

Residential taxes down farmland up-King

There will be a significant decrease in the amount of residential properties as a whole if the proposed Ontario Tax Reform is put into effect, town treasurer Ray King says. However, Mr. King said,

farmland taxes could soar to 21.6 per cent of assessment as compared to the present 2.1 per cent, and previously exempt areas, such as churches, would also be taxed.

At Monday evening's Halton Hills Finance and Personnel Committee meeting, Mr. King explained to the members how the tax reform could affect the town. He pointed out residences would drop from 63.4 per cent to 43.0 per cent. Residential land would increase from 1.5 to 6.0 per cent.

Farms with residences would see a decrease from 5.6 to 2.1 per cent, with just the farmland soaring. Mr. King did, however, tell the committee the provincial government plans to pay the taxes on all farmland.

With this proposed new system, commercial and industrial and business would also see a substantial decrease, from 18.5 to 12.1 for commercial and industrial and from 8.9 to 5.8 for business. Areas previously exempt would now be paying 3.2 per cent.

The town treasurer explained that the 9.2 is somewhat misleading as it includes taxation on town-owned properties and charitable organizations.

"The tax revenue for town owned properties will be offset entirely by expenditures made to pay the taxes. With regard to charitable organizations, the town in many cases, will probably have to provide a grant to allow them to pay their taxes," Mr. King explained in his report to the committee.

The Tax Reform is a plan by the Ontario Government to implement Market Value Assessment, effective 1978. The ramifications of the proposed Ontario Tax Reform are currently being studied by the Ontario Commission on Tax Reform.

Each treasurer in Halton was given certain assessment information so they may determine the impact the proposals will have on town

taxation. Mr. King pointed out, however, that the report he received did not break the information in property to property basis, but in categories.

Councillor Russ Miller told the committee, that people in his ward (Ward Two) are concerned over the proposed tax reform. He explained the plight of one of his constituents. The man owns a fair size piece of land and his house is in one corner of the property. However, Mr. Miller continued, the land is not arable, and he cannot get a land separation on his house.

Mr. King told the concerned councillor he believed the land taxes would still be paid for by the province.

The committee received the treasurer's report and filed it.

Dr. Philbrook

We're winning inflation fight

Halton MP Dr. Frank Philbrook maintains anti-inflationary measures introduced by the Government through the Anti-Inflation Board.

In a release this week, Dr. Philbrook notes proposed wage increases have declined from an average of 15 per cent before controls to 10.1 per cent from April to September, 1976. Coupled with the reduced rate of price increases, employees have received a first year real gain in income of over three per cent as compared to 2.3 per cent during the previous year.

"Therefore the program is attaining its objectives of slowing down the rate of compensation increase while permitting consumer purchasing power to grow," Dr. Philbrook maintains.

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2 year old 3 bedroom bungalow on 1 1/4 acres on edge of Fergus. Extra large attached garage, extra self-contained living quarters in the basement plus large 35 x 50 cement block workshop. Own heating and hydro. Asking \$75,500. Call Ray Post 843-3917.

DUNDALK VILLAGE HOME
2 storey brick Victorian home, lot 132' x 165', excellent condition. This includes an extra building lot with town sewers and water paid for, a large barn in good condition, paved drive and garage. Asking \$39,900.

DUNDALK VILLAGE HOME, 2 storey brick Victorian home, lot 132' x 165', excellent condition. This includes an extra building lot with town sewers and water paid for, a large barn in good condition, paved drive and garage. Asking \$39,900.

10 ACRES, scenic property with small A frame chalet. Has been used by cross country skiers. Asking \$22,500.

4 ACRE parcel, 400 2 year old evergreens, driveway and culvert. \$900 down will purchase.

35 ACRES, cedar woods pond site, about 12 acres clear. High hill with a view for building on. Try \$2,500 down.

EXCELLENT HOG FARM, 100 acres, about 70 clear. Concrete block barn with thirty farrowing pens. Automatic stable cleaner. Beautiful modern brick home. High basement, partly finished. Very productive farm. Asking \$99,500.

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Commercial property with building permit for over 7,400 sq. ft. plus 8 - 2 bedroom apartments. Excellent location.

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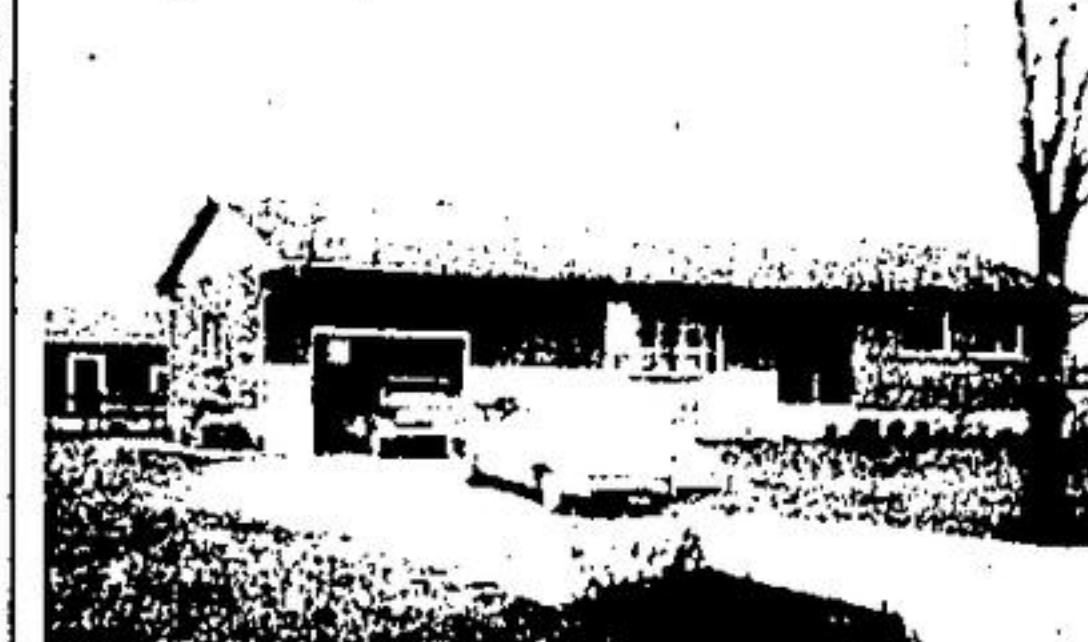
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DRASTICALLY REDUCED for quick sale. Located close to schools and shopping, this two storey brick home has lots of character and features 4 bedrooms, 2 baths, 2 fireplaces, family kitchen, formal dining room, den, rec room, games room, and garage. An ideal family home.



COUNTRY RANCHER PLUS a 3-stall barn and 2 paddocks so you can have horses for the kids. This modern brick home is set on over half an acre, minutes from Acton, and includes 3 bedrooms, large living and dining room, full basement and attached garage. Priced at \$69,900.

\$2,000 DOWN will enable you to move into this lovely, 3 bedroom townhouse. Large living room, walkout to private patio, recently redecorated, sparkling hardwood floors, full basement, and there's also a fridge and stove included.

HOBBY FARM, set on 20 acres with a spring pond and small barn, minutes from Acton. This spacious 4 bedroom modern brick home features a separate dining room, 2 fireplaces, 2 1/2 baths, rec room and double garage. Suitable layout for an in-law suite; ideal property for market gardening. Asking \$115,000 with good financing.

COMMERCIAL—INVESTMENT. Located in the heart of Acton's business section, approx. 4,000 sq. ft. of commercial space on ground floor, plus a large 3 bedroom apartment above. Call today for further particulars and financial arrangements. Asking only \$90,000.

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10 ACRES ON MOUNTSBERG LAKE

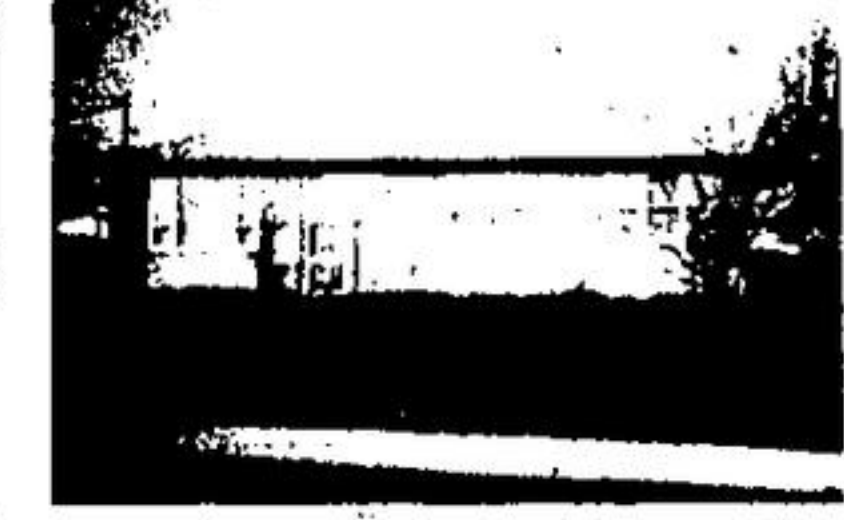
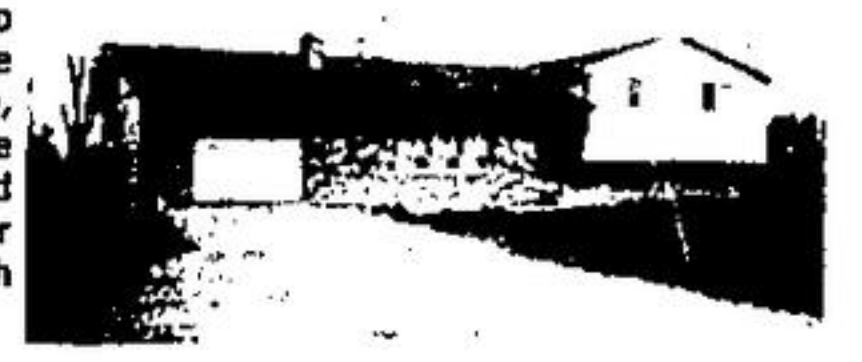
- fireplace
- cathedral ceilings
- 5 bedrooms
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- Call Terry Sanderson



TOWN & COUNTRY
We have a brand new 2800 sq. ft., 4 bedroom sidesplit on 1/2 acre lot for you today. The home features a 30 foot family room with fireplace, main floor rec room, 3 baths, central vacuum system, roughed-in air conditioning, custom cabinetry and finishing throughout. Located 1/2 mile north of Steeles and 30 minutes from Toronto. Asking \$125,000. This new home has so many features you will have to find out by calling Mary Villa.

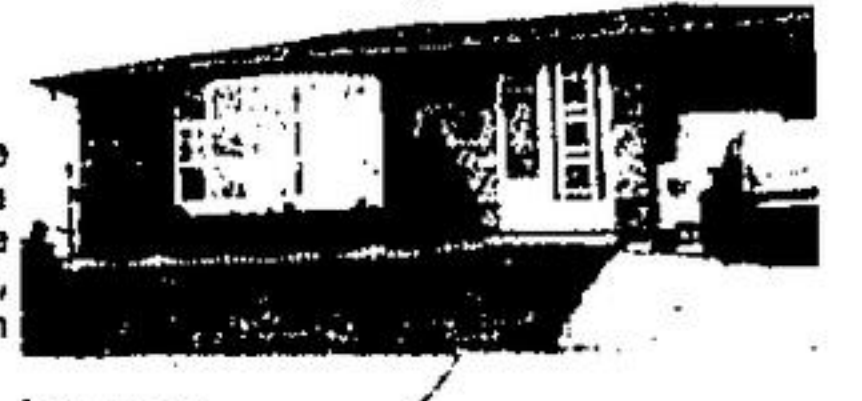
OWNERS TRANSFERRED—MUST BE SOLD!!

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Do you want to move into the country into a nearly new custom home? Do you like sitting in front of an open brick fireplace, sheltered and cozy? What about a nice cedar deck for warm evenings? Finished family room? If you do, call June Warner now to view this sharp 4 level sidesplit with excellent financing.



SPLENDOR IN ESTABLISHED AREA
An immaculate 3 bedroom bungalow on a quiet street in Southwest Milton. The many extras include a recreation room, swimming pool, garage and large lot. To see this one-of-a-kind home, call John Maier at 878-8188.

EXCEPTIONALLY SPECIAL
could only describe this solid brick home with a basement made for living, with a 2nd bathroom, wet bar, games room, wine cellar, music intercom, special lighting, etc. At only \$60,900, you can be sure it's an excellent value. Ask for Dan White



TO WHOM IT MAY CONCERN:

In the Guelph Line-Derry Rd. area is situated a 3 bedroom brick bungalow on a 1/2 acre lot overlooking the escarpment. The home features a finished recreation room with fireplace, double garage, plus many other conveniences. Hurry and call right away to view.
Sincerely yours, Terry Sanderson.
P.S.—We're only asking \$69,900.

OWNERS SAY "SELL IT"

If you are a prudent shopper, you will buy it. This home at \$64,900, offers much—double garage, ground floor family room, cedar deck, private patio, cathedral ceilings, etc. Ask for Dan White.

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Take advantage of today's low prices and move into a luxury townhouse. Today's listing features finished family room with bar, walkout to patio, expensive decor throughout, 2 washrooms, etc. Prices are from \$42,900 to \$47,900. Call Phyl Penney or Dan White.

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