

Cedar Valley

Fertilizer plant wins approval

STOUFFVILLE — A third attempt to get approval of a re-zoning application for a fertilizer bulk blending plant in Cedar Valley, was successful for an applicant before planning board, last week.

Don Hindson, appearing for United Co-operatives of Ontario, operators of the plant, presented a petition of approval from people in the area, some of whom had protested any re-zoning before.

In his application, Hindson said the present property was being used as a legal non-conforming use, and the requested change would make it a "valid and conforming use under the by-laws of the municipality."

Property owner, John Bosworth Ltd., had leased the land to United Co-operatives, who wanted to buy it, he said.

Hindson said there had been a fire in some of the buildings in 1973; it was now intended to restore them to their original size for storage.

Bosworth owned a home in the area, and other home owners there had consented to the plant, he said.

"It's not a noxious operation," he added.

If there was any concern about gases escaping into the soil and aquifer, it could be covered in the site plan, Hindson said. He said, too, that the fertilizer plant was a part of maintaining the desired agricultural base.

Councillor Tom Wood wanted to know why residents had changed their minds.

Hindson said there had been an application before to turn 84 acres on the north side of

Vivian Rd. into an industrial complex. "All of the problems associated with that particular industrial subdivision, have now passed."

Councillor Wood thought they should wait until a study had been made of the area.

"I thought this had been studied to death," replied Hindson.

Councillor Wilf Morley moved support of the application, subject to a site plan agreement. It was an existing use; the property was in the heart of an area zoned for agriculture, which was an "encouragement to farmers to stay; it was also under environmental control," he said.

"Why should we have a study coming up, if we're going to circumvent it?" asked Councillor Wood.

Councillor Bill Kamps said that, being a non-conforming use, the town had no control, and the company could "triple its business now if it wants."

The motion to support was passed.

Mayor Eldred King declared a conflict of interest and did not participate in the discussions.

A ticket to Bahamas

STOUFFVILLE — On Friday evening (March 12), a lucky ticket holder will win a trip for two to The Bahamas, courtesy of the Stouffville Lions Club.

The winner will be

announced at a dance at Cedar Beach Pavilion, Musselman's Lake. Admission is \$35 per couple including chances for additional prizes valued at \$500. Only 220 tickets are being sold.



Dance routines featured at high school Variety Show

Stouffville Dist. Secondary School's annual Variety Show goes on stage for two performances, Thursday and Friday nights. As the title implies, a variety of numbers will be featured including

routines by student dancers. Two of these are Nancy Darling (left) and Tammy Velch. Show times are 8 p.m., with tickets available at the door.

Jim Holt

Theatre production

MARKHAM — The Markham Little Theatre is embarking on its most ambitious project in the presentation of "The Women" by Clare Boothe Luce, involving a cast of 42.

The production will be staged at Markham Dist. High School, beginning March 17 and continuing through March 20.

The director is John Storey. The producer is John Chomica.

Paramount in preparing for this event is hairdressing and wardrobe. Persons willing to lend 1930's style women's clothing of all sizes, including shoes and evening wear, are asked to contact

Ann Davison at 294-6827 or Monica Foley at 294-1256.

call Ann Robinson at 294-6661. Ontario's Spring Festival.

Persons with experience in 1930's hairstyling are asked to

enter in the Association of Community Theatres of Ontario's Spring Festival. Additional information on this production is available by calling Eric Newton, 294-9042 or 961-1100.

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Files complaint over trailers

STOUFFVILLE — The steady advance of a nearby trailer park to within about 119 feet of his own cottage, brought a disgruntled summer resident of Musselman's Lake before Council.

Henry Malec argued that Cedar Beach Trailer Park, which is planning to add another 100 sites to its 363-lot park, should present a "proper legal survey" of its plan. Also, Council had "a moral obligation that future (cottage) residents enjoy their property."

"Didn't you see the proposed layout?" (beforehand) asked Councillor Bill Kamps. The property was "only going to be affected from six to eight weeks

...I can't see where a well-run park like that is going to destroy your place."

Council had presented a "home-made plan, not a surveyor's plan," said Malec. "I don't know if it (the park) will be built that way."

Was there any assurance, for example, that trees for the proposed buffer zone, would remain there, or would they be "cut down in 10 years for a parking lot?"

Malec said he had been there "first," but he couldn't put a trailer on his 40 foot by 100 foot lot. There was also a "freeze" on building there, he said.

Mayor Eldred King agreed, but added, "There are permitted uses."

Councillor Charles Warden said that Malec's concerns were "well founded," and that he was "entitled to

some protection." However, "in defence of the park, you realize your own property is in the middle of a summer picnic area. It must have triggered something in your head," he added.

The complainant was "very, very selfish," said Councillor Wilf Morley. It was only when his own property was infringed on, did he offer any challenge.

Malec termed Morley's remarks, insulting, and asked for equal time to defend himself. "Do you want me to fight my neighbors' battles?" he asked. "I'm not opposing expansion by 100 sites, but I am asking for a proper buffer."

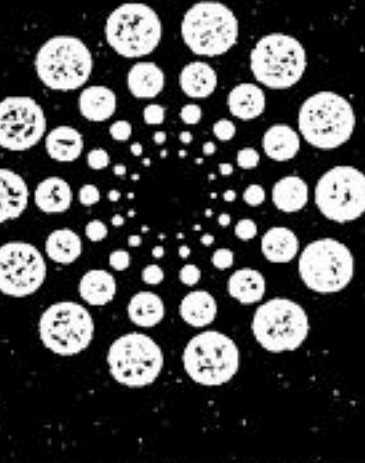
The matter ended with Mayor King saying that, should the plans be revised, "we'll bring them back to your attention."



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