

OMB hearing explores Dulverton

STOUFFVILLE — The Ontario Municipal Board hearing into the proposed Dulverton subdivision is proving to be a drawn out and expensive affair.

A bevy of lawyers, officials and technical experts have spent the past four days at Latham Hall. The hearings adjourned today, Thursday, and will not reconvene until July 24. The hearings began Monday at Latham Hall and the entire first day was taken up with argument on a motion by David Greenspan, lawyer for Alliance Investments, to adjourn the hearing and to consider the

Dulverton subdivision, along with all other proposed subdivisions within the former village limits of Stouffville, as part of the Interim Official Plan hearings.

Alliance Investments, which has been refused permission to develop lands it owns north of Elm Rd., has requested a second OMB hearing into their subdivision proposal and a belated request was made by the company to have the Alliance and Dulverton hearings combined.

This move failed and, supported by lawyers representing Century City,

which owns 80 acres located east of Highway 47 and zoned industrial, and counsel for Bernard Aaron, owner of 35 acres in the south-east quadrant of town, Alliance introduced a motion to have the hearing adjourned until all subdivisions could be considered as part of the Official Plans of the Region of York and the Town of Whitchurch-Stouffville. Neither body has come up with an O.P. since regional government was formed in 1970.

In denying the adjournment request Chairman Samuel Spiegel was of the opinion "there ought to be some

finality" in the planning process.

Mr. Greenspan said he would attempt to show that the town acted inconsistently with the 1977 Interim O.P. preferentially toward Dulverton; precipitately in withdrawing Amendment No. 9 to the O.P.; and that the town has given all the capacity from the proposed sewage treatment plant expansion to Dulverton - to the detriment of other would-be developers.

The new O.P., said Mr. Greenspan, allows for a population, in town, of 7,500 people by 1980 and he said he

could prove that the present population, including population that is committed by subdivision approvals, is 6,080, which only allows for 1,420 people before the town reaches the limit.

The Dulverton subdivision is expected to bring 2,200 people into town. Likewise, the sewage treatment plant expansion is expected to serve 7,500 people although town officials are hopeful this will prove to be the bottom limit of the plant.

The town uses a figure of 5,600 as the present population of the former village.

The first expert witness called by town lawyer Paul Mingay was regional engineer Wayne Bando, who is in charge of regional sanitary sewers and water.

The lawyer representing Century City charged that the town had committed so much sewage plant capacity that they will be unable to service land presently zoned industrial. He had Mr. Bando work out the sewage capacity that would be taken up on Century City's 80 acres "if General Motors decided to move out there."

Mr. Bando estimated the acreage would take up the equivalent capacity of 1,600 people. The Century City property has been almost completely removed from industrial use in the forthcoming Interim O.P. Mr. Mingay was critical of Century City's inactivity in developing their lands, which have been zoned industrial for the past eight years.

Mr. Greenspan accused the town of "rushing through" the

(see Developers, page 19)



Tai Chi in Stouffville

E.B. Hyatt is currently teaching Stouffville and area residents the wonders of Tai Chi. Tai, an ancient Chinese martial art, involves a number of movement exercises that flow into one another. E.B. demonstrates just one of the moves, that, combined with meditation during the moves, leads to better health and well being. To find out just how Tai accomplishes that, see story page 13.

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Town orders in-depth study for west end of Stouffville

STOUFFVILLE — An in-depth study of the western approach to Stouffville was debated at the Planning Board meeting March 7.

The study to be done by J.H. Faulkner and Associates is to cost the town \$3,000 and will take three to four months to complete.

Essentially the study is to determine the desirability of providing hard services from the limits of the present serviced area to Highway 48.

Councillor Bill McNalley

found himself alone in resisting the expenditure of monies for the study. His main points were that the presently serviced industrial lands in the town were not attracting new industry and that the limited capacity of the new sewage treatment plant allowed for no expanded industrial serviced lots. He also worried that if the study was done and as a result services were provided the lots might not attract industrial investors either. He pointed out that a future study may then be

needed to investigate the situation again.

The majority of the board, however, felt that the study was needed by the town to determine not only the suitability of servicing the area, but as an overall, in-depth study of the approach area. This would give

the town a basis for determining what type of enterprises would be acceptable and feasible in the approach area and would allow the town to present coherent arguments to any land owner who might be opposed to whatever new developments might come to the area.

Gravel pit may endanger aquifer

STOUFFVILLE — The Sabiston Gravel pit belonging to Pit Haulage Limited caused some controversy at the March 7 Planning Board Meeting.

The pit, at lot 10, concession 8, lies near the Hamlet of Bloomington and, more importantly, is being mined for gravel near the main water-bearing aquifer for both Bloomington and Stouffville.

The mining operation has been going on for 17 years and was to have been completed by December 31, 1977, with rehabilitation of the site to have been completed two years later.

However, a new and lucrative vein of gravel has been discovered and mining will now begin below the water level of the presently existing pond. Legally, the owners of the pit do not have to ask the town's permission to proceed. They can mine the pit until the gravel supply is exhausted as the site is entirely owned by the Sabistons. They appeared at the meeting simply to get feedback from council.

The town is concerned that

further mining of the site would adversely affect the water table, causing local residents and some controversy at the March 7 Planning Board Meeting.

James Sabiston, the owner of the site, and his lawyer Donald Hindson appeared before the board and assured the members that they were prepared to co-operate fully with the town, as they always have in the past. Mr. Sabiston agreed to present the town with a hydrology report and to foot the bill for monitoring possible fluctuations in the water table in the vicinity.

Councillor Jim Doble felt that the prospect of a company monitoring itself would lead to nothing but grief. This position was supported by Councillor Bill McNalley, who pointed out that the council is getting few reports from the York Sanitation dump.

Councillor Becky Wedley would rather the town do its own

monitoring so long as local taxpayers would not have to foot the bill.

A report from the Ministry of Natural Resources says that the gravel operation is not affecting the water table in any way. Both Mr. Sabiston and Mr. Hindson told the board that if the mining of the pit did do damage to the water supply they would be responsible for correcting any problems arising.

Both councillors Bill McNalley and Jim Doble pointed out that if the main water-bearing aquifer was opened it would be impossible to close it off, and Mr. Doble continued "if a problem does occur, it would be up to the town to prove where the problem started."

Mr. Sabiston indicated to the board that the main aquifer would determine the cut-off point for the mining operation. He hoped for an extension that all gravel would be removed from the pit by August, 1979 and that rehabilitation of the area would be completed either by December 1980 or July 1981.

The board was also concerned about the final appearance of the pit after rehabilitation. Mr. Hindson produced several pictures of presently rehabilitated pit areas, all of which met council's approval and indicated that the

present site could be left in the same condition. Topsoil taken from the area during the mining has been retained for the purpose of final regrading, although Sabiston's would prefer to leave the pond that they have been creating.

"The pond could serve as a reservoir" said Mr. Sabiston "and would be fenced in

deference to the new homes going into the area."

In an earlier phone conversation Councillor Doble told The Tribune that the gravel pit was Mr. Sabiston's bread and butter and that any of us in his position would probably do the same thing. "But if the water table were to drastically drop, it could cost us millions."

Hits police cruiser

Saturday's snow storm was the cause of many fender benders, and a policeman's nightmare.

In one \$3,300 freak accident on the Gormley Road, involving a police cruiser and another car, P.C. Ron Newton, 19 Division, YRP, was eastbound at 9:35 p.m. about one half mile west of the 7th concession on his way to a call at Gormley with his red roof light activated.

The driver of an eastbound car saw the cruiser light, slowed down, spun around 180 degrees in counter clockwise direction, and ended up in the westbound lane in front of P.C. Newton. Damage to the cruiser was estimated at \$1,500, and to the other car, driven by Wm. Soumakis, 41, of King City, \$1,800. No charges were laid.

At 11:53 p.m. Howard

Johnston, 31, of Oshawa was northbound on Hwy. 48 half mile north of Ballantrae when he lost control and his car, a '75 Honda, rolled over. Both Mr. Johnston and his passenger, Gregory Kean, 29, of Cannington were wearing seatbelts and were not injured. Damage to the Honda was estimated at \$2,000.

York OHIP

NEWMARKET — The new provincial budget introduced last week cost the Regional Municipality of York \$68,000 in increased payments under the Ontario Health Insurance Program (OHIP).

Chief administrative officer Jack Rettie said the added cost had to be tagged on to the budget, \$29,000 of it in the police department's portion.



Some rather unusual gambits were featured in at the SDSS gym last Wednesday night when the Harlem Diplomats played the high school senior boys. For more pictures see page 14.

14 per cent increase

York budget gets approval

NEWMARKET — With only two members dissenting, York Region council last week approved a \$45.3 million budget which represents a 14 per cent increase in spending.

Newmarket Mayor Bob Forhan and Vaughan Councillor David Fraser voted against the budget, with Mayor Forhan arguing that no regional department should have more than a six per cent increase.

Because of provincial grants totalling almost 50 per cent of the budget, assessment

increases, and other revenue, the tax levy increase impact will be about 4.3 per cent, said chief administrative officer Jack Rettie.

The tax levy on the region's nine municipalities will actually jump 9.4 per cent to bring in \$11.7 million.

A case of 'eat and run'

Police are looking for two men who entered the Regal Restaurant, 19 Main St., Stouffville at 7:40 p.m. March 9, ordered dinner and liquor for two, amounting to \$36, then left

Here is a partial breakdown of proposed region spending this year: engineering (including roads) \$19.7 million; police \$9.2 million; health and social services \$9.2 million; general government and administration \$1.6 million; and planning \$1.4 million.

by the rear door without paying. One is described as 5'10", blond, wearing a brown coat, the other 5'11", 190 lbs. with black hair and full black beard, wearing a black jacket.

Plan corner development

STOUFFVILLE — The corner of Highways 47 and 48 had Mantia Realty and Planning Board marching together, but each to their own drummer.

The Realty company came before the board requesting "direction" in their attempt to find desirable business enterprises to grace this "front door to the town."

Mr. Mantia and architect Joseph Barna are prepared to bring auto-related businesses, a deluxe restaurant, an antique shop, a financial institution other than a bank, and a home centre. "My clients" said Mr. Mantia "want a guarantee as to the type of facility being offered."

Councillors Jim Doble and Eldred King both indicated that they favored knowing in advance what specific use was

going to be made of the corner and Mayor Gord Ratcliff felt that it was a challenge to the realtor to bring prestige clients to this development.



Twelve-year-old Courtney Wallis, a Grade 7 pupil at Orchard Park elementary school, Stouffville, will take her plant growth science project to the York Region science fair April 6-8 at Bayview secondary school, Richmond Hill. At the area 2 fair last Friday in Aurora, she showed that blue and red lights encourage photo-

synthesis and plant growth because they emit long light rays. Thirty of 184 entrants from 25 schools were selected for the regional competition. Overall students from the Stouffville area, captured more than two thirds of the prizes. Winners will be listed as soon as we get all the results.

— Jim Dalziel