



Canada Trust
877-9500

HOME OF THE WEEK



HOME YOU WOULD BE PROUD TO OWN

This 3 bedroom, 2 storey spotlessly clean home with large master bedroom, eat-in kitchen. Basement is completely utilized. Rec room is large and carpeted. Separate dining room, glass sliding doors to deck and pool. Large lot with a number of beautiful trees and shrubs. Asking \$69,500.00

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HALTON HILLS & AREA PARADE OF HOMES

Answer To Cheap Housing Found

Savings to new home buyers totalling more than \$100 million annually could be achieved if a report tabled in the Ontario Legislature last month becomes law. This could mean a reduction of \$70 per month in mortgage payments to the individual purchaser.

The report, entitled "Urban Development Standards: A Demonstration of the Potential for Reducing Costs," was discussed by Ontario Housing Minister John Rhodes in a recent speech to the Toronto Home Builders' Association.

The conclusions were reached by choosing a typical subdivision site using two conventional designs. In one design, the housing mix—detached, semi-detached and link housing—was typical of that found around large urban centres in Ontario. In the other, the residential mix chosen was one more typical of other areas in the province. Both of designs were then costed out, using generally accepted servicing standards.

Next, the same two housing mixes were re-designed, using reduced service standards and some innovative techniques. In both cases, cost savings of from \$6,000 to \$8,000 per unit were indicated.

Potential savings were arrived at in a number of ways. For example, road allowances and setbacks were reduced. The report recommended

that sidewalk widths be reduced and in some cases used only on one side of a street.

The report also recommended that lot sizes be reduced from 50 feet to 30 feet widths and from lengths averaging 110 feet to 80 to 100 feet. Some of the land areas saved could be converted to communal use as parks or playgrounds.

On the engineering side, the report suggested that storm sewers be eliminated in favor of a natural run-off through better initial grading of lots and streets. Although Rhodes conceded the overflow concept might not be practical for every kind of terrain, he felt it could generally provide superior flood protection with proper planning.

Another significant saving proposed was that of laying water and sanitary pipes in a common trench with a single street connection branching at the lot line to every pair of homes instead of individual connections to every home.

In an earlier address Rhodes admitted that the overlapping of housing responsibilities between municipal and provincial governments and the resulting myriad of approvals required to build residential housing has contributed to the high cost of housing.

Rhodes told members of the housing industry attending a seminar sponsored by the Ontario government that some municipal governments

operate on the philosophy that "if it doesn't pay, put it somewhere else."

The provincial government is stuck in the middle, he said. It doesn't have federal funds or municipal control. "In the long view a better solution will be found in a clearer definition of various governments' responsibilities," he said.

To speed up approvals the housing ministry has given other government agencies a maximum of 60 days to present any objections to an approval and the developer is promised a decision within 90 days. If it can't be made a status report is sent to the applicant explaining why.

"I can and will go ahead and approve if I don't hear from them but I can't apply this to municipalities. If they delay, the developer will have to go to the Ontario Municipal Board."

It has been estimated that up to 38 different departments and agencies at the provincial level and as many as 20 additional agencies at the municipal level have to be dealt with concerning requirements and approvals, according to the Ontario Housing Corporation.

A new provincial building code which went into effect on Jan. 1 should also speed up development, said Rhodes. Previously each municipality had its own code and regulations. Now all new buildings must conform to the Ontario code.



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ENGLISH STYLE HOME charming 1 1/2 storey stucco home. Friendly living room with open staircase that leads to a large bed-sitting room. The master bedroom is one the main floor along with another room that could be used for a T.V. room, den or bedroom. Bright eat-in kitchen joining a mud room with plenty of cupboard space. Walkout to a oversized garage. Asking \$57,500.

FANTASTIC LOT WITH ACCESS TO CONSERVATION PROPERTY. Peace and tranquility is yours in this lovely 3 bedroom bungalow with eat-in kitchen, dining area & walkout from living room onto large cedar deck. Excellent financing and the full price is only \$53,000.00.

STARTER DETACHED HOME. 75' frontage 140' depth fenced yard with pool. 3 bdrm bungalow, eat-in kitchen, full basement with rec room, 2 car carport. All for \$47,500.

GOLDEN OPPORTUNITY—an immaculate 4 bedroom home of beautiful angel stone and oversized 2 car garage. Large eat-in kitchen with sliding patio doors to cedar fenced yard. Separate dining room, bright living room, quality broadloom. A super 26x14 main floor family room with fireplace. Large lot, an excellent buy at only \$67,500.

26 ACRES In beautiful Erin Township. Ideal building site. 7 acres clear. Branch of Credit River. Try your down payment. \$41,000.00.

SHRUBS & TREES—1 acre with lots and lots of trees and shrubs to enhance this 4 bedroom raised bungalow with an in-law apartment. Large eat-in kitchen has built in oven and stove. Basement apartment contains bedroom 12' x 12', kitchen, rec. room with fireplace, attached garage, in-ground pool. Asking \$69,900.

- | | | | |
|-------------------|----------|-----------------|--------------|
| Gordon Moorehead | 455-8252 | David Tingley | 453-2534 |
| Ira Switzer | 877-9500 | Frank Murphy | 519-857-3105 |
| Maurice Beatty | 878-4418 | Max Harris | 877-6624 |
| Tom Ruston | 451-1421 | Marion Hamilton | 519-941-0512 |
| Connie Lagerquist | 451-6161 | Ted Peters | 451-1146 |

WM. M. WATSON F.R.I. MANAGER
29 MAIN ST. S.
GEORGETOWN ONTARIO
TORONTO LINE 453-2900

ASK ABOUT
OUR BRIDGE
LOAN PLAN



35 MAIN ST. ERIN
519-833-9393
Evenings 833-9593



ERIN CAR WASH
An ideal part time enterprise. We have list of equipment. Profit and loss statement available.



Three Bedroom Victoria 2 storey large living room, family room, above ground pool, paved drive.

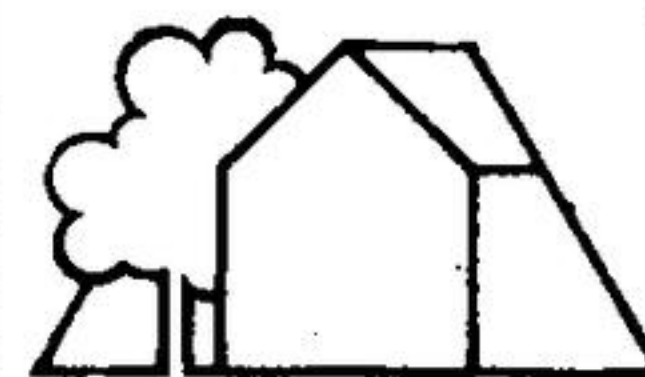


COUNTRY BUNGALOW
4 Bedroom raised bungalow, large living room, kitchen 13' x 12' with large eating area, rec room with fireplace, garage, 3/4 acre with view for miles.

LOTS
\$15,500—80' x 200' only a few left, edge of Fergus, asking \$3,500 down.
\$24,900—100' x 150', pool size lot, edge of village, terms.
\$34,500—37+ acres, 250' frontage, just off No. 24 Hwy. Caledon, terms.
All above lots, surveyed, building permits available.

HOMES
Bungalows, slidesplits, 2 storeys, modern or turn of the century. Give us a call, BETTER STILL, drop in and go through our MLS books for many more homes and lots in the area at various prices.

35 MAIN ST.—ERIN
(519) 833-9393 (Evenings 833-9593)



Stephen P. Saxe Limited Realtor

RESIDENTIAL
Wendy Saxe 877-2984
Rosetta Stolp 877-2180
Frank Tyrrell 877-7225

TOM COOPER 877-9620

LOTS, FARMS & ACREAGE
(Halton Hills) Norm Sinclair 877-6050
(Campbellville) Don McMillan 1-854-2435
(Caledon) Howard Cotton 453-6666

TIME!
Time to graduate to a more spacious home! Nestled among stately trees in the Georgetown "Park District", charming easy-to-live-in contemporary design. Two brick fireplaces adds decorator's touch. Modern step-saving kitchen makes cooking simple. Don't miss the opportunity to own exceptional property easily. See it right now \$74,900. Frank Tyrrell 877-2219.

BUILDING LOT \$17,500.00
Minutes from Georgetown, trees, 132' x 165', immediate possession, situated on paved road. Norm Sinclair 877-2219.

BUSINESS OPPORTUNITY
Established location in Georgetown. Land and business. Thriving service station. Statements available. 3 bay, lots of room available 4 cars, 1 bay can be used for trucks plus income 1100 square foot apartment, well decorated. Price \$99,000.00. Frank Tyrrell 877-2219.

10 ACRES - ULTIMATE PRIVACY
Pond, modern 3 bedroom, fireplace, large functional kitchen with eating area, convenient location, foundation for barn \$115,000.00. Norm Sinclair 877-2219

EXCELLENT STARTER \$47,500.00
Don't miss this fantastic opportunity to own your home in the country. Beautiful scenic area North of Milton. Two good sized bedrooms, new furnace, large landscaped lot. Don McMillan 1-854-2435.

RANCH BUNGALOW
Plus 20 acres \$115,000. 3 miles North of Mohawk Raceway, excellent barn for 8 horses, 1600 square feet, fireplace, entire property fenced. Don McMillan 1-854-2435.

COUNTRY SPECIAL
\$64,900. Georgetown 6 miles from No. 401. 3 bedroom brick bungalow with large recreation room, on a choice country lot. 877-2219.

50 ACRES NEAR - BALLINAFAD
\$7,500.00, 2 ponds, barn, 44 acres workable, immediate possession, original pioneer building site, Norm Sinclair 877-2219.

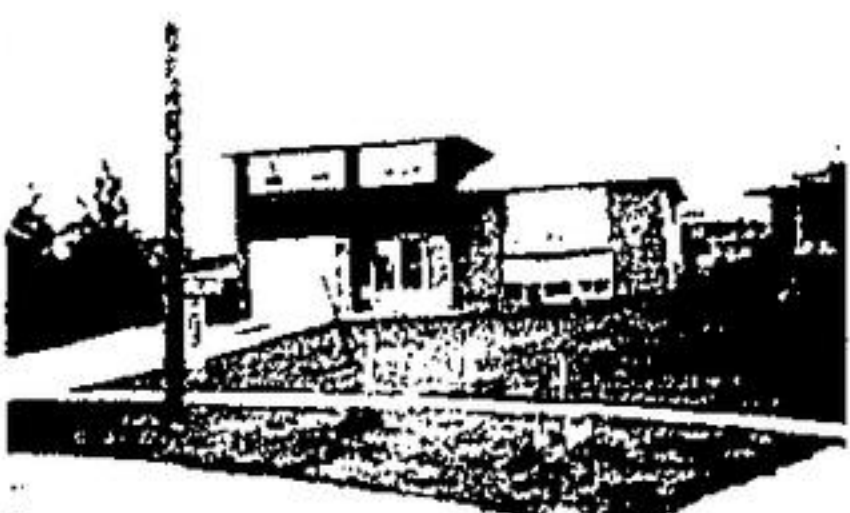
877-2219 170 Guelph Street, Georgetown 453-1111



164 GUELPH STREET GEORGETOWN ONTARIO
877-5213
H. FOBERT REAL ESTATE LTD. REALTOR
TORONTO 457-1752

Large Lot, Gorgeous Inground Pool!

4 bdrm slidesplit, main floor family room, and finished rec. room, extra washroom, carpeted throughout plus garage. This summer why search for a beach when a pool is in reach? \$72,900



Vendor Will Hold Mortgage!

Here's your chance to move your children into an 8 room storey and half older home in a quiet village 15 minutes north of Georgetown, one block from school. This is a home you can afford so act now and you won't be disappointed. Price \$41,900



W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown



PICTURESQUE TERRA COTTA
Stucco side-split on 98x198 lot. Features 2 bedrooms, family room, 4 pc bath and ultra sized living room with sliding glass doors to cedar deck and rear yard. Possible 3rd bedroom in basement. Well landscaped and backing onto acres of open land. Priced at \$59,900.



1 ACRE OF PRIVACY
Your own small orchard featuring an assortment of well maintained fruit trees, grape vines and 2 garden areas. Just north of Terra Cotta. Located on this 1 acre parcel is a frame bungalow having a kitchen, living room, 4 piece bath and 3 bedrooms. Basement has extra bedrooms, cold storage room, rec room with franklin fireplace, laundry room with extra 2 piece bath and a separate door to the rear yard. Single car garage attached to house by a breezeway. Private and peaceful home and only \$7,500.

27 ACRES OF ROLLING LAND north of Terra Cotta. Bank barn on property and 5 acres of hardwood bush at rear. This land has several excellent building sites and is located in an area of many fine homes. Asking \$57,000.

OFFICE 877-4441 OR 877-5165
IRENE CURRY 877-6616 LLOYD CRICHTON 877-6546
MARJ HUNTER 877-6906
HUGH HUNTER A.A.C.I.
APPRAISAL MANAGER 877-1931



OLDER FAMILY HOME
This older 4 bedroom home has a kitchen, pantry, formal dining room with well-enclosed sliding doors to living room, den, rear wood shed and a single car garage on 66 x 132 lot. Large amount of Oak trim throughout. Old fashioned high ceilings, open decorative stairway and tile faced fireplace along with random-width wood flooring. Needs renovation. Asking \$59,500.



IMMEDIATE POSSESSION
Well located for retirement home, priced right for starter home. Very pleasant sun room, large living room, separate dining room, large kitchen, den or 3rd bedroom and utility room all on 1st floor. Two bedrooms and bath on second floor. Carpeted throughout. Space for nice garden on 64x132 ft. lot. Priced at \$46,500.

JOHNSON CARNEY

232 Guelph Street — Georgetown



\$54,900. GEORGETOWN DEAL

Ravine, 1 car attached garage, bath ensuite, broadloom. The picture tells the tale - 7 years old, 3 bedrooms, beautifully decorated, all brick.

SERVICE — WE BELIEVE IN IT!

877-5261