

The section in question, under the heading "Environmental Objectives" said the town should "clearly identify areas or centres suitable for development in order to reduce the pressures for growth in environmentally sensitive areas."

To fulfill that objective, commented Councillor June Button, "would create a lot of speculation. I think it would be awful."

The committee decided to change the wording to "clearly define policies for development" rather than "areas or centres suitable for development."

Philosophy comes in

In discussing a preliminary draft of the official plan for Whitchurch - Stouffville, the committee found that their philosophy of planning, and life, came into the picture.

A paper titled, "Issues, Goals and Objectives," prepared by town planner Max Sherman, raised several of these points:

The "residential goal," said the proposed draft would be "to provide a sufficient variety and choice of living accommodation... and at the same time preserve agricultural land." Planning chairman Eldred King reacted by asking whether horse farms, for example, should be considered agricultural. "The sole purpose of agricultural land is the production of food, not recreation," he said.

Mayor Gordon Ratcliff suggested that enterprises such as riding stables might need to be zoned commercial rather than agricultural in the future.

In the opinion of Cathy Joice, the issue of preserving farmland has been "well overworked."

Added Mr. King: "Farmers of the U.S. and Canada don't have to provide food for the whole world."

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LIBBY'S, MIXED VEGETABLES OR CHOICE PEAS AND CARROTS

14-FL. OZ. TIN

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Mr. O'Neill was of the same opinion. He said that out of over 40 species of mosquitoes, only the Culex variety could transmit encephalitis, and even this species could only infect a human being under special circumstances. First the insect would have to bite an infected bird and then a person. This is rare because usually mosquitoes only take one blood meal.

However, his audience was sceptical. "How many people have to die before something is done?" asked a woman in the audience.

"There has never been a case of St. Louis encephalitis in York Region," replied Dr. Kerr. His questioner was not satisfied. She pointed out that this was a serious disease, causing months of extreme anguish, even if a person survived it.

Mr. O'Neill disagreed. Severe cases were rare, there were

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