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FREE ESTIMATES J.W. LAWR

**Party Marks Term End
Chorley Park Nursery**

A party for the pupils in the Georgetown Public Library marked the end of the year for the Chorley Park Nursery School under teacher Mrs. H. J. Newman.

Diplomas will be sent to each child "graduating" to kindergarten next year. Those attending the party were Teresa Gwizala, Shawn and Bruce Bilsborough, Pat Irwin, Johnnie McNally, Fraser Gunn, Donald Macintosh, Patsy McAllister, and Mark Hawes. Another pupil Paul Sanderson was unable to attend through illness.

Don't miss the great Morton Greene show on Friday night. The Hypnotist show you will like.

Pittsburgh Paints
EXTERIOR AND INTERIOR
ERNIE'S RADIO
MILL ST. - TR. 7-2701

**Complete Text of Application to
Town by Delrex Developments**

Application to Council of the Corporation of the Town of Georgetown from Delrex Developments Limited June 11, 1957

Some sections of this application have been made to Council in the past few weeks. To avoid any confusion, the management of Delrex temporarily withdrew its previous application for release of lands in order to submit this statement which we feel presents the most important facts in this urgent matter.

Services Agreement

Under the annexation agreement of 1954, the Town of Georgetown agreed to provide necessary trunk sewage mains and water mains on existing roads in Delrex as well as necessary lift stations and adequate sewage disposal facilities. At this date none of these services has been provided.

The existing Georgetown sewage disposal plant is grossly overloaded. It is incapable of processing present sewage and allows no margin for additional sewage which must be expected with additional assessment.

Moreover, five industrial or commercial properties within Delrex are in urgent need of sewage disposal facilities.

One of the establishments mentioned, the British-American Oil Company service station, is currently disposing of sewage by means of a septic bed. Others—the Alex Contracting Ltd., yards and shops, Rex Heslop Homes Ltd., yards and shops, Garnet Building Products Ltd., plant and warehouse, and the Sykes Tool Corporation Ltd., plant—are forced to discharge sewage into surrounding fields and thus, ultimately, into the Credit River.

Immediate provision of sewage disposal facilities for these properties is, we sincerely submit, not only the responsibility of the Town of Georgetown, but essential in the interests of sanitation and public health.

This responsibility can be fulfilled only through the construction of a new sewage disposal plant. Such a plant is needed now; the need becomes increasingly urgent each month.

Financing

Cost to present taxpayers can be eliminated by the following method:

(1) Financing of the new plant under the Water Resources Act of Ontario. Under this plan no payments are required for two years and capital payments may be deferred for a third year.

(2) Increasing assessment to such an extent as to provide revenue for meeting sewage plant costs without increasing the present mill rate.

Our Proposal

To provide this assessment, we suggest that Council release for construction of approximately 500 dwelling units lots 90-100 and 192-201 of plan 667 and all of plan 660.

Schedule A (attached) shows that such development will not only be self-supporting but will provide a surplus of \$51,987 annually which would be sufficient to pay most annual capital and operating costs of the much needed disposal plant.

In addition, it is obvious that this amount of activity would have tremendous publicity value as evidence that Georgetown is "on the move". Commercial and industrial prospects have the human failing of wanting to pick a winner. Consequently, this activity cannot help but spark their interest in the Town of Georgetown as a good place in which to locate.

Original Assessment Agreement

At the time of annexation it was agreed that an assessment balance of 40 per cent commercial and industrial to 60 per cent residential would be maintained before further lands were released for residential development.

Since annexation, approximately \$2,500,000 of residential assessment has been allowed in the Town of Georgetown, but outside of Delrex. This development, over which the management of Delrex has had no control, has made it impossible to maintain a 60-40 assessment ratio throughout the town.

However, total assessment in the annexed area is currently in excess of \$1,513,000. Assessment on new homes in the area and homes existing at the time of annexation is approximately \$690,000. Home assessment is approximately 40 per cent of total assessment—well under the 60 per cent that was originally agreed upon. (See schedule B.)

Planned Residential Development

It has been proved (see Schedule C) that with planned development the entire residential area of Delrex could be built up with no increase in the present mill rate, but, to the contrary, with an annual surplus which would reduce the present mill rate.

Such development would spur industrial and commercial development. Industrial and commercial development would not be needed to maintain the present mill rate, but would serve to further reduce the present tax burden.

Delrex Relationship

There is apparently some misconception that annexation of the Delrex area has imposed a tax burden upon the residents of the former Town of Georgetown. Such is not the case.

Delrex has brought to Georgetown additional assessment of \$1,513,935 which represents revenue of \$75,689 at the current tax rate of 50 mills. Expenses to the town have been nominal and each Georgetown taxpayer has benefited from Delrex to the equivalent of nearly six mills on the current tax rate. (See Schedule D.)

Additional Benefits

The original annexation agreement was carefully negotiated by the 1954 Council of the Town of Georgetown. It is testimony to Council's astuteness and to the good faith of the Delrex management that Georgetown is benefiting from the annexation of the Delrex area.

In addition to the reduction in mill rate expressed in the preceding paragraphs, some other benefits bear mentioning.

(1) The site of Harrison school was donated to the Town and tax income from the Delrex area will provide annual principal and interest charges on debentures to build the school. Only one-third of school attendance is from Delrex. (Schedule D.)

(2) Certain responsibilities of the Town of Georgetown under the annexation agreement have been undertaken by Delrex Developments Ltd., at the cost of several thousands dollars. They include:

This absolves the town of any responsibility to finance sidewalks and boulevards in future.

The improvements outlined above have been good business for Delrex as well as being beneficial to the Town of Georgetown. It is reasonable to assume that additional benefits will accrue to the Town as future development takes place.

Current Financial Obligations

The Town of Georgetown is currently attempting to sell \$250,000 worth of debentures. Interest and capital payments on these debentures will mean increased taxes for all Georgetown residents in years to come unless additional assessment is provided.

Approximately 100 homes are currently being built, or about to be built, on Delrex property already released for development; only a handful of building permits have been issued for other parts of the Town since the first of the year. It is therefore evident that development at Delrex will provide the only increased assessment to meet these payments and maintain the current tax rate.

The Benefits

Release of the suggested area for development would bring many advantages to the Town. It would:

1. Enable the Town to provide sewage facilities, as prescribed in the annexation agreement, at little or no expense to existing ratepayers.
2. Provide a labor pool which would encourage industry to locate in the area.
3. Increase the Town's buying power to the advantage of present merchants and for the encouragement of new commercial enterprises.
4. Provide work for several hundred persons.
5. Provide urgently needed low-price housing.
6. Create activity which would reflect favorably on the concept of Georgetown as a growing, forward-looking community.
7. Maintain the good faith that has existed between the Town and Delrex since annexation.

In Summary

After careful study of all conditions and circumstances we suggest that the following action be taken:

(1) The Town of Georgetown take action immediately to meet its obligations in regard to sewage disposal by constructing a new sewage disposal plant under the provision of the Water Resources Act.

(2) Lands be released for construction of new homes, as outlined previously, to provide the assessment needed to pay for such a sewage disposal plant without cost to present taxpayers.

THE GEORGETOWN HERALD
Wednesday Eve., June 26, 1957
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R. 2	485 lots at \$4,900	2,376,500
R. 1	532 lots at \$8,000	3,128,000
	Total lots 2,200	\$10,700,500
	Annual tax revenue at 50 mills	\$ 535,025
	Potential Annual Costs to Town	
	Disposal plant	\$583,000
	Water mains, Guelph St. and Mountainview Road \$78,000	7,800
	Sewer mains, Guelph St. and Mountainview Road, \$25,200	2,520
	Public School, 1,650 children at \$100 each net	165,000
	High School, 230 children at \$120 each net	27,600
	Road maintenance (less provincial subsidy)	22,000*
	Library, 1 mill	10,700
	Parks, 1 mill	10,700
	Garbage collection at \$13.00 per home	28,600
	Police, 4 men, 1 cruiser	20,000
	Fire protection, new fire hall and pumper	7,000
	Additional administration	10,000
		370,220
	Surplus	164,805
		\$ 535,025

Representative Assessments
Land and Buildings

Reid Court \$7550	
Chipper Court \$5625	
Lyons Court \$5725	
Rexway Dr. \$6200	
Chipper Court \$7550	
Foberts' Houses \$4,200, \$4,800, \$4,975	
Graceful Homes \$4,425, \$4,475, \$4,725	
Sylvan Construction \$4,275, \$4,300, \$4,350	
Norton Crescent \$4,050, \$4,075, \$4,250, \$4,450	
Skelly-Macklin \$4,100, \$4,200, \$4,250, \$4,325	
Rex Heslop Homes \$4,025, \$4,175	
Sunbeam Sub-division: \$4,225, \$4,250, \$4,275, \$4,525, \$4,675	

SCHEDULE D
Present Effect of Delrex
On Town Tax Rate

Capital expenditures for water and sewer mains	\$55,000
Less cash donation	40,000
	15,000
Annual charge	3,000.00
Education costs 100 pupils (\$100.00)	10,000.00
Garbage collection 140 homes at \$13 ea.	1,820.00
General government per capita basis	6,000.00
Fire, police and street lighting, per capita basis	3,177.00
Recreation and community services, per capita	2,224.00
County rates, per capita basis	2,824.00
	\$29,045.00
Potential revenue on basis of present assessment	\$75,689.00
Water rates (estimated 140 houses at \$18.00 each minimum)	2,520.00
	78,209.00
Surplus	\$ 48,164.00

FUEL OIL SERVICE

Oil Storage Tanks

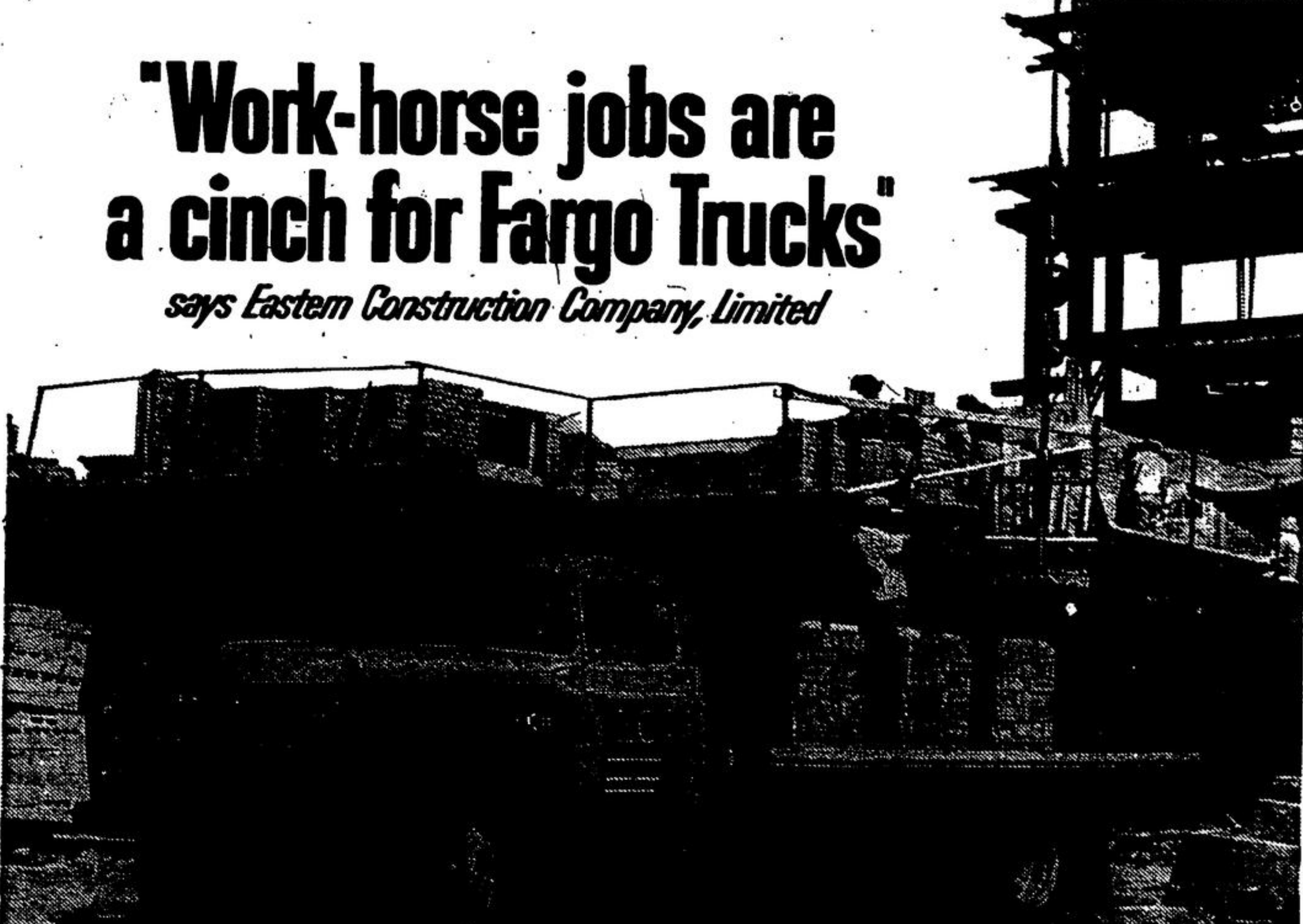
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HERKES & RAYCROFT MOTORS
51 Guelph Street GEORGETOWN TR. 7-3461

Proposed Construction of 500 Semi-Detached Houses

Assessment at \$4,000	\$ 2,000,000
Revenue:	
Tax Revenue at 50 mills	100,000
Per capita grants at \$3.25 per capita (1,750 people)	5,687
Water Rates	9,000
Building permits \$7,500	
	\$ 114,687

Costs:

Public School—375 children at \$100 each net	\$ 37,500
High School—60 children at \$120 each net	7,200
Police, 2 additional men	7,500
Parks, 1 mill	2,000
Library, 1 mill	2,000
Garbage collection at \$13.00 per home	6,500
	62,700
Surplus toward future disposal plant	51,987
	\$ 114,687

SCHEDULE B
Assessment on Lands in Annexed Area including Business Assessment where applicable

Delrex and Associated Companies:	
Garnet Building Products	\$ 34,540
Alex Contracting Ltd.	13,625
Rex Heslop Homes Ltd.	5,200
Residential lots (not built on)	100,245
Vacant industrial land	142,000
Vacant commercial land	25,535
Undeveloped residential land	341,000
Farm, buildings	34,725
Rex Heslop residence	36,000
	\$ 732,860

Other Assessment:

Vacant building lots	\$ 30,900
Sykes Tool Corp.	73,600
Petrofina S. S.	9,900
Shell Oil Co. S. S.	6,000
B-A Oil Co. S. S.	6,000
Houses built in Delrex Development	614,675
(Estimated from spot check of assessment rolls)	
Other houses in annexed area—Est.	40,000
	1,513,935
Tax Revenue at 50 mills	\$ 75,689

SCHEDULE C
Delrex Sub-Division
Residential Lots on Reg. Plans

R3 and 4	1,283 lots at \$4,500	\$ 5,128,000
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