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Health Unit, Municipal Board Letters Concerning Town Sewage Disposal Plant

Last week, council received a copy of a letter sent by the Municipal Board to the Ontario Water Resources Commission, containing important information about financing for Georgetown's proposed new sewage disposal plant.

The previous week, correspondence from Halton Health Unit was received, which also had a bearing on the question and on the issuing of building permits in Delrex land, recently released by the town for building 582 houses.

Copy of a letter sent to the Municipal Board from a legal firm representing Delrex Developments asking for clarification of its letter, was also read at the July 21st council meeting.

Comment on the letters was made in the news columns of the Herald last week, and this week the entire contents of the letters are reproduced, so ratepayers will be familiar with a problem which could effect building planned on the Delrex land, or in any other section of town not serviced by the sewage disposal plant at present.

Halton County Health Unit
Milton, Ontario,
June 30, 1958

Mr. C. G. Benham,
Clerk, Town of Georgetown,
Georgetown, Ontario.

Dear Mr. Benham:

I understand that you recently had a request to issue plumbing permits for a number of houses in an area where sewers have been constructed but there is yet no connection to the sewage disposal system. If these houses are constructed and occupied, a public health nuisance might very well develop because of the lack of sewage disposal facilities. After houses are completed our only means of dealing with problems arising from inadequate municipal sewage disposal is to placard the houses as unfit for habitation. I think you will agree this is a rather drastic step that might cause considerable financial loss to a number of people. I feel the best way to deal with the problem is to stop construction in the beginning. I must, therefore, ask you not to issue plumbing permits for houses where sewers are not completed.

If we could be given some guarantee that the sewage disposal system would be completed by the time the houses would be ready for occupancy, then construction might be permitted to go ahead.

You will be interested in knowing that this problem is not peculiar to your municipality and it has occurred before. I am enclosing a copy of a letter dated 2nd October, 1955.

Yours very truly,
Archie F. Bull, M.D., D.P.H.
Medical Officer of Health and Director.

October 27th, 1955.

Mr. J. D. Kelly,
Municipal Clerk,
Georgetown, Ontario.

Dear Mr. Kelly:

Recently difficulty with sewage disposal systems has arisen in two municipalities in the county because houses in a sub-division have been completed and occupied before the trunk sewer was completed and connected to the sewage disposal system plant. I realize that sometimes the construction of the sewer is the responsibility of the municipality. However, I am concerned lest an incident of this sort should occur and involve large numbers of houses for a considerable length of time and produce a serious health hazard

and public health nuisance. If that occurred it might be necessary to placard some of the houses to prevent further occupancy. This procedure would probably cause inconvenience and financial hardship for the builder and owners.

To prevent such an occurrence I would suggest it would be advisable to withhold building permits for houses in areas where the municipal sewerage system is not completed.

Yours very truly,
Archie F. Bull, M.D., D.P.H.
Medical Officer of Health

The Ontario Municipal Board
Toronto, Ont.

July 15th, 1958

Mr. Brian Larmour, Secretary,
Ontario Water Resources Comm.
Parliament Bldgs., Toronto 2

Dear Sir:

Re: Town of Georgetown, proposed construction of a Sewage Disposal Plant at a cost of \$830,000.00.

As you no doubt are aware, The Ontario Municipal Board had a public hearing in Georgetown on Friday, May 30th in connection with the above application. Since that time the Board has considered very thoroughly all the evidence produced at the hearing and recognizes the town's need for better sewage disposal facilities. However, the town's financial position if the sewage plant is constructed would be considerably out of proportion to their assessed valuation and if this amount of debenture debt were added in 1958, together with the town's share of \$348,403.00 for high school purposes, it would bring their percentage of debenture debt to assessment to 28% which is much too high in relation to sound financial principles.

The municipality has an agreement with the Delrex Developments Limited to release 495 lots for residential development on which they agree to build 582 housing units at an average assessment of \$4,020.00 over a period of three years, which would increase the town's assessment by \$2,340,000.00. Delrex Developments has further agreed to pay the municipality sufficient moneys in cash over a period of three years amounting to \$147,000.00 to bring its residential assessment in relation to industrial assessment to a basis of 40 and 60%. The Board will grant tentative approval to this work to enable the municipality to have plans and specifications prepared and call for tenders provided:

(1) That Delrex Developments Limited posts with the Town of Georgetown a bond guaranteeing the payment of \$147,000.00;

(2) That the money received from Delrex Developments Limited, estimated at \$147,000.00 be applied directly to the capital cost of the sewage disposal plant, reducing the general liability to The Ontario Water Resources Commission to \$683,000.00;

(3) That the cost of the work proposed shall not exceed \$830,000.00;

(4) That the Town will not contract any further capital debt other than for waterworks or hydro until the year 1961.

Yours truly,
O. R. Chapman,
Secretary.

Copy of Letter to Town Clerk C. G. Benham from Allan, Hunter, Campbell & Regan to the Ontario Municipal Board on behalf of Delrex Developments Limited.

July 18th, 1958

Ontario Municipal Board,
145 Queen Street West,
Toronto, Ontario.

Dear Sirs:

Re Your ref.: PFD 8281-58
Town of Georgetown proposed construction of a sewage disposal plant at a cost of \$830,000.00.

We are solicitors for Delrex Developments Limited and as such have received a copy of your letter of July 15th to Mr. Brian Larmour, Secretary of the Ontario Water Resources Commission.

It is noted that in the conditions of your Board's tentative approval of the work in question is the following:

"(1) That Delrex Developments Limited posts with the Town of Georgetown a bond guaranteeing the payment of \$147,000.00."

In this connection, we would draw to your attention that the Agreement of April 14th, 1958, between Delrex and the Town of Georgetown (which is the Agreement referred to earlier in your letter as relating to the release of 495 lots, and a photo copy whereof we enclose herewith although we believe that a copy was filed with you at the hearing on

May 30th) does not commit Delrex to make payments totalling \$147,000.00 but rather to make certain payments during the relevant period which on the basis of a realistic estimate would result in receipt by the Town of approximately \$147,000.00 either from actual new industrial and commercial assessment or from Delrex in lieu of such new industrial and commercial assessment. We would emphasize that the estimate referred to above was predicated on the possibility of starting residential construction on the initial group of 495 lots by mid-year 1958, and as you are possibly aware this feature of the time schedule is already in arrears by reason of municipal building permits being withheld until the Town's position on the new sewage disposal plant is clarified.

It is noted that in condition (2) in your letter you use the phrase "estimated at \$147,000.00", which we feel more adequately reflects the situation and we would urge that the intent of condition (1) would be satisfied if our client Delrex posts a bond in the penal amount of \$147,000.00 guaranteeing the performance of its obligations under the Agreement of April 14th, 1958, rather than guaranteeing the payment of \$147,000.00. We are confident that there will be no difficulty in producing a bond in the form suggested above and we would ask for the earliest possible word from you in order that arrangements for the bond may be commenced.

Our client concurs, with respect, with the wisdom and propriety of conditions (2) and (3) in your letter, but would strongly urge that in condition (4) you recognize the need for incurring capital debt for a new school in the 495 lot area. The estimated \$147,000.00 payment above referred to has also been predicated on the construction and sale of residential properties. Sales would, of course, be practically impossible with no provision for school facilities in the immediately foreseeable future. The Town's existing school facilities in addition to being used now pretty well to capacity, are overly remote from the area in question, thus creating a serious house sale impediment. We might add that pursuant to Clause 3 of the Agreement of April 14th, 1958, our client has already delivered a deed, without payment, for the school site in the new area. We submit strongly that the broadened assessment resulting from the development of the 495 lot area would greatly assist the Town in paying for the new sewage disposal plant and that such broadened base will be available only if the prospect of the new school above referred to makes house sales possible.

We trust that the foregoing will receive your careful consideration and that we may expect word from you at an early date.

Yours very truly,
Allen, Hunter, Campbell & Regan,
per Allan Campbell.

per Allan Campbell.

Carroll's Opens Warehouse at Rexdale

A huge \$2.5 million distribution centre to house the warehouse and new head office of Grand Union Carroll's Ltd., has been completed in Rexdale. Built to serve the chain's mushrooming supermarket operation in Ontario it was formally opened recently.

The head office area is on two floors — with a maximum use of glass to take the best possible advantage of natural light. The offices are spacious and cool, with complete air conditioning throughout their 20,000 square feet. The latest electronic equipment has been installed for accurate, speedy processing of vital data and accounting.

A sign shop employs several printing techniques, including the silk screen process.

The 155,000 square foot warehouse and head office is designed to cut distribution costs with the latest power equipment for transporting materials. An innovation is a continuous rail "towveyor" which travels the circumference of the building for speedy and economical movement of merchandise. The warehouse has 20-foot ceilings. Sixteen trucks can be loaded and unloaded simultaneously and five railroad cars can be accommodated inside the building at any one time.

An area of 7,800 square feet houses the perishables, four refrigerated coolers, with an area of 5,824 square feet, have been built for constant, controlled-temperature.

The building was designed by architects Husband and Wallace, Hamilton, and is considered a model of its kind in the field of food distribution.

Grand Union-Carroll's Ltd. now operates 39 supermarkets in Ontario, including one in Georgetown. Eight more are planned this year.

FARM NEWS

Fall Rye Becoming More Popular

J. E. W.

During the past week or two there has been considerable interest in rye for fall and spring pasture. Certainly it worked out exceptionally well this past spring for those fortunate enough to have it. Normally rye sown during the first two weeks of August will provide excellent fall pasture and on land which is not too heavy, also provides early spring pasture which helps to cut down the feed bill for the dairy or beef herd.

As a matter of fact in a spring like that of 1958 the cattle could get out on the rye reasonably early without puddling up the land too much. The recommended rate of seeding is two bushels to the acre, and we would recommend the Terra Peikus variety. If not pastured too closely in the spring it can be left as a grain crop or it can be ensiled or finally, it makes a good crop to plow down and there by step up the organic matter

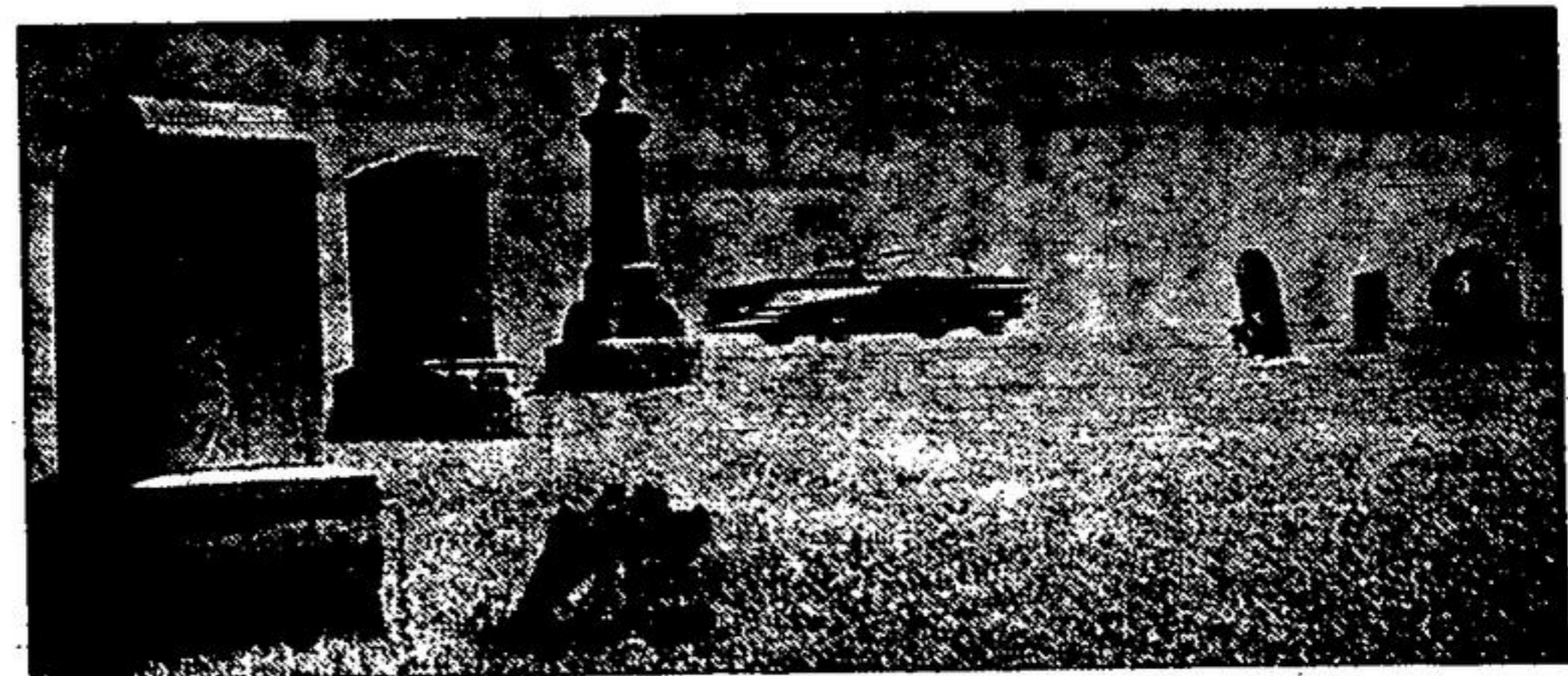
content of the soil in preparation for other crops.

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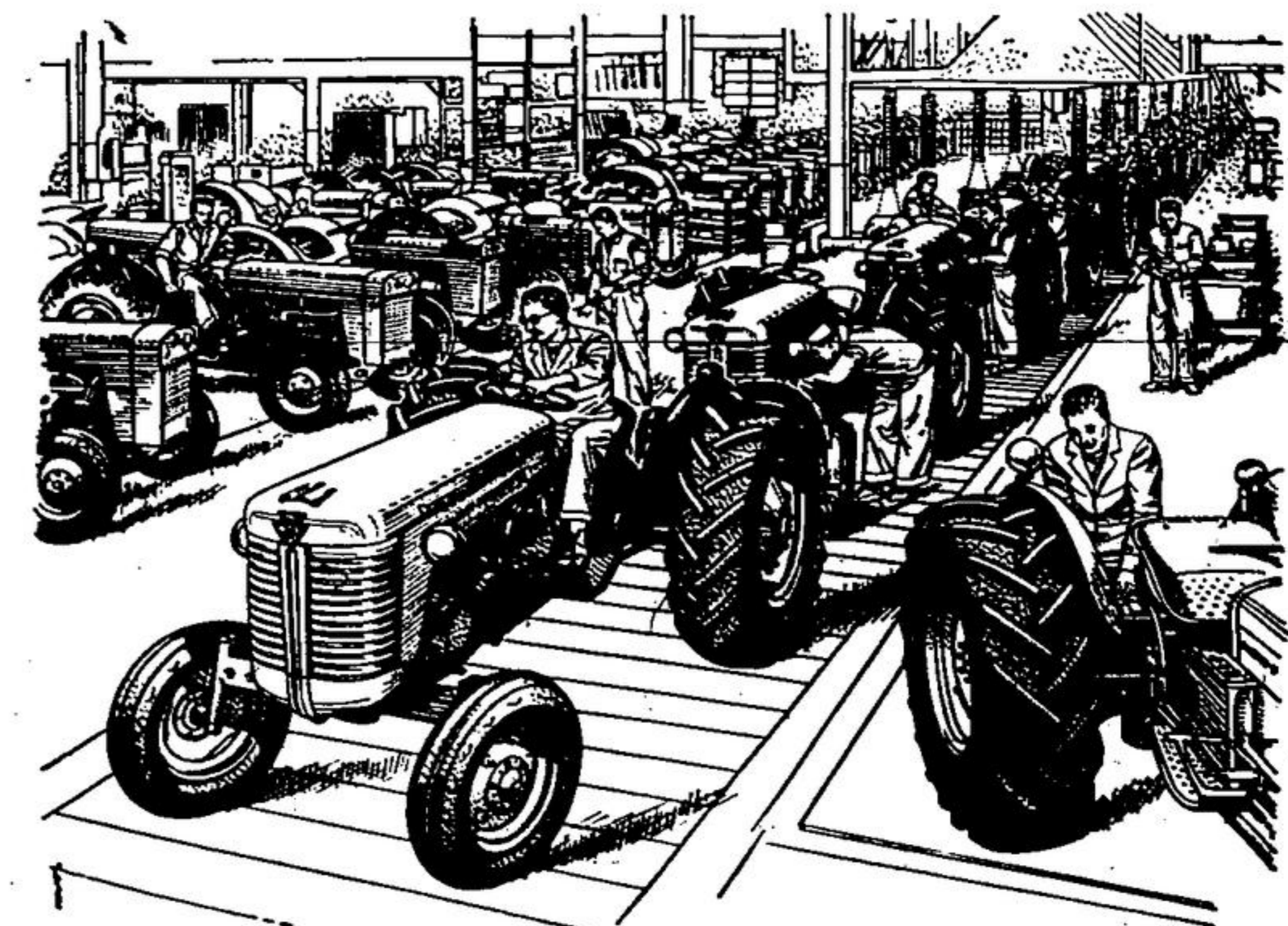
- HOMES
- GARAGES
- CONCRETE WORK
- INDUSTRIAL REQUIREMENTS
- RENOVATIONS
- BUILDING SUPPLIES

EVERY BUILDING NEED



Whistling past the graveyard

This driver is a lot closer to the graveyard than he thinks. At the speed he's going, even a minor mistake in judgment could cause a major highway disaster. Reckless speed is the cause of too many fatal accidents on the road. And sometimes even the speed limit can be misleading—you can be within the limit and still be going too fast for driving conditions. Here's an easy rule of thumb to guide you to a safe speed: always drive at a speed that will enable you to stop in the distance that's clear ahead. At night, drive at a speed that will permit you to stop within headlight range. If you are tired, or inattentive—don't drive at all. One simple way to check whether your speed is too high or not is to watch the traffic around you. If you are passing most of the other cars on the road, you are going too fast. If most of them are passing you, you are going too slow. Your Ontario Department of Transport urges you to observe the speed limits—slow down and live!



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