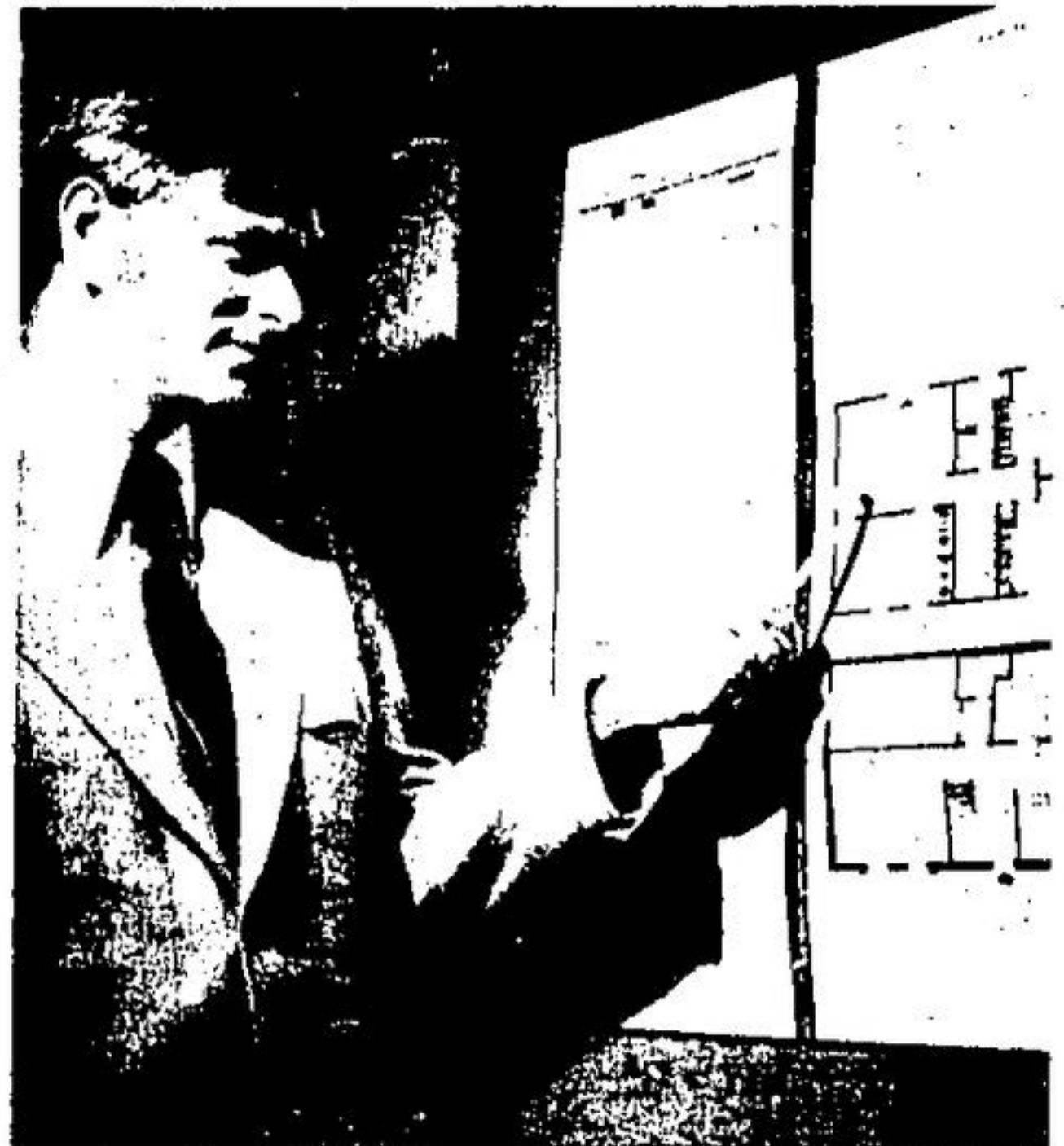


Acton designer's \$20,000 house dream



DESIGN CONSULTANT Austin (Bill) Colbeck inspects plans for low cost housing he designed for a Fergus subdivision.—(Staff Photo)



JOHN LARSEN inspects plans for the houses he and his father have built in Fergus. Emslie Real Estate Brokers told the Free Press the houses have created a brisk demand considering the slow state of real estate in Fergus.—(Staff Photo)

Acton design consultant Austin (Bill) Colbeck of 123 Elizabeth Drive, has done what builders all over the province have said was impossible—designed a detached three bedroom house which sells for less than \$21,000.

The first home has already been built in conjunction with Carl and John Larsen, contractors, at Fergus, and others are in the process of construction. There were seven offers to buy the first home in the first week at \$20,500.

"We made some mistakes in the first house," Mr. Colbeck admits matter-of-factly, "but we have eliminated them in the next two."

"Mistakes" to him are errors in ordering of material, not structural deficiencies. He estimates there is only about 7 per cent material wastage in construction techniques, which has helped to keep the cost down.

Much investigation
Colbeck says it has taken him about six years to investigate how to lower house building costs and put a detached home within reach of an ordinary wage earner's pocketbook again.

Having lived in a variety of housing himself—and with a designer's eye for deficiencies, he has come up with the concept constructed at Fergus. He attributes much of the success of the design in the first house to John Larsen, the builder, who had his own ideas on how to construct a low cost house without sacrificing quality.

John Larsen and Bill Colbeck struck up a rapport from the time they worked together on another Fergus project which the Acton design consultant had been given a free hand to dream up a "total concept".

They liked each other's work and ideas and gravitated naturally to building a low cost home.

John had drawn up plans for the initial house which Bill Colbeck reversed and incorporated some of his ideas. From that point they went on to better things.

Better ideas
Among the features they have incorporated into their houses: "Exceptionally large closets which will hold a drawer unit and eliminates the need for a large bureau to hold clothes. Bill Colbeck points out this gives ample scope to lay out furniture the way you like, rather than placing it the only way it will go. He feels there is a great gap between furniture makers and house builders, which is rapidly getting bigger with each change in design. Contractors build bedrooms smaller while furniture designers and manufacturers turn out ever bigger bedroom suites.

One of his requisites for a livable house are large rooms which will readily lend themselves to furniture, meaning less cutting up of rooms for easier layout. Home owners can then plan their furniture and home layout without prejudice to one or the other.

Sound control features—The first home is split so adults can entertain without disturbing the children who are in a wing by themselves. The furnace is under the kitchen rather than under a bedroom where it can disturb light sleepers.

A family room is on the ground floor—unfinished—but with ample scope for the handyman to finish it himself.

Walk up living
Almost all the living area of the

house is on the second floor, an idea which Colbeck borrowed from the west coast. He points out that many Vancouver houses have the same concept which adapts particularly to a lot on the side of a hill.

Basements are poured cement. Walls in the house are plastered. Parquet hardwood floors are used in the bedrooms and living and dining areas. Outside the house is virtually maintenance free with brick and aluminum used with good effect.

Colbeck believes that the worst thing a builder can face is a lot on completely flat land. He prefers a lot where he can design according to the terrain, and which does not use up prime agricultural land which ecologists want to preserve.

The Fergus subdivision has a ridge behind the houses which offers the opportunity for several designs.

Maximum use of space
Among the things he is proud of in the first Fergus home is a long wooden towel rack in the roomy bathroom and a vanity which is only 14" deep, each of which tie in with the bath area. The house makes maximum use of space, utilizing most of the 1050 square feet for living. Only 8 per cent is taken up with hallway.

Bill Colbeck also has many interesting ideas on color and noise control which are earning him commissions to do "total concept" designs in Fergus, Guelph and area. Among his jobs has been the old Beatty home in Fergus.

The Colbeck interest in design

goes way back to his early years in Grand Valley which both he and his wife, the former Roselle Warnock, call their home town. He was educated at Upper Canada College, Lawrence Park Collegiate in Toronto, had a year at Architecture at McGill, and one year of Design at the University of Manitoba. He was in his first business at 21 as a design consultant and this is his

fourth venture. Among jobs he has had commissions on were the fraternity house for the Veterinary College at Guelph, and Omark Industries on Edinburgh Road in Guelph. The Colbeks moved to Acton from Toronto and like living here "very much". Bill Colbeck would like to see some of his homes built here.

Like Fergus, he feels they would appeal to residents who cannot afford higher-priced homes being built. Along with builder John Larsen he figures it would tack another \$1,000 onto the price of the home for services if they were built in Acton. But, they both point out, the homes would be attractive for buyers because they are much cheaper than others being built.



FIRST HOUSE IN THE Fergus subdivision of low cost homes sold for \$20,000. Prices will rise slightly in later models. (Staff Photo)

Icy Monday ruins low accident record

The North Halton area was peaceful accident-wise, report Milton OPP... until Monday. OPP say Monday's icy rain and slippery roads made driving a cautious affair. The OPP had to investigate 10 accidents from 12:15 p.m. to 8:35 p.m. and four of the 10 accidents involved personal injuries. No one from the Milton area was reported injured.

However on Christmas eve a two car collision at Highway 7

and Crewson's Corners resulted in 10 area people suffering injuries. Drivers involved in the accident were Kenneth Wilson of 138 Ashbrook Ct., Milton and Earl Butler of R.R. 2 Acton.

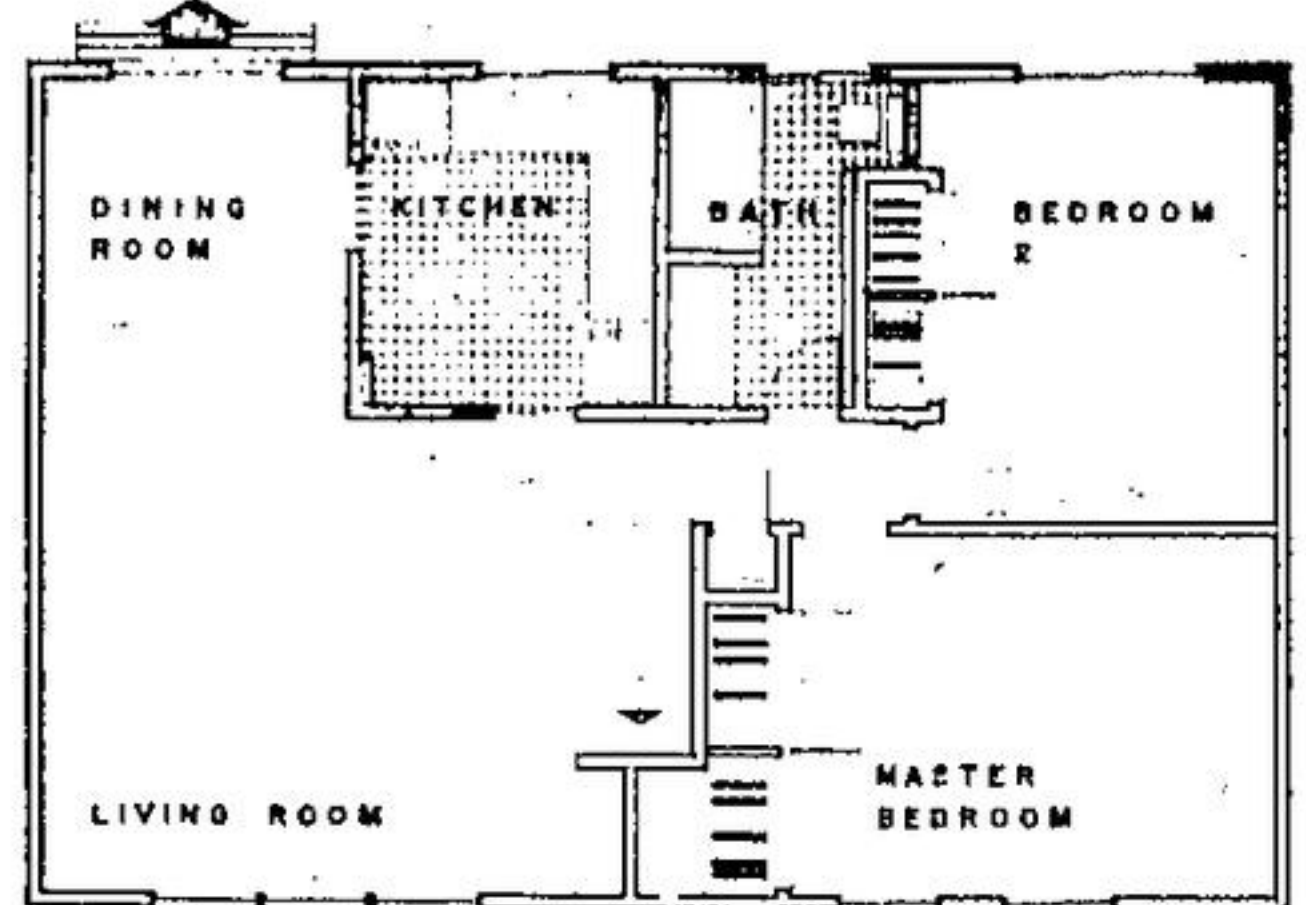
Police report a single car accident on Highway 7, one mile west of the Wellington-Halton County Line on Friday. Driver involved was Wayne Duby of 269 Main St., Rockwood. Duby received a chipped front tooth in the accident. Estimated damage to his car was \$700.

Christmas serenade

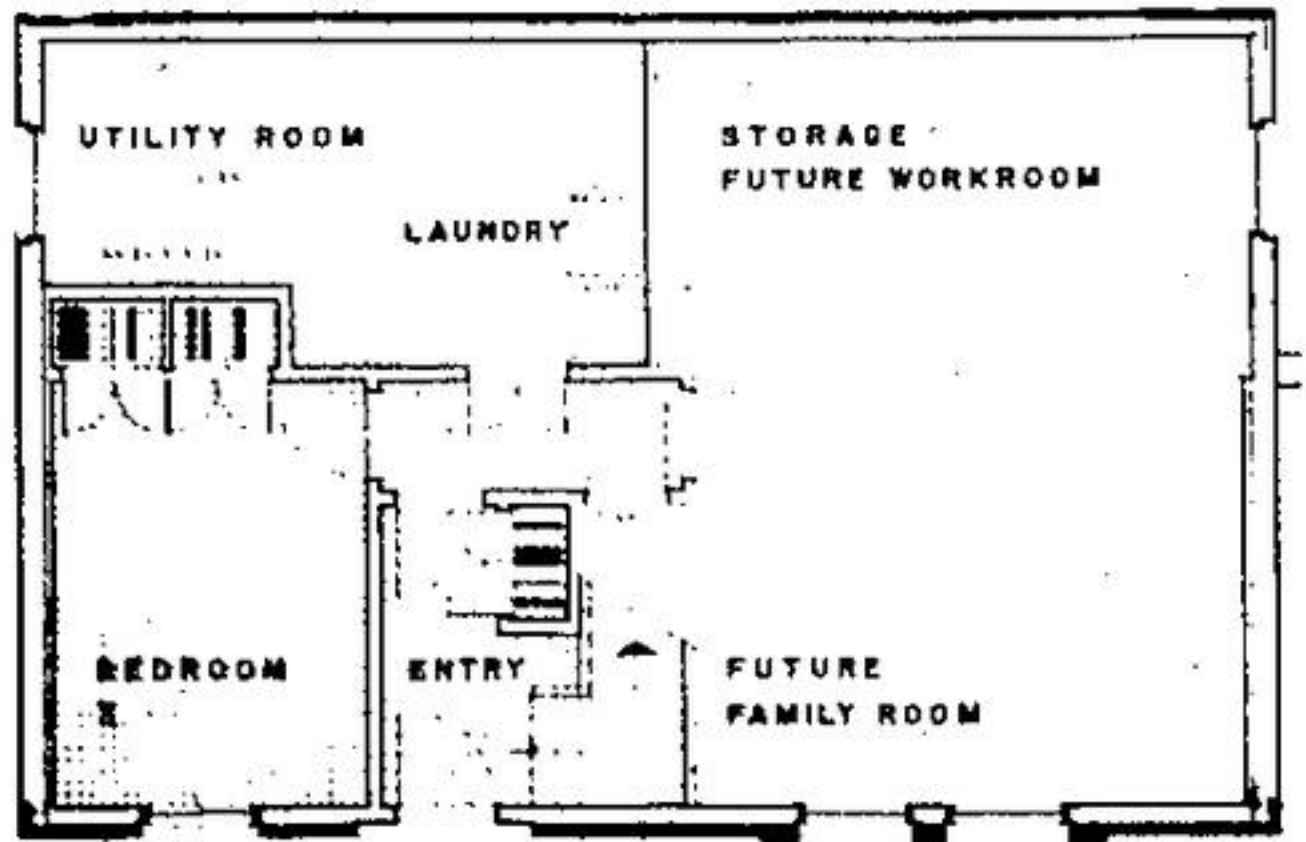
The band serenaded the townspeople with carols from the town office steps last Wednesday night. They were joined for a while by the Acton School of Dancer carollers who were warbling their way through town, making their jumps by bus.

In 1854, mail sorting on board trains was introduced. It played an important part in postal operations until its final withdrawal in 1971.

ARTHUR A. JOHNSON O.D. OPTOMETRIST
54 Mill St. E. Acton
853-2520
Wednesday & Saturday
Milton — 218 Main St
878-3673



UPPER LEVEL: This floor plan shows how every square inch is used to maximum advantage. The upper level has two good size bedrooms with floor to ceiling clothes closets as well as a large living room, kitchen with eating area, centrally located bath room and last but not least a separate dining room with sliding patio doors.



LOWER LEVEL: Provides a third finished bedroom as well as Utility, Laundry and Storage rooms, while sufficient space is reserved for a future Family Room.

Third highest horse pop

Straight from the horse's mouth—the Ontario Department of Agriculture and Food—comes the fact there are 3,000 horses and ponies in Wellington county. The June 1 horses census shows Wellington with the third highest number for any of Ontario's 54 counties and districts.

Total value of the 3,000 horses and ponies was estimated at \$660,000 in the department's 1970 edition of "Agricultural Statistics for Ontario".

Average value per animal was \$220 in Wellington the 11th

ranking sum in Ontario and one which was \$11 more than the \$209 provincial average.

The province's 66,500 horses and ponies were valued at \$13,898,500.

York County, situated on the fringe of Metropolitan Toronto, led all counties and districts with 4,200 horse and ponies valued at \$1,006,700 for an average of \$240 per animal.

Waterloo County ranked second with 3,200 animals valued at \$726,400 for an average of \$227 apiece.

After Confederation, uniform rates were set for the prepaid mailing of letters. To discourage the old habit of just posting a letter and leaving the recipient to pay the postman, an extra charge was prescribed.

H. S. HOLDEN
OPTOMETRIST
36 Cork St. East
GUELPH
Phone TA 2-7198

SINCERE THANKS FROM THE BOTTOM OF OUR HEARTS TO ALL ORGANIZATIONS AND INDIVIDUALS FOR THEIR ACTS OF KINDNESS AND MANY GIFTS TO OUR RESIDENTS

HAPPY NEW YEAR

from JOAN & WILF WALDIE AND RESIDENTS

Mapleview Lodge
R. R. 2, ACTON.

Things you should know about...



YOUR NEW COMBINED GOVERNMENT PLAN

The new "Ontario Health Insurance Plan" will provide all the coverage now available to you under both OHSIP and Ontario Hospital Insurance. And it will do so at a lower combined premium than you now pay for the two separate plans.

The new premiums will be payable in January, 1972, and thereafter, to cover benefit periods beginning on or after April 1, 1972. These new premiums will be:

- \$11.00 a month for a single person, and
- \$22.00 a month for a family (2 or more eligible persons)

REPLACES "OHSIP" AND "ONTARIO HOSPITAL INSURANCE"

The Ontario Health Insurance Plan will replace the OHSIP (medical) and Ontario Hospital Insurance plans as of next April 1, and you will then have only:

- one plan to deal with;
- one health insurance identification card;
- one health insurance number (your former Ontario Hospital Insurance number);
- one combined premium to pay.

If you now have Ontario Hospital Insurance, your changeover to the new combined plan will be automatic. No action on your part is required as the new plan will be based on the existing hospital insurance billing system.

FREE FOR SENIOR CITIZENS

(After 1-year Residence in Ontario)

As of January 1, 1972 residents aged 65 and over are exempt from paying Ontario Health Insurance premiums to cover themselves and their eligible dependents. To benefit from this exemption, insurance may be transferred to the name of the older spouse if it is presently in the name of a spouse under age 65.

Most residents aged 65 years and over have already applied for premium-free coverage, but if you have not done so, please write to the Plan giving your Ontario Hospital Insurance number, your OHSIP number, and month and year of birth.

Persons who turn 65 after January 31, 1972, should apply at the time for free coverage. If you pay your premium on a direct basis, write to the Plan for an application. If you pay through a group, advise your group. Premium-free coverage will take effect on the first day of the month in which your 65th birthday occurs. Any premiums paid to cover benefit periods beyond that date will be refunded.

PREMIUM ASSISTANCE

(After 1-year Residence in Ontario)

Effective with the benefit month of April, 1972, individuals and families with no taxable income for the year 1972 are eligible, on application, for 100% Ontario Government premium assistance.

Individuals with less than \$1,000 taxable income in 1972, and families with total taxable income of under \$2,000 are eligible for 50% premium assistance. This will reduce the monthly premiums to \$5.50 for such individuals (instead of \$11.00) and to \$11.00 for an eligible family (instead of \$22.00).

Taxable income is the amount on which a person pays income taxes, after subtracting from his total income all exemptions and other deductions to which he is entitled.

Note: If you remit your premiums on a direct basis, details on Premium Assistance will be mailed with your next Premium Notice. Residents enrolled in groups will be informed through their groups.

NEW IDENTIFICATION CARDS

The Plan will provide each insured single person and each insured head of a family with a new Ontario Health Insurance Identification Card to use for insured services received on or after April 1. Anyone who has not received his or her card by that date should use the current Hospital Insurance Certificate, after April 1, 1972, for medical and hospital services until the new card is received.

Your present OHSIP card should be used when claiming for medical and practitioner services received up to March 31, 1972.

IMPORTANT

As the present Ontario Hospital Insurance numbers and billing system will form the basis of the new plan, anyone who does not now have hospital insurance coverage should register without delay. Applications are available in banks and hospitals and from offices of the Ontario Health Insurance Plan.

BE SURE YOU ARE COVERED NEXT APRIL 1st!

ONTARIO HEALTH INSURANCE COMMISSION
2195 Yonge Street, Toronto 295, Ont.