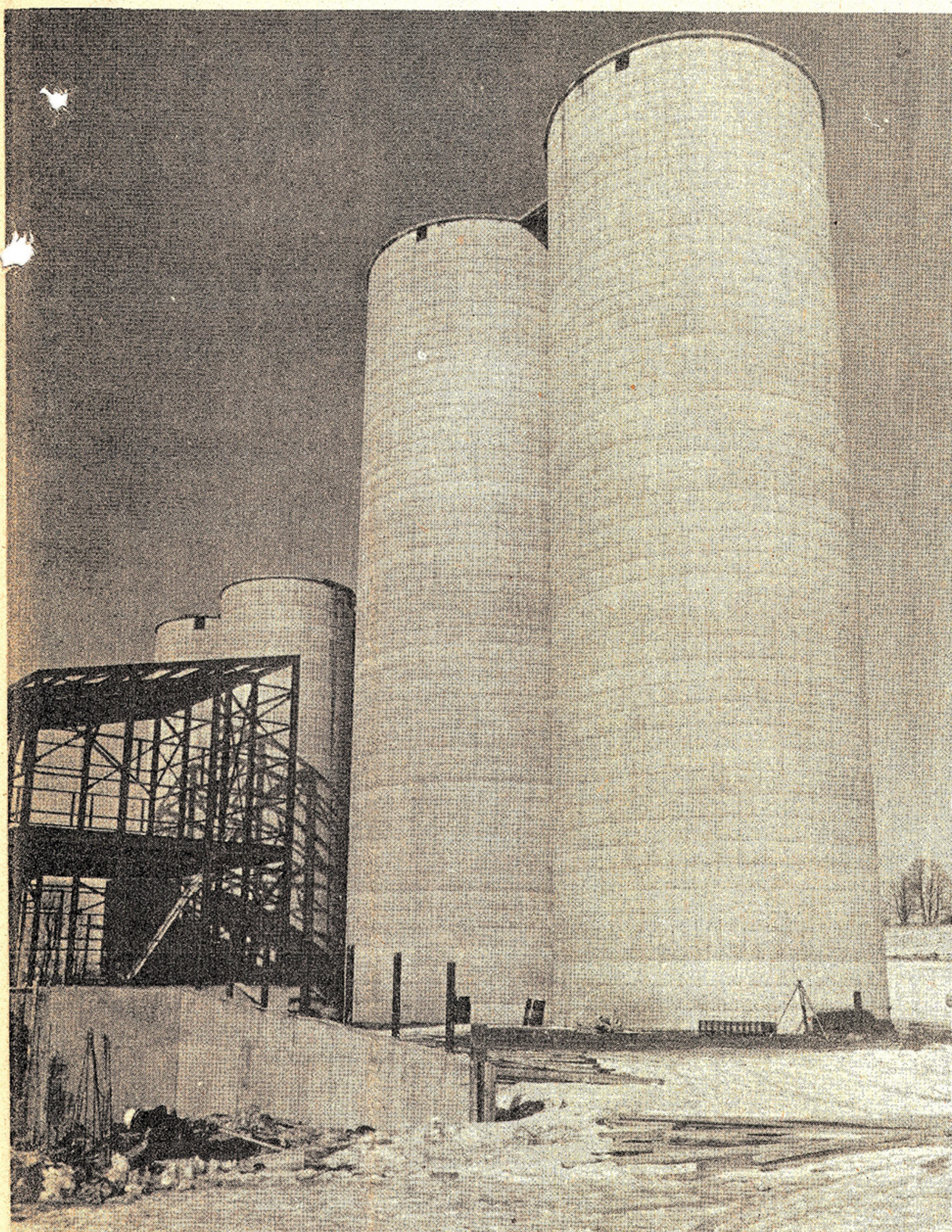


## Maple Leaf Mills' new \$3.5 Million Feed Facility Will Hold Its Grand Opening in September



Maple Leaf Mills' new \$3.5 million feed facility at Cavan will replace the old structure in Toronto on the Lakeshore, and will increase the corn market by 30,000 tons per year in Eastern Ontario. The partially finished plant site is planned for completion this August and will be ready for corn and grains next fall. The plant has a facility to dry corn and grain at the rate of 1,000 bushels per hour. There are four 18 by 65 foot storage silos and another two 30 by 100 foot silos. The grand opening for the plant is planned for September.

## House Prices in Canada Stabilized, Says Realtor

Canadians are a mobile society. One out of every four families in Canada will change its place of residence this year, according to local realtor W. Frank Real Estate Limited.

Most companies compensate employees for the difference they must pay for comparable houses in different localities when they are moved. For example the average price of houses in Toronto is \$55,000 whereas in Edmonton homes are selling for an average of \$35,000.

Transferred employees and personnel managers should have some guide to measure the price disparity from city to city.

Vancouver has replaced Toronto as Canada's most expensive residential real estate market, according to a house price disparity chart prepared by Coast to Coast Real Estate Service member W. Frank Real Estate Limited.

Walter Frank, President of the Company said, "residential house prices have stabilized across Canada. For the fourth quarter of 1974 the only noticeable change was Vancouver's move into the highest price category. Most of the 24 reporting cities experienced increases and decreases of less than \$1,000 in the last

quarter of 1974."

Using the chart, the method of calculating a comparable value of a house in one city with the value of a house in another city is accomplished by multiplying the current estimated housing market value of the property by the factor indicated by the market disparity chart.

"Consider a family moving from Edmonton to Toronto. The current disparity factor is 1.55 and when multiplied by the Edmonton home value of \$35,000, the transferring executive must now pay \$54,250 in Toronto," the Coast to Coast representative said.

"Previously, we maintained and circulated a chart of average house prices in various Canadian cities but these figures did not truly reflect the individual house price comparison especially when calculating compensation when re-locating. Specific locations, neighbourhood data and individual floor plans were not considered and did not truly indicate average prices. The Coast to Coast Real Estate Service charts is a general guide and we are prepared to provide individual comparative reports on a house to house basis," Mr. Frank stated.

"These comparability reports prepared by Coast to

Coast compare the property at the old location with similar property and a similar one at the new location. Statistical research which includes data based on neighbourhoods, floor plans, type of construction, plot plan and a host of other pertinent details necessary to arrive at an accurate comparison."

"Although we still maintain a file of updated average house prices across the country, our clients have found the Coast to Coast disparity chart more meaningful when they are comparing their own house price versus what they will have to pay in the future place of residence," Mr. Frank said.

"These continuing series of charts prepared by the Coast to Coast Real Estate Service have also proven particularly useful to the industry in determining an equitable form of housing compensation for transferred employees," Mr. Frank said.

"Apart from residential information, we provide information to industry such as labour pools, labour quality and costs, transportation, schools, shopping, taxes, municipal service, cost of living index and economical political and social data for any Canadian area. In fact, with many of our transfers all that

is required is the employee and his family to get on a plane and move to the new location. All other arrangements are handled by our Service," Mr. Frank said.

W. Frank Real Estate Limited is structured to provide a total real estate service anywhere in Canada as well as the United States and overseas.

## OPP REPORT

From February 24th, 1975 to March 2nd, 1975 the Newcastle Detachment of the Ontario Provincial Police investigated twenty motor vehicle collisions and ninety-two general occurrences.

As a result of these accidents, which caused injuries to twelve persons, two persons have been charged with offences under the Highway Traffic Act and one person has been charged with "impaired driving".

Some of the general occurrences which were investigated are: five "Break and Enters", seven "Willful Damage", and one "Robbery". Other investigations concerned reports of lost and found properties, various driving complaints and one domestic complaint.

Two persons have been charged with offences under the Liquor Control Act, two persons have been charged with "impaired driving" and fourteen charges have been laid against persons under the Criminal Code.

**Robbery:**

On February 27th, 1975 at 12:30 a.m., Gary Lafferty, 12 Tracey Park, Belleville, Ontario and William Treneer, R.R. 3, Madoc, Ontario were involved in a collision with another vehicle occupied by four or five youths on Centre Street in the City of Oshawa. One of the youths jumped out and broke the window of Treneer's car and then both vehicles left southbound. Treneer and Lafferty were chased onto Highway 401, went west, then turned through the median between Simcoe Street and Park Road forcing an eastbound transport onto the south shoulder. The chase continued east on Highway 401 to the Courtice Road area and Treneer's car was forced off the road. Both victims were dragged from their car, assaulted with tire irons and Treneer's wallet stolen.

Newcastle O.P.P. are looking for an orange-red Chrysler product compact car, possibly Dodge Charger or Plymouth Duster 1969-1970 model. The victim's car is a 1975 Mercury Bobcat, green, and anyone who may have witnessed these cars at the aforementioned time or anyone having any knowledge of this occurrence are asked to contact the Ontario Provincial Police, Newcastle, Ontario.

**DRIVING TIP:**

**How to Drive on Expressways**  
Upon entering an expressway, speed up in acceleration lane so you can match the speed of through traffic and blend right in.

Never slow down drastically in the traffic lane. Keep up the pace set by the majority. Don't stop, and never back

## Letter to the Editor

Dear Editor:

As Town Councillor, I have this to say--Town of Newcastle Council is staging too many closed private Council meetings to discuss Town affairs in which the press and the public are barred.

I will never agree to action such as this.

Several years ago when I was a newspaper editor I protested to the Department of Municipal Affairs at Queen's Park when the Village of Newcastle Council were up to the same antics.

The reply that I received from Queen's Park was "What is the Council trying to hide?"

This reasoning still applies. Fine, if the Town Fathers were about to buy a piece of land for Town use and called a closed meeting to discuss the matter, acceptable because if such action was to become public knowledge, the price of the land would skyrocket.

The above example is the only possible reason for Council to hold a closed meeting.

Here is an example of what is happening.

up. If you miss an exit, go on to the next one. In case of vehicle breakdown, pull as far onto the shoulder as you can.

Before passing, use the turn signal. Check to the front, to the rear, then get into passing position early. Before returning to the right lane, wait until the vehicle just passed appears in the rear-view mirror.

Keep a safe following distance: under ideal conditions, one car length for each 10 miles per hour of speed. Staying at a safe distance behind the car ahead is a safeguard against chain-reaction crashes.

Read the signs. They are few, but important. There is no time for second guesses.

When leaving the expressway, use deceleration lane to ramp speed. Believe the speedometer not your senses.

## More Safety

Alex Carruthers, M.P.P., Durham, in a press release from Queen's Park reports that further safety measures are being undertaken with respect to traffic conditions on Highway 35-115.

With concurrence from the Town of Newcastle, parking on the shoulder of the highway in front of commercial establishments and on the highway adjacent to the Orono Fair Grounds will be banned.

The existing standard stop sign on the east approach to the junction of Highway 35-115 and the Durham Regional Road 9 at Kirby, will be replaced with an oversized stop sign (4 feet by 4 feet).

To reduce the possibility of further collisions at this location a flashing amber light is being installed at the top of the knoll of the last approach.

On a curve unseen hazards around the corner may require evasive action, the Ontario Safety League points out. Keep a constant speed in the turn and turn your steering wheel slowly and smoothly.

Then later, Council went into yet another closed session to hear a real estate operator Jim Robinson "making an appeal to Council on a land matter."

Last Friday, the closed meeting nonsense really hit a peak when a meeting of the Whole Council resolved itself into yet another secret meeting in camera to discuss the details of the approaching expropriation case between the Town of Newcastle and Ontario Hydro. Lawyer Ed McNeeley was present.

Hydro needs a sliver of Town land as a link in their efforts to put together a site for the world's largest nuclear generating station that they wish to locate west of the St. Mary's Cement Company plant on Bowmanville's doorstep.

In my opinion, I consider this proposed Hydro plant to be the biggest potential disaster to put together that has happened to this district since the first settler came here many, many years ago.

Yet, despite this ominous cloud over our future and the future of our children and their children--Mr. McNeeley described the planned plant as "something that the local people will have to live with for a long, long time". Councillor Tink of Darlington and Councillor Don Allin of Bowmanville moved the motion that saw Council move into closed session.

An aside. It was a former Darlington Council along with representatives like councillor Bruce Tink that left the St. Mary's Cement plant--a questionable neighbour--on Bowmanville's doorstep. Now, it is Councillor Tink who is leading the pack to create an Ontario Hydro nuclear generating plant in the same area.

"It would bring us in thousands of dollars," Mr.

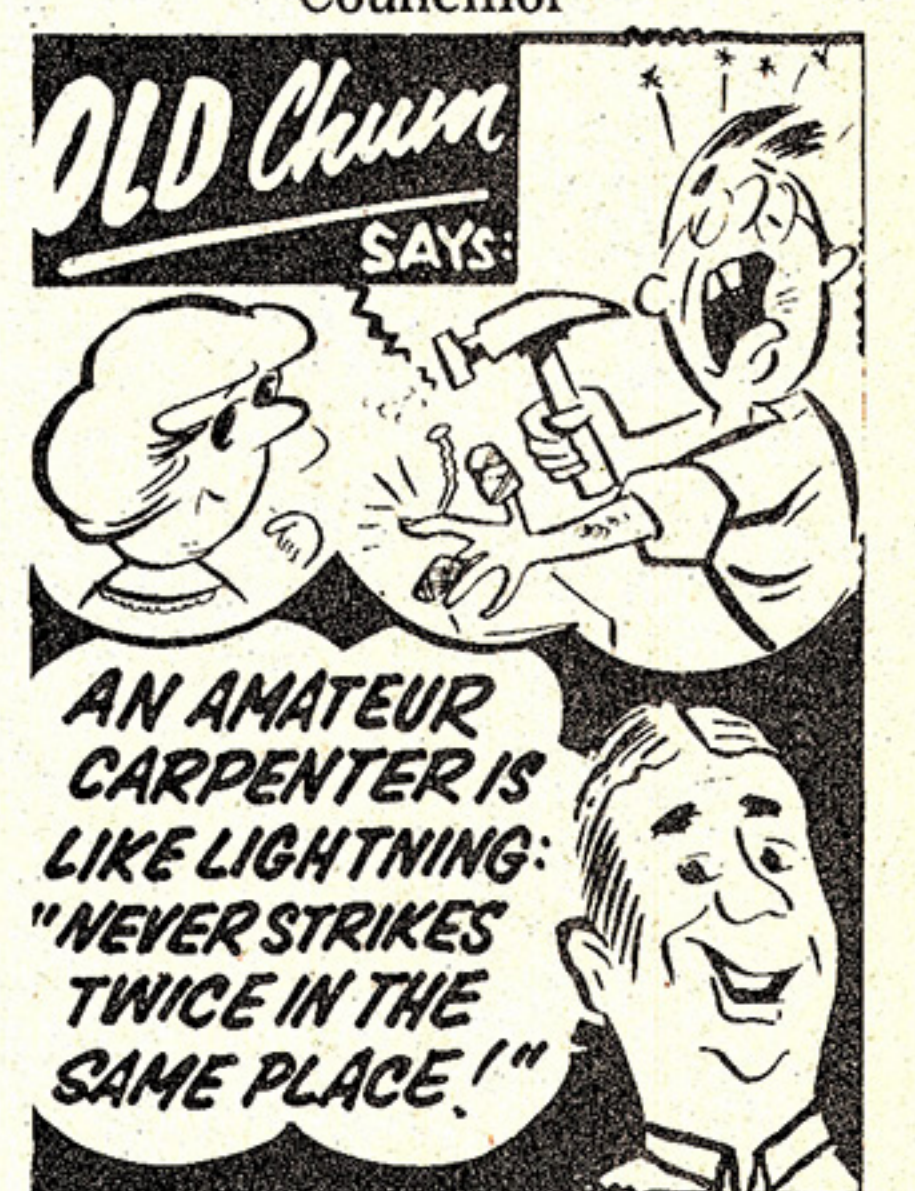
Tink has remarked concerning the project.

People have the right to know the full details--the complete ins and outs of Hydro's aim. The only way that this can be accomplished is to have the press present at every meeting so that their papers can publish the details--after all, there is not a hall large enough for the public to be present.

The Newcastle Town Council does not subscribe to this axiom.

People of Newcastle Town had better get hep real quick and let their Councillors know that full details of every step in this nuclear generating proposition must be made public--and to accomplish this, people of Newcastle Town will have to let the Councillors know--especially Councillor Tink and Councillor Allin--that closed, private and in-camera meetings must not be held in future.

Kenneth E. Lyall  
Councillor



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