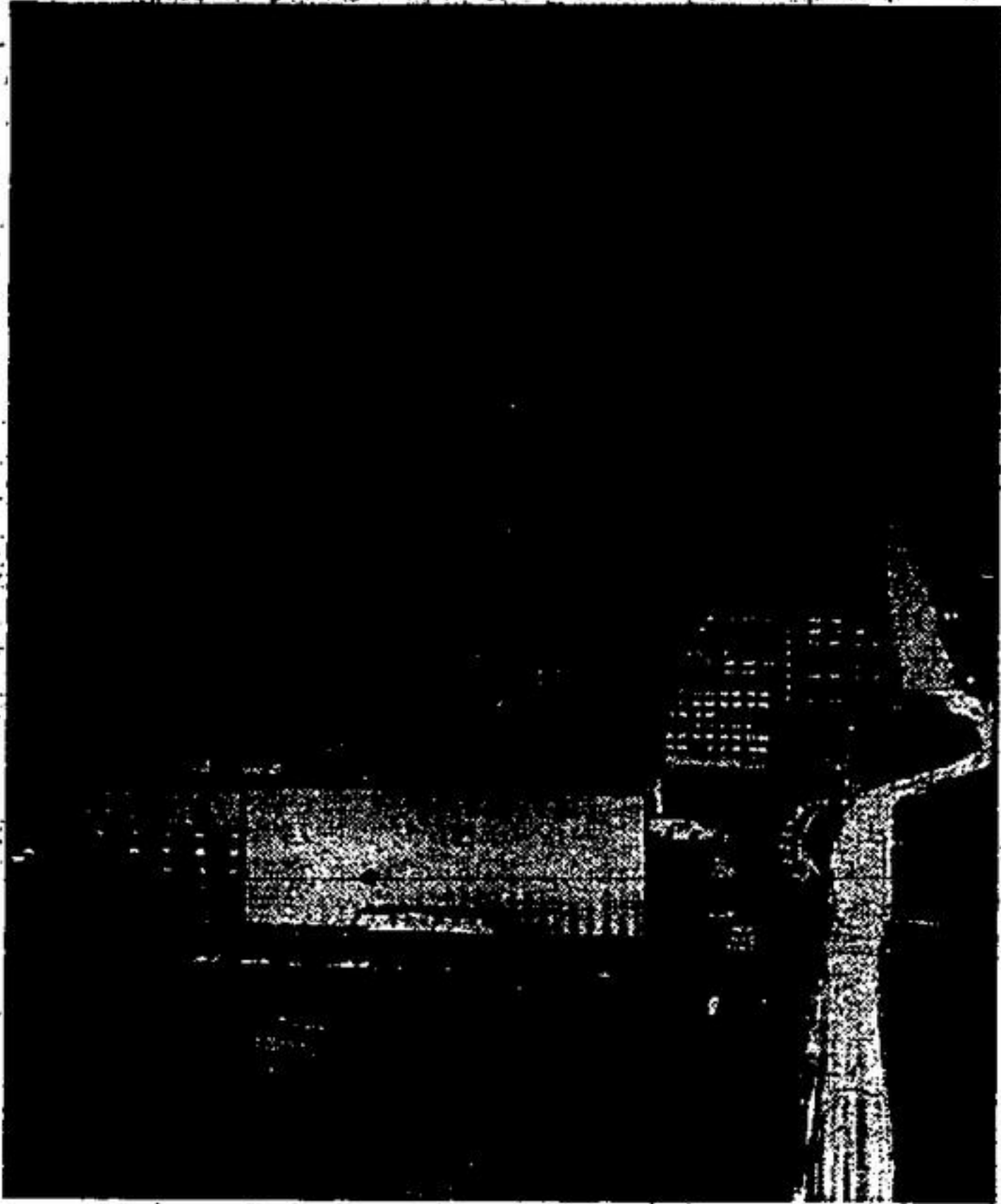


U.N. Headquarters Dominates Night Scene



Permanent Headquarters of the United Nations in New York looks like this after dark. Lights from traffic on First Avenue form the band on the right, while the East River is dark on the left. The skyscraper is the Secretariat building and the recently completed General Assembly building is in the center foreground.

STEWARTTOWN

MRS. MURRAY HEADS ST. JOHN'S GUILD

The annual meeting of St. John's Guild was held at Mrs. John Standish's home. Rev. J. E. Maxwell presided for the election of officers for 1953, who are as follows: President Mrs. J. C. Murray, vice president Mrs. C. Blizard; Secretary, Miss Evalonne Smith, Treasurer, Mrs. C. E. Smith; Publicity Secretary, Mrs. C. A. Grant. It was decided to hold a euchre and dance in the township hall, Friday evening, February 6th. The next regular meeting will be at Mrs. J. Stewart's home on Tuesday evening January 20th.

A hearty wish for a Happy Birthday to Mrs. W. D. Johnston who will be 92 next Sunday January 18. The Junior WA met at Mrs. M. Baily's home for the first meeting of 1953. Gail Smith chose "We plough the fields and scatter" for the opening hymn and conducted the worship service. A new hymn was started "Breathe on me, Breath of God." We remembered the Tuesday Pledge. Quilt blocks were sewn in the busy period.

Happy birthday to Kenneth Grant who will be seven years old on Wednesday the twenty first of January.

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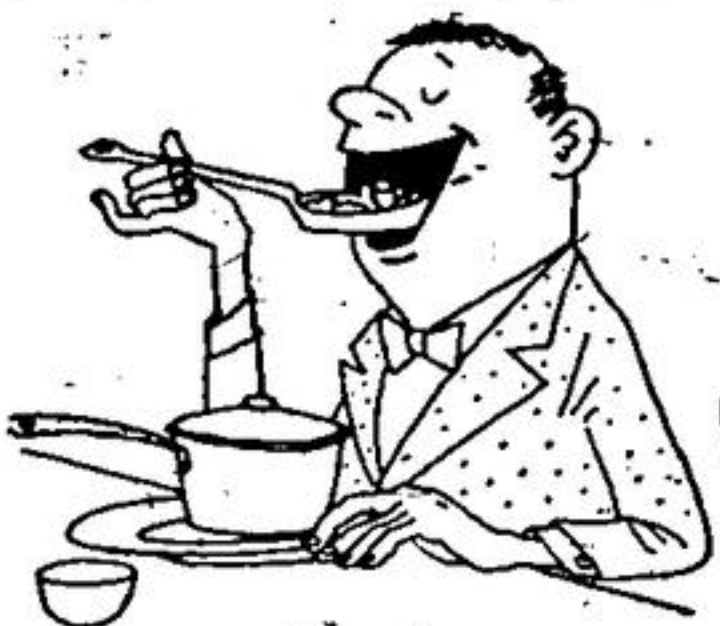
Small Salvage

Though you may save some easy-to-remove possessions before a fire drives you out, chances are you can't save very much.

Don't gamble your hard-earned personal property dollars. Count up today's value of what's inside your house. Then call on us for adequate insurance!

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Had your aluminum today?

CHANCES are you have, because practically everything we eat—grains, vegetables, meat, milk, eggs—contains aluminum. This is not surprising, since one-eighth of the earth's crust is aluminum. Aluminum is most readily available commercially, however, in the form of bauxite ore. Alcan ships this ore from South America to feed its pot lines at Arvida, Iuk Maligne, Shawinigan Falls and Beauharnois, P. Que. When the huge new Kitchissippi development is completed in B.C., refined ore will be shipped up the West Coast from South American or other abundant sources. Aluminum Company of Canada, Ltd. (Alcan).

Full Text of Ruling

(continued from Page 7)

used they should still be assessed as farm lands.

It is shown in the evidence before me that several owners, in the vicinity of the Ford development are asking two thousand dollars an acre for their farm land. This should not be considered as establishing the value for assessment purposes until the lands are actually sold and used for industrial or commercial purposes. For instance, because a farmer is fortunate enough to sell his farm at a very high price to a purchaser for a specific purpose apart from farming, this should not force his neighbour into an extremely high assessment bracket which would result in his having to discontinue farming.

By the same token the Ford Motor Company has purchased considerable land for possible future expansion, but may not use it in that way for several years. The assessment on this type of property should not be increased to the industrial rate until it is actually used for industrial purposes.

While I do not agree that the amount of sales should be the only basis for assessments, I think I should point out here that evidence was given, and uncontradicted, that some parcels in Trafalgar have been recently sold for ten times their assessment. One parcel of five hundred and fifty acres, assessed at \$21,275.00, was sold for \$558,000.00, and there are several instances of this nature. The property is not far from the Ford plant and it was undoubtedly bought for speculation. The assessor could not have anticipated a situation of this kind, and should therefore not be criticized too much for his comparatively low assessment on this type of farm land. However, the assessment should not now be increased to the extent of the sale price, or anywhere near it, until the development occurs on this farm.

Counsel for Trafalgar, produced evidence by Mr. Coombe, an expert on farm values, to the effect that purely farm land apart from the residential districts should not be assessed at more than forty-five dollars per acre throughout the County, unless as a result of special market value due to its location. He considered that both Burlington and Oakville had assessed too high on market garden land. He agreed that Trafalgar's assessments on industrial property on the Queen Elizabeth Way were much too low. He also stated that the other lands in Trafalgar are reasonably assessed as compared with Oakville. With this I agree. He stated that "it is too bad that the other lands in Trafalgar are not as fairly assessed." He admitted that the lands in Trafalgar subdivisions, West of Oakville should be more highly assessed. With Mr. Coombe's conclusions as above stated I heartily agree. He also admitted that the Burden property should be about the same as all of the lake front property in Trafalgar. In Mr. Coombe's opinion, property assessments should not be graded down merely because they are further away from Oakville as was done by the Trafalgar assessor, because some properties further away might be better than those adjoining the town. On cross examination by counsel for Oakville Mr. Coombe stated that sales alone cannot determine what assessments should be.

Mr. W. B. Sturupp, an expert in values in the Oakville-Trafalgar district, and who has sold many properties there, was called in reply by counsel for Oakville. He stated that any discount for build-

ings between the first concession North of Dundas Highway and the lake should not be over one percent. With this I cannot agree. The values of property North of Dundas Highway have not been enhanced to any considerable extent by the recent developments in Oakville or in Southern Trafalgar. These properties should be assessed on present use until such time as they are used for other purposes than general farming. No recent development has occurred between the Upper Middle Road and the Dundas Highway, and until such time as any properties North of the Upper Middle Road have shown a general increase in value they should be treated as any other farm properties in Trafalgar Township.

On the evidence before me I am convinced that the farm properties in the Northern part of the Township have been paying more than their fair share of the Township taxes, and the changes which I propose in this judgment, if followed, should reduce the burden heretofore placed on them. In my opinion the proper assessment to be placed on properties in the territory North of the Upper Middle Road should be the actual value of the property at the time of assessment, and this should apply to all of the Northern municipalities as well. If a property will readily bring a certain price at the time of assessment it should be assessed for that amount.

Mr. Purnell in his evidence given in reply stated that some percentage of sale prices should be agreed upon by all municipalities in the County. Generally I agree with this, but still it is not a perfect method of assessment. It would only deal with properties actually sold, while a great percentage of the property in any municipality would not be sold or offered for sale. The result might be that in two adjoining properties, one sold and one not offered for sale, the one that was sold might be assessed for twice the value of the other or similar properties.

BRONTE'S CASE

Counsel for Bronte did not attempt to justify its assessment, nor

FARM NEWS

Guernsey Breeders Hear Early Pioneer History

One hundred enthusiasts of "Golden Guernsey" milk attended the annual meeting in Trafalgar Memorial Hall on Tuesday, January 6th. Secretary C. Harrop reported an active and profitable club year. Following the business session in the morning, the group banqueted on delicacies catered by the Women's Association of the Sixteen Presbyterian Church. Wm. G. Booth, Club president presided over the day's excellent programme.

"The Trail of the Black Walnut" was the intriguing title of Dr. G. E. Reaman's informative address. "As head of the Department of Health at the Ontario Agricultural College, Guelph; Dr. Reaman has done a great deal of research on the historical background of the early settlers of the Province of Ontario. In a most entertaining and interesting way, he traced the development of the various 'sects' in Europe from which sprung the theory of democracy. Many of our earliest settlers in Eastern Ontario counties, York, the Niagara Peninsula, Waterloo and also in south-western Ontario, were not Pennsylvania Dutch but Pennsylvania and New York State Germans, stated Dr. Reaman. They were outstanding farmers, he further stated, and to them must go a great deal of the credit for the early development of this Province. Their descendants, many of them with anglicized names, constitute many of our best farmers today.

Others who spoke briefly during the day included B. B. Hodgins, secretary of the Ontario Guernsey Club; Dr. Campbell, secretary of the Canadian Guernsey Association; J. Lloyd Chisholm, president of the Ontario Guernsey Club; Harold Clapp, manager of Fraserdale Farm; Adam Calder of Glanford Station; and Agricultural Representative Jim McCullough of Peel County.

This outstanding programme also included some splendid numbers by Jane and Alan Emerson of the Boyne, also Eleanor Cairns and Jerry Homewood of Campbellville.

Officers and directors appointed were: President, Wm. G. Booth; vice president, Joe Brownridge, of Brampton; Directors, J. Lloyd Chisholm, Milton; W. Swackhamer, Acton; John Y. McNabb, Georgetown; Finlay Joyce, Milton; Frank Greenlees, Campbellville; Arthur Spencer, Palermo; M. S. Alton, of Burlington; Gordon King, Trafalgar; Emerson Featherstone, Oakville; John Brownridge, Brampton; and Jim Armstrong, Inglewood.

SOCIAL & PERSONAL

Mr. and Mrs. Harry Hayward spent New Year's in New Toronto with Mr. and Mrs. John Duncan.

Mr. P. R. Harding was here from St. Thomas to spend the Christmas holiday with Mr. and Mrs. Ed Beerman.

Holiday visitors with Mr. and Mrs. Wilfrid Hunter were Mr. and Mrs. James Wood, Hamilton, and Mrs. Hunter's parents, Mr. and Mrs. William Coleman, Toronto.

Mr. and Mrs. J. L. Craine of Toronto spent the New Year's weekend with the latter's sister, Mrs. Harry Hayward and Mr. Hayward. Other visitors were Mr. and Mrs. Clifford Allison of Toronto.

Mr. and Mrs. Wm. Hayward, Paul and Barry were New Year's guests in Beaverton with her parents Mr. and Mrs. Fred Adamson.

did he attempt to attack the assessment of the other municipalities. No other municipality attacked Bronte and therefore its assessment as stated in the By-law will stand. The assessor there should study and

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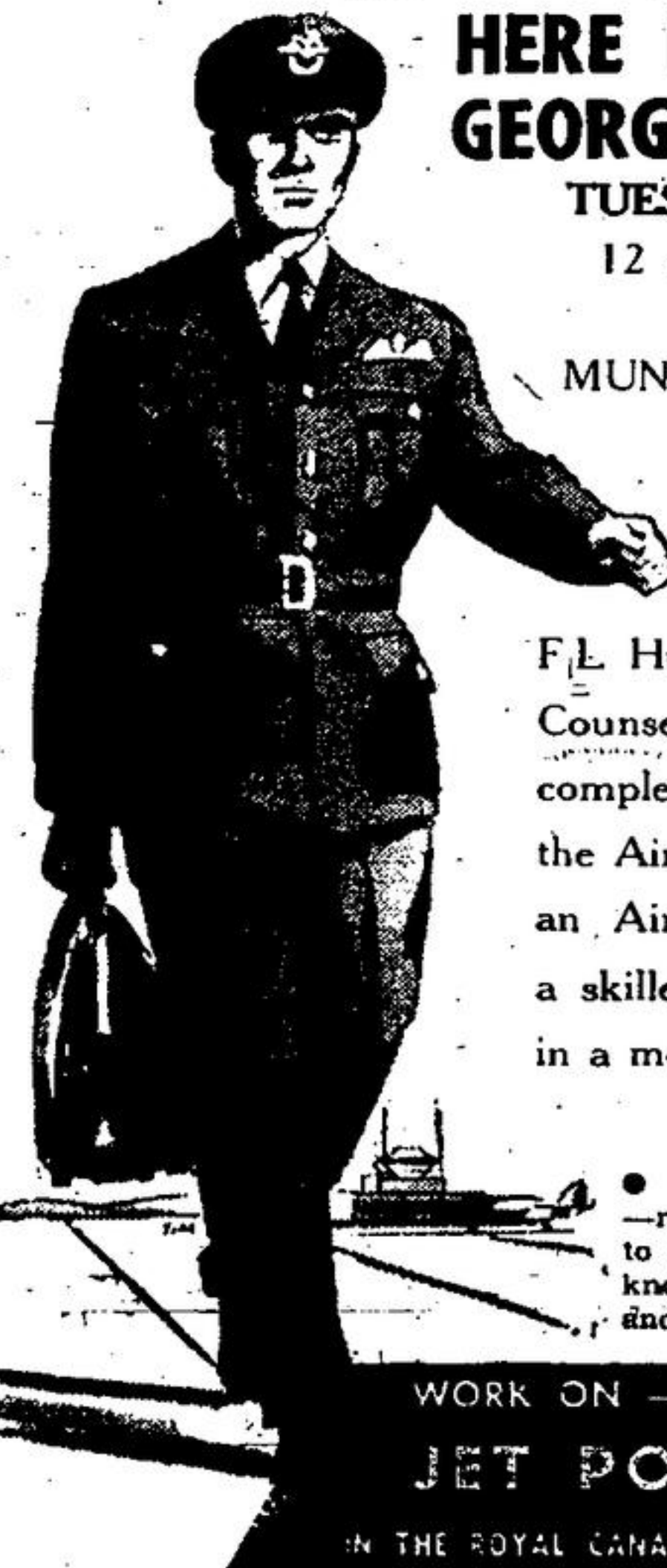
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keep in mind the above mentioned observations regarding location obsolescence in preparing his future assessments. They should be made in accordance with the actual values of all properties at the time of the assessment, without taking into account any blanket obsolescence discounts. If any property is located next to or near a nuisance it should be discounted accordingly, as in all other parts of the County.

Next week: conclusions and results



Hockey Fans!

SHOULD A NEW FACE-OFF BE CALLED?

The Blues are playing the Whites and both teams are at full strength. A face-off has been called in the Blues' zone. Directly from the draw, the Blues' centre drives the puck down the ice and over the Whites' goal line. Should a new face-off be called for icing the puck?

If the puck is driven from a face-off beyond the goal line in the opposite zone, no call is made for icing the puck.



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