

Complete Text of D.M.A. Opinion on Land Release

Dept. of Municipal Affairs,
222, Wesleyan, the Mayor and
Georgetown, Ont.
Nov. 20th, 1962

As requested by a resolution of the Council of the Town of Georgetown, dated September 20, 1962 and as a result of a meeting in the office of the Deputy Minister on September 27th with respect to the proposed revision of certain agreements between the Town and Delrex Developments Ltd., the following comments are presented for the consideration of your Council in its determination of what, in its opinion is in the best interest of the Town of Georgetown.

Our understanding of the provisions of the Town's present decision should be made concerning the further development of town subdivisions, covering 2,361 residential lots and 87 industrial lots, the plans of which subdivisions were approved by the Minister in 1955 and 1956. The terms and conditions under which these lots were to be released for further development are set out in the minutes of the Council dated September 27, 1954 and February 3, 1955. Delrex Developments Ltd. has applied to Council to change the terms and conditions governing the release of the remaining lots in its subdivisions.

To evaluate this problem, we have made a review of the Town's records for the last six years with respect to population, assessment, debt and the availability of serviced land. A schedule of certain financial information is attached hereto.

The total increase in population during the two years 1956 and 1957 was 31%; during the two years 1958 and 1959 was 42% and during the two years 1960 and 1961 was 11%, or a six year average of 18% per annum. The increase in 1962, on the other hand, was 4%.

The total increase in assessment during the two years 1956 and 1957 was 76%; during the two years 1958 and 1959 was 37% and during the two years 1960 and 1961 was 19%. The increase in 1962 however was 6%. The 63.38 residential - commercial - industrial ratio existing in 1955 has been reduced to 73-27 ratio in 1961.

The debt of the municipality has increased by an amount of \$2,022,467 during the period from 1955 to 1961, the majority of which represents a sewage disposal plant of \$600,000, and a school of \$1,057,430. The total debt has increased from \$161,000 in 1955 to \$274,000 in 1961. This is high, as evidenced by a comparison with the 1961 provincial average of \$182.00 for towns over 5,000 population. The debt charges on debentures to be financed by taxation have increased from 30% of the levy in 1957 to 36% of the levy in 1961.

In preparing the debt picture consideration should be given to the following factors:

(a) Additional debt was incurred in 1962 for elementary school purposes in the amount of \$142,000 and for the high school purposes in the amount of \$41,000. The impact of the debt charges on this debt will be reflected in the tax levies of the municipality until 1963. We have been informed that a new technical school has been completed and financed under a Federal-Provincial Technical and Vocational Training agreement, and on the basis of present population the public school board will probably require ten additional rooms in 1964. While there will be no debt charges on the capital cost of the Technical and Vocational School financed under this agreement, there will be additional operating costs which will have to be met from taxation.

(b) We have been informed that a water storage dam will be required in the near future and that considerable expenditures will be necessary to eliminate technical and administrative difficulties arising from the fact that the size of the water mains in the old part of the Town are inconsistent with the size of the mains in the more recently developed part of the Town.

(c) We have been informed that considerable work will be required on sanitary sewers in the old part of Town as they have been subject to heavy infiltration which affects the operation of the sewage treatment plant.

(d) No doubt the Town will be required to incur capital expenditures in the near future for other purposes not mentioned above, but information in this respect is not available as a capital budget has not been prepared for the Town and its local boards. In our opinion, further debt should not be incurred by the Town until a capital budget has been prepared which will delineate the needs of the Town and determine the ability of the Town to carry additional debt.

While the tax levy per capita has increased from \$33 to \$46 during the six year period from 1956 to 1961, it compares favourably with the 1961 provincial average of \$39 for towns over 5,000 population. However, the tax levies per capita have in-

creased during this same period from \$7 to \$19. This is extremely high in relation to the 1961 provincial average of \$12.00 for towns over 5,000 population.

A substantial amount of the tax arrears was owing by Delrex Developments Ltd. and associated companies. At December 31, 1961 these arrears amounted to \$28,404.73 representing 46% of tax arrears at that date.

The above review of the financial position of the Town indicates that there is a necessity for careful and prudent financial management of the affairs of the Town of Georgetown in the next few years.

The overriding factor with respect to the release of additional lands for housing is the relationship between the demand for housing and the availability of serviced and ready for housing. An examination of the records of the Town indicates that the following building permits were issued during the years 1957 to 1962 inclusive:

1957	338
1958	357
1959	113
1960	24
1961	97
1962	50 (*)

(*) to November 6th

The records of the Town also indicate that at present there are 313 building lots zoned for residential development which are fully serviced with water and sewer and immediately available for housing. 158 of these lots are owned by Delrex Developments Ltd. and associated companies, and 154 are owned by other developers.

On the basis of the 1962 demand for housing, as evidenced by the issuance of building permits, it would appear that there are, at present, sufficient serviced building lots to supply the apparent demand for residential housing for the next eight years.

Insofar as the proposed amended agreement is concerned, we would point out that the present agreements between the Town and Delrex Developments Ltd. provide for the construction of a relatively low level of municipal services and the maintenance of a relatively high ratio of residential - commercial - industrial assessment. The proposals of Delrex Developments Ltd. provide for a higher level of municipal services but a reduced ratio of residential - commercial - industrial assessment.

The financial implication of this proposed change to the municipality will require careful study and complete information should be obtained and studied by the Council to determine the implications of any such change on the financial resources of the Town before such an agreement is accepted by Council.

It is noted further that the proposed agreement does not contain a requirement with respect to the deposit of a performance bond. It is the Department's opinion that such a bond should be deposited with the Town by every developer.

In conclusion, may I state that as the result of the preparation of the comments contained herein and more particularly in the light of:

(a) the present economic position and anticipated growth of the Town,
 (b) the debt position of the Town,
 (c) the relationship between the demand for residential housing and the availability of land therefore, and
 (d) the existence of 312 lots immediately available for housing which, on the basis of the 1962 demand, will meet the Town's requirements for eight years,

the Department of Municipal Affairs questions very seriously the desirability, from a financial point of view, of the Council of the Town of Georgetown pledging the Town's credit further by entering into agreements of the type discussed in this report at this particular time.

Yours very truly
 Paul Hickey
 Assistant Deputy Minister,
 Finance

Afternoon Bowlers
 December 4th, 1962

Team Standing	
Flying Saucers	14
Georgettes	10
Flintstones	10
Swinging Six	10
Weekly High Triples	
Marg Spires	642
Marg Haines	630
Weekly High Singles	
Bev Breen	315
Helen Wilkes	278
Season's High Triples	
Teresa Williams	764
Marg Spires	761
(With Handicap)	
Marion McCandless	631
Season's High Singles	
Laura Treble	383
Marg Spires (with handicap)	322
Laura Treble	362
Averages	
Lorraine Marchment	197
Marg Spires	196

COUPLES BOWLING
 November 20th, 1962

Team Standing	
Honeycomb	37
Babyitters	37
Alley Cats	37
Cussers	37
Thrillers	37
Six Aces	37
Punchers	37
Fire Fighters	37
Sleepers	37
Zombies	37

Lucky Strikers
 Observers


This Week's Results
 Cussers 7 - Fire Fighters 0
 Sleepers 7 - Punchers 0
 Charlies 5 - Lucky Strikers 2
 Thrillers 5 - Zombies 2
 Baby Sitters 5 - Honeycombs 2
 ers 2 - Honeycombs 2
 Alley Cats 4 - Six Aces 3

MEAN
 Weekly High Triples
 Doug Bruton 775
 Ace Bailey 664

THE GEORGETOWN HERALD
 Thursday, Dec. 6th, 1962
 PAGE 14

Gord Graham	641
Weekly High Singles	
Ace Bailey	294
Doug Bruton	284
Ted McKee	261
Averages	
Doug Bruton	228
Ace Bailey	215
George Nurse	206
LADIES	
Weekly High Triples	
Mary Carvey	657
LaVerne Ryder	623
Anna Chisholm	563
Weekly High Singles	
Anna Chisholm	256
Bev Lee	253
Marg Bailey	253
Averages	
Marg Spiree	301
Mary Carvey	188
Ruth Bruton	174
Hidden Score Winner	
Frank Richardson	

TO THE ELECTORS OF WARD 1



May I express my sincere thanks for the confidence you have placed in me by your support of the Polls. Special thanks to all who helped in any way during the Campaign.

WISHING YOU A VERY MERRY CHRISTMAS AND A PROSPEROUS NEW YEAR

DONALD M. POWERS
 COUNCILLOR IN WARD 1

THANK YOU

May I express my sincere thanks to those who supported me at the Polls on Monday, Dec. 3, and to all who assisted in any way during the election campaign.

My congratulations to all the successful candidates, and to everyone my best wishes for a Merry Christmas and a Happy New Year.

DOUG SARGENT

I WISH TO THANK - - -

All those who voted for me - - and those who gave me their assistance - - -

MALCOLM H. FREEMAN

Dear Sir or Madam:

Thank you for your vote of confidence. I shall do my utmost to justify it.

Charles Hildebrandt

YOUR VOTES OF CONFIDENCE ARE SINCERELY APPRECIATED

THANK YOU

LEN BURNS

Thanks to the Esquusing voters who gave me their support at the recent election.

MERVIN BARBER

MAY I EXPRESS MY SINCERE THANKS FOR YOUR HELP IN RE-ELECTING ME



REEVE FOR 1963

Your kindness and consideration during my campaign and your votes last Monday were very much appreciated.

SEASON'S GREETINGS

JOHN A. ELLIOTT


MANY THANKS

It was gratifying to have the support of Esquusing ratepayers whose votes put me at the head of the council poll on Monday.

My best efforts will be exerted on your behalf in the coming year.

BOB LAWSON


I appreciate the tremendous support accorded me Monday in re-electing me as a WARD 2 COUNCILLOR



I will continue to serve Georgetown with my best efforts in 1963.

James H. Emmerson

MY SINCERE THANKS... FOR YOUR SUPPORT IN ELECTING ME YOUR COUNCILLOR IN WARD 1



I also wish to express appreciation to all the citizens of Georgetown who have given me their confidence in the years past

Compliments of the Season and Best Wishes to all of you in the coming Yuletide Season

May you have a Happy Christmas and a successful New Year.

WALTER GRAY

THANK YOU for re-electing me to another term as an ESQUESING COUNCILLOR

May the holiday season be a happy one for every township resident.


WALTER LINHAM

SINCERE THANKS TO ALL THOSE WHO GAVE ME THEIR SUPPORT IN THE ELECTION AND THOSE WHO HELPED IN MY CAMPAIGN.

COMPLIMENTS OF THE SEASON

WILLIAM CROMAR

TO ALL RATEPAYERS: Who voted for me in Ward 2, my humble thanks for the support you have given me at the polls.



I assure you all that I will do my utmost to justify this confidence.

MAY I ALSO wish you all, a very Merry Christmas and a bright, Happy New Year.

JIM YOUNG

THANKS TO THE ELECTORS OF GEORGETOWN FOR ELECTING ME BY ACCLAMATION

HYDRO COMMISSIONER.

JOHN T. ARMSTRONG