

## Ratepayers Meeting

(continued from page 1)

which would consider plants here, but are waiting for a more propitious time to expand, he said, to illustrate the difficulty faced today in promoting industrial locations.

Mr. Bairstow said he would like to dispel a rumour that Delrex land price is high.

"Every potential industry we've talked to has been offered land at \$1,000 an acre less than it cost us" he said. Only one firm he knows of had questioned price, and had bought unreserved land in Acton which is costing that town \$25,000 to take services to the site, he said.

Despite disappointment on the industrial scene, Delrex has produced industrial assessment of \$130,000 and yearly tax revenue of \$8,000 since coming to town, he said.

"We have reached the point where the present land on which we can build will last until June 1st" he continued. "The town has a perfectly legal right to say 'no' to future building, and if it does our only alternative is to move out of town so our building operations can continue."

Mr. Bairstow gave his ideas of what could happen were the land to be released, or were the town to refuse further expansion at present.

If Delrex closes operations here, he said, the company would apply for a reassessment on vacant land and if this reverted to farmland for assessment purposes, there could be a yearly tax loss of \$20,000 to Georgetown. In addition, business taxes paid on Alrex Contracting, Garnet Building Products and Delrex Developments would be lost. The town is committed to building a new sewage disposal plant, whether Delrex stays or not, and a larger population would mean more people to share this large capital cost, he said. He gave the opinion also that if construction activity ceases, it would have a deterring effect on industrial location and hopes of getting new industry would be practically nil.

If however, Delrex is allowed to proceed with 582 homes, and the firm can recover some of its investment in land, it is prepared to reinvest this in local commercial and industrial ventures, he promised.

"We feel that to continue building is the only logical course for ourselves and for the town" Mr. Bairstow said. "Every member of the town council has said it is not their desire to cut off building activity. Our proposal last June was sound, I'm convinced, but it did not meet council's approval, so we came up with a second one." (Mr. Bairstow was referring to an original submission for building houses, and a second one, now under discussion by council, in which Delrex has guaranteed a 60-40 ratio on the released land which

would provide \$147,000 in taxes over the next three years over and above the normal taxes on the houses.)

The first proposal had been submitted by the town to its auditor who estimated it could result in a yearly deficit in taxes of \$10 per house, he said. A house assessed at \$4200 or over should be self supporting in taxes, and the present average in Delrex is \$4365, he said.

"We've been striving to the best of our ability to get industry, and we'll certainly be doing all we can to minimize the share of the \$147,000 that we will be paying," he said.

In his talk Mr. Bairstow intimated that Georgetown will see the start of construction of a shopping plaza this year.

The LePage real estate firm, acting for other interests, is negotiating a five million dollar plaza, but has encountered some difficulties along the way.

"If this land is released and the LePage firm is not prepared to move this year, we will" he said.

As the question period started, Mr. Bairstow was asked if a 3-year building period is the only one acceptable to Delrex and how school costs will be affected.

He replied that economically the 582 homes would have to be built in this period, and that Delrex believes the additional tax revenue will adequately cover costs of a new school. The firm is a volume builder and must work in a time period to sell homes at the prices set, he said.

Another questioner, Sid Orr, who has been outspoken for a vote on the question, opined that on the type of houses planned, there will be no surplus tax money for other than education, and that more residents will not be sharing costs of the new sewage disposal plant. It costs \$100 a year per child for education, he pointed out.

On the present ten million dollar town assessment, said Mr. Bairstow, there will be a six mill tax slice for the disposal plant. If the houses are built, assessment will increase to thirteen million dollars, and this figure can be reduced to four mills, he claims.

Who pays if the houses can't be sold? asked Ian Cass.

"If they can't be sold, they will not be built" was the answer.

Another ratepayer who spoke at some length at last week's council meeting, John Henley said he thinks the zoning by-law should first be finalized before any building occurs.

I'd suggest that you are the last person in this room to ask a question on zoning, and I'll leave it at that to save embarrassment" was Mr. Bairstow's reply. Zoning, he said, is a separate subject and does not enter the Delrex request.

There are some 30 building lots vacant on the present released Delrex land, other than R1 land, was the reply to another question.

"Ratio is the important point" said R. C. Warren, president of Swanek Ratepayers association. "If Georgetown couldn't get industry in the boom years, how can it be assumed we will get it three years from now."

Another ratepayer, Tom Ferguson remarking that he believes it is taking the "plums from the pie" by letting houses be built first, was answered briefly with "That's your opinion."

What degree of monopoly has Delrex on industrial land? asked Humphrey Martyn.

Delrex has 350 acres. There is the Dominion Seed House property and another tract presently zoned agricultural, roughly 150 acres added together.

Q. (Mr. Orr) "I may be wrong, but I don't think Delrex serviced the land. Didn't the town put in services and aren't we going to build an \$800,000 disposal plant?"

A. "You said you may be wrong and you are. We have a million dollar investment in industrial land which hasn't cost the town a nickel so far."

Q. Why build semi-detached houses here when Scarboro and Etobicoke don't allow them?

A. You're misinformed. They are being built in those municipalities.

Q. Won't semi-detached homes lower the value of other homes?

A. A matter of opinion, and Delrex doesn't think so. They are attractive houses.

Q. (Mr. Ferguson) What ratio of money have you spent on promoting industrial land?

A. We spent \$15,000 on a promotional film which is circulating in several countries. We have advertised extensively in the Financial Post and other publications.

Q. How much industry has come to Brampton, Acton and Milton in the past few years?

A. As far I can say, 3 factories to Brampton, one to Acton, and I'm unfamiliar with Milton.

Q. What loss in local employment if Delrex were to move?

A. Thirty eight local residents are employed by the firm and 25

in sub-trades. With others who might be affected, a rough guess would be 100 people.

Q. (Cr. Ern Hyde): Wasn't Delrex aware that Cloverdale and Sunbeam subdivisions were in progress when the 1954 agreement was made, and that Swanek was promised? Is \$20,000 a true estimate of tax loss if the land returned to farm land? Wasn't the disposal plant forced by Delrex which encouraged the board of health to pressure the town? The auditor's \$10 per house tax loss was not a submission on economics, but study of a Delrex-submitted brief where the company showed a tax profit of several hundred dollars per unit and the auditor a \$10 loss. Isn't the ratio of school children higher in the new subdivisions?

A. There are \$26,000 taxes paid on presently vacant land, and Delrex is confident that application for reassessment would reduce this to about \$6,000. The company has acknowledged that it was perhaps somewhat foolish in settling on the '60-40 ratio in view of large-scale building operations in the older part of town. As early as the autumn of 1955, the Dept. of Health was warning about sewage overload. A survey of 410 Delrex homes showed 360 children, or a .84 average per house.

Q. (Mr. Martyn) If the three years passes and things don't work out, how many more homes will you be asking for then?

A. That's a question that can't be answered. Cost-wise a 2-mill tax drop this year, doesn't look as

if Delrex has cost Georgetown much money so far.

At the end of the question period, Mr. Bairstow thanked the ratepayers organization for being given an opportunity to speak and said that he would welcome an opportunity at any time to discuss the matter publicly.

(A "question and answer" meeting is a well-nigh impossible task for a reporter to cover 100% and the above article does not pretend to digest the whole content of this portion of the meeting. Names of questioners appear when the person was known by name to the reporter. There were many more questions, the answers to which have been covered in various news items... others where it was difficult to pinpoint the question and answer. The ones selected were ones which we felt were important to the question before council.—Ed.)

### FARM NEWS

#### BEEF, POULTRY COMPETE FOR CONSUMER'S DOLLAR

Livestock Marketing Specialist, L. K. Bennett, of the Canada Department of Agriculture, told cattlemen at a joint beef breeds meeting in Brandon, Manitoba, recently, that the main problem facing the beef industry at present is competition from other products for the consumer's dollar. The market is highly competitive, he said, so the beef producer must set his standards to meet the demands of the housewife.

Mr. Bennett pointed out that despite the fact that the per cap-

ita consumption of beef has increased over 50 per cent since 1950, the per capita consumption of poultry has stepped up, about 64 per cent, and that of turkey meat alone by about 200 per cent. This expansion of the market for poultry meats, may not have been entirely at the expense of the beef industry, he said, but nevertheless, is to some extent replacing beef.

According to Mr. Bennett, it takes approximately 7 pounds of grain to produce a pound of live beef cattle. On the other hand, the broiler is now producing a pound of live broiler with less than 3 pounds of feed. The result of this shows up in the retail price of broilers and of steaks in the self-service counter. The average weekly kill of broilers in the Province of Ontario is estimated at 600,000. Assuming an average dressed weight of 2 1/2 lbs., Mr. Bennett said the weekly tonnage of broilers in Ontario is equal to about 2700 beef carcasses. This represents almost 25 per cent of the weekly average inspected kill of cattle in Ontario.

#### Greatest Truck Salesman

Lance Rumble, of Toronto and Durham, known as the world's greatest truck salesman, who died last week while vacationing in Florida, is remembered by members of the fall board for a speaking engagement here a few years back at one of their dinners.

Mr. Rumble, manager of General Motors Toronto truck branch, friend of local showman Ken Mc-was a hackney showman and a Millan who travelled the show horse circuit with him.

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