

Region report recommends abolishing rent controls

An end to rent controls is one of the key recommendations made in the final 182-page Housing Policy Development Project presented to the Halton Regional planning committee July 12.

That recommendation was only one of seven the committee wants adopted into the region's official plan.

In order to stimulate construction, the report urged that the province drop its rent controls by the end of 1977.

Oakville Councillor Archie Donaghey, chairman of the housing advisory committee,

said rent controls had originally protected tenants, but are now having an adverse effect because they are discouraging the construction of rental accommodations.

Along with the abolishment of rent controls, the report stresses that the province extend the Income Tax Capital Cost Allowance provision for multiple residential properties to the end of 1979.

Other recommendations include: Encouragement for the development of a new senior citizens complex in Acton.

Encouragement of the area municipalities to ensure that

senior citizens on the present (April 1977) waiting list for low-rent senior citizen units (429) are accommodated as soon as possible.

Encouragement of the area municipalities to ensure that the 195 families on the present (April 1977) waiting list for low rent family units are accommodated as soon as possible.

Request that the Ministry of Housing and CMHC continue to rationalize the multitude of housing programs.

Request that the Ministry of Housing have one person available to assist the region to implement the appropriate

assisted housing programs.

Request that CMHC raise the ceiling price of homes under AHOP in Halton (\$43,000) to the same level as in Peel, York and Metro-Toronto (\$48,000).

The report received great praise from Regional Chairman Ric Morrow—who admitted he had once opposed the project.

"The report is invaluable and one of the best council has ever seen," said Mr. Morrow. "I was against this study several years ago, but I have since changed my mind. I dare anybody to read this report and disagree."

"For the first time the region is dealing with solid factual evidence," he pointed out.

Staff involved with the study stressed that the study was not intended to solve the housing crisis, but to identify what the region must know of the present and future makeup of the population. It also projects possible future employment and shelter requirements to enable long range planning.

Director of Planning, Ed Cummings said the seven recommendations were included to be adapted immediately because they were probably the least debatable.

Mr. Donaghey said this was done so the report wouldn't just sit around.

"We felt this was a positive way to have something done immediately to get the show on the road without hassle and further study," he said.

Although he admitted some of the recommendations could be considered "motherhood" statements, he felt it was a prime example of how regional government should work.

Other findings of the report include that under present conditions 25 per cent of the new households would continue to require until 1981 some degree of assistance for home ownership or rental accommodation.

The report also points out that the average occupancy of dwelling units will decrease from 3.2 persons a unit last year to 2.9 persons in 1981. But at the same time an increase in the number of households is projected.

The reasons behind this paradox are based on an increase in the divorce rate; a higher number of younger individuals owning their own homes; practice of younger couples to have few or no children, and the ability of

senior citizens to maintain their own homes.

Based on these findings, the study suggests the possibility of a return to two-bedroom units as the basic shelter alternative, although the report also mentions people may still prefer three and four bedroom units.

Mr. Donaghey said many people still buy houses with an investment in mind and therefore prefer the larger houses.

"It may be a question of whether we build for people's needs or people's wants," Mr. Donaghey said.

The interdependence of Halton and the Toronto Hamilton housing and job markets was confirmed in the study. The study found that although 46 per cent of the Halton work force commutes to jobs outside the region, 27 per cent of the jobs inside Halton are filled by those living outside the region.

In comparing the male and female labor forces in Halton it was found that male force was more mobile while the largest source of female jobs was found in the municipalities where they lived. There was also found to be a lack of female employment opportunities in Halton, particularly in the manufacturing area.

Although low density housing will continue to predominate the market in Halton, the proportion of medium and high density housing will rise, according to the report.

In order to meet Halton's housing demand the region will require an average of 4,000 new housing units annually to 1981 and an inventory of 900 acres of easily serviced land, draft approved for residential development.

Pet of the week



CHICO THE Pomeranian is the new pet of Joyce Lukes, 48 Main St. N. Chico originally hails from Barrie, and Joyce's grandfather brought him to Acton for her when the dog was six months old. He is a quiet dog, but afraid of stairs.

Funeral July 12 for Alice Harding

Funeral service was held July 12 at Shoemaker Funeral Home, Acton, for Mrs. Alice Wilda Harding of 142 Lane St., Guelph.

Mrs. Harding died in Guelph General Hospital July 9 in her 77th year. She is a former resident of R. R. 2, Acton.

Born January 3, 1901 in the Ballinafad area, she married Victor Charles Harding in Georgetown on November 20, 1920. They had four children, Beth, Mrs. A. J. Struthers, Abbotsford, British Columbia, and sons Roy, R. R. 1, Rockwood; Wilfred, Fingal, Ontario and John. Mrs. Harding also had 11 grandchildren.

She was predeceased by her husband and sisters, brothers and parents.

The Rev. Peter Barrow of Limehouse Presbyterian church officiated at the funeral. Interment was at Woodlawn Cemetery, Guelph. Pallbearers were grandsons Gordon, Allan, Fred, Keith, Don and Lloyd Harding.

ber of Limehouse Presbyterian Church and interment was in the cemetery there. Pallbearers were nephews William, John and Douglas McDonald, all of Georgetown, Robert McDonald of Victoria Harbor, David McDonald of Fergus, and Allen Lillie of R. R. 4, Rockwood.

He is survived by brothers Archie of Limehouse, Clifford of R. R. 4, Acton, Norman, Huntsville; sisters, Pearl of Eden House, Eden Mills, and Margaret, Milton.

Obituary

Kenneth McDonald

Rev. Peter Barrow officiated at the funeral of Kenneth Arthur McDonald who died at Milton District Hospital July 5 after a lengthy illness. He was in his 69th year.

A resident of Halton Manor, Mr. McDonald was born at Limehouse in 1909. He attended school there, living at R. R. 4, Acton, for 46 years. He was living at Halton Manor after his retirement from Howard Smith Paper Mill, Georgetown.

Mr. McDonald was a mem-

Morrow may receive car

Regional chairman Ric Morrow may be driving a new car by the fall if regional council today passes a recommendation made by its administration committee last week.

The committee recommended selling the regional car currently used by Mr. Morrow, either through public sale or auction, in favor of purchasing a 1978 model through tenders.

The recommendation had met with opposition from Milton's Mayor Don Gordon who favored selling the old car and paying mileage costs and other commuting expenses to the chairman.

Mr. Morrow, who resides in Georgetown, felt the region should supply a car for the chairman in order to be fair to all future chairmen whether they be from Oakville, Burlington or Halton Hills.

"When I took the job there was a lot I didn't know about," said the chairman. "One of these was the phenomenal amount of driving I would do."

Mr. Morrow estimated he has driven 10,000 miles since accepting the position in January.

He pointed out that the present car has 64,000 miles on it and estimated that by the end of his term, it would have 83,000 miles.

The present condition of the 1973 model car concerned Mr. Morrow. "This car needs a ring job and there is something definitely wrong with the steering," he said. "I have to put in about a quart of oil for every two tanks of gas."

Mr. Morrow also mentioned

that he was recently notified his car insurance would be raised about \$500 because the car is used for business purposes.

"I am astounded by the amount of driving I am doing and I think it would be unfair to the individual to supply their own vehicle."

Since Mr. Morrow recognized that a regional car would still be used for non-regional business, he recommended having the regional chairman pay \$500, per year for personal usage.

Mayor Gordon was still not convinced.

Instead, he said, the regional chairman should use his own car but have the region pay for repairs and any extra insurance costs.

"The next regional chairman could live next door," said the mayor. "I certainly don't get mileage for going to town council."

To this Mr. Morrow later replied, "I wish to heck I did live across the road. Not only does it cost me money to drive from Georgetown but it's also one hour a day that I would rather not spend driving to and from work. I wish my office was as close to home as yours."

Oakville Mayor Harry Barrett pointed out that the region does buy cars for other employees, such as engineers.

"So let's grow up," he said. "If we've provided a car for some employees, then surely the regional chairman warrants one. If he doesn't, then let's get out of the business entirely."

In his report to council, Halton Hills Councillor Mike Armstrong recommended the

region purchase a Pontiac Parisienne, or similar-sized model, equipped with power windows, power brakes and steering, electric rear window defroster, air conditioning, AM-FM stereo radio and tinted glass.

In purchasing a car which could be classed as a luxury car, Mr. Armstrong said he wasn't trying to glorify the regional chairman's office, but was instead recommending a car which would be a saleable item after two years.

He stressed the car should be sold after a period of two years to take the best advantage of its saleability.

Mayor Barrett agreed, saying that the Halton Police Commission of which he is a member, is considering selling all their cars after 45,000 miles.

Mr. Armstrong felt it would be better to wait to call tenders until after the prices have been announced for the 1978 models, because he expected a total switchover from the automobile companies towards the smaller sized cars.

Mr. Armstrong also pointed out it would be cheaper in the long run to buy a car instead of leasing a vehicle over a 24 month period, because the purchased car could later be sold.

He estimated the savings could be \$1,700.

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No settlement for separate teachers

Halton Separate School teachers and the Board haven't reached a settlement on this year's contract but the board's chief negotiator Halton Hills Trustee Hartley Sherk is hopeful an agreement can be reached before school resumes.

Talks are continuing with the aim being a settlement before the end of August.

Halton public school teachers have already settled

this year's contract with Halton Board of Education. They settled for over 8.5 per cent including increment in June. Most other boards in Ontario have also settled with their teachers for 1977-78.

Following provisions in Bill 100, provincial legislation governing teacher negotiations, both sides offers will go to a factfinder for deliberations.

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Obituary

William McArthur dies in his 86th year

After an illness William McArthur passed away at the Continuing Care of St. Joseph's Hospital, Guelph, on Tuesday, June 28 in his 86th year.

He was a life-long resident of Erin Township where he was born on November 4, 1891. He was the son of late Angus and Sarah McArthur.

He attended Brisbane and Peacock schools.

He had farmed on the tenth and six lines until retired and moved to his home on No. 24 highway near the eighth line in November 1965.

He is survived by nieces Mrs. William Thompson, Mrs. Earl Fuller, nephews Wilmer Davidson and Theodore Martin. He was predeceased by Nora Peavoy and Jennie Boyd.

Four sisters Mrs. J. O. Martin, Mrs. Herbert Keeler, Mrs. Arthur Griffin, Mrs. R. L. Davidson and one brother Howard McArthur predeceased him.

Funeral was held at Weddell Funeral Home, Erin, on Thursday, June 30.

Service was conducted by Rev. J. Joe Reece.

Pallbearers were Jim

Delaney, Gordon Jackson, Ralph Mulder, Smith Griffin, Russell Smith and Alvo Sararas. Interment Coningsby Cemetery.

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On TV

Arthur Meunier, who spent 42 years in prison, and his friend Richard Erdmann were interviewed on a Toronto television program on the weekend. They are living on John St. S.

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