HALTON HILLS & AREA PARADEOFHOMES

By Mack Parliament Director of Publications Canadian Real Estate Association

More and more the lives of Canadians are shaped by the activities of government at the local, provincial and federal levels. Government never seems to tire of reaching into the pockets of taxpayers to finance its objectives or to pay the interest on debts.

It is therefore refreshing to have among the vast array of government departments, one concerned with the present and future quality of life in Canadian cities, which can show taxpayers some concrete examples of its accomplishments-maybe just around the corner. Many other government departments are too distant from the average citizen for him to see or un-

derstand its activities. The department, the Ministry of State for Urban Affairs, is relatively new and was formed only in 1971. It has 296 full-time employees; and employs another 126 under personal service contracts and had operating expenses last year of \$15.3 million.

Why should there be a Ministry of Urban Affairs? One might ask, since the country is an aged to get along without one for more than 100 years after Confederation.

The answer lies in the changing pattern of Canadian society. In only about 50 years the country has been converted from one of thinly populated rural communities and a few large, but unimaginatively designed cities, to one of the most urbanized countries in the world. While Canada was gaining stature as an industrial nation requiring a large in-city labor force, the population grew quickly and has doubled since

This rapid growth which was concentrated in urban centres exerted pressure on existing facilities such as housing, utilities, social services, public transportation as well as educational and cultural facilities.

The kindest thing that could be said about urban planning in the earlier part of the century is that it was haphazard and, as years passed, some communities were classic examples of bad planning, or the tack of planning in any recognizable form.

These things, coupled with the effects of growth, the rapid depletion of non-renewable resources and dustrialization with its attendant pollution, all dicated the need for a central agency to research existing and

emerging problems and assist in developing policies to resolve them. So the Ministry of State for Urban Affairs (MSUA) was born.

Although still only a fledgling department compared to some of the older ones in business since Confederation, a major restructing was undertaken last year Among the most significant changes was the linking of the ministry with Central Mortgage and Housing Corp. (CMHC) under the same official, William Teron, with the rank of deputy minister.

With the reorganization MSUA plans to foster "a consistency between federal urban policies and objectives" and give encouragement and support where possible to provincial and local governments in their development plans - in short to improve living conditions in Canada.

Some Canadians often feel they see very little of a tangible nature in return for the tax dollars they contribute to the public purse. They don't collect unemployment insurance, welfare payments, receive any subsidies, transfer payments or participate in any of the government houring programs. They do, however, use the government's post office and have to pay again for what is sometimes very poor service.

' Yet with Urban Attairs on the scene government is brought closer to the people who pay the taxes and hopefully all will benefit through general improvements in urban life. Better still, some of the pitfalls of growth and aging, which have plagued older cities in

other countries may be

avoided.

During the last fiscal year. for instance, continuing financial and mechanical assistance was provided to both municipalities and provinces involved in developing and implementing development plans, Among cities receiving such help were Vancouver, Edmonton, Calgary, Saskatoon, Winnipeg, Toronto, Montreal, Quebec City, Halifax and Saint John.

But smaller centres were not overlooked. The ministry has been cognizant of the fact that in increasing numbers Canadlana are moving to smaller communities. It conducted a study on this migration and found residents of small and medium-sized rities generally favored growth, while those in larger centres wanted to slow down or limit growth. This is puzzling in light of the fact many residents of small communities moved there to escape the undesirable aspects of big city life. However, half

of those polled did not want to live in a city of more than 50,000.

A variety of training programs have been established to help provincial government officials hone their skills to deal with the complex problems of urbanization.

MSUA has also expended considerable effort on evaluating the federal role in urban transportation systems. Residents of cities with good public transportation can be in some other centres.

Cities such as Lethbridge. Kamloops and Red Deer have already been granted funds to improve their transportation systems.. Others have prepared applications and will likewise likely obtain assistance.

Although Urban Affairs is young in years, its weight and imagination is being felt across the country and unlike some other federal government departments, the results of its programs are apparent to Mr. and Mrs. Average Citizen. Hopefully the quality of life of Canadians generally will improve because the federal government recognized the need for a central agency, which would provide expertise to all municipalities, which they may be unable to afford themselves, and back it up with financial assistance.



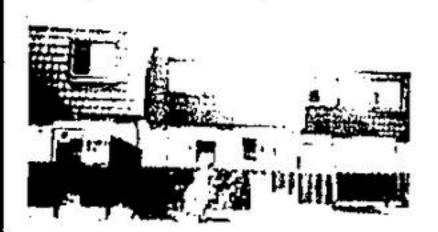
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Mature treed, one acre property close to 401. Beautiful landscaping and a big 3 bedroom sidespilt, broadloomed throughout, large kitchen, separate dining room, plus family room with walk out to poolside patlo and inground concrete pool. Owner leaving country, so priced to sell at \$89,900.



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10 acres, high and dry vacant land, 2 road frontage, good building poteh-



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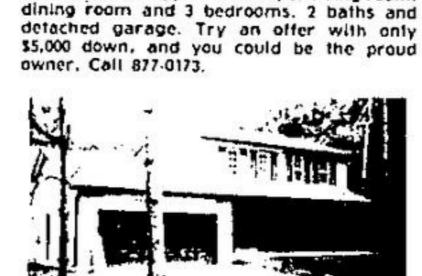
bedroom side spllt in show room condition. Huge living room and dining room and super 18 If. kitchen that every woman dreams of, 3 baths double garage and main floor 27' family room with walkout and a stone fireplace beyond compare. Would you believe all this sits on 1's rolling acres. Don't delay move in loday, Call 877-0173.



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only 2 miles from Erin. Builder's pride and loy waiting for you to pick the paint and broadloom. Spacious family room with 100 year old brick fireplace and walkout to your own woods. Lots of cord wood already cut. Don't delay call 877 0173 today.

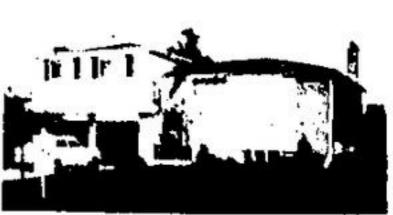
COMPARE THE VALUE

Close to downtown and space galore Living room 12'x12' seperate dining room 12'x13' kitchen 18'x 12' plus 3 huge bedrooms, all new carpeting and decorating. Where else in town can you get such good value for just \$47,900. Call 877-0173.



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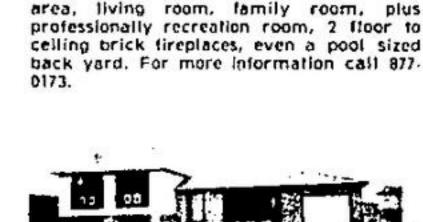
An attractively finished home with over 1800 sq. fl. of luxury living space. Deep thick shap broadloom throughout, open sunny kitchen with lots of cupboard space, 3 bathrooms. Try \$65,900. with \$6,590. down. It could be yours for less monthly cost than you think. Call 877



READ THIS CAREFULLY!

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gets you - scenic park area, format dining

room, large kitchen, with large bright eating

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4 BEDROOM SEMI-DETACHED Mature trees, lenced yard, close to school and plaza, large kitchen, rec room linished. Priced to sell tast, \$48,700.

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A FIREPLACE AND LARGE LO These are two of the features of this lovely 2 bedroom bungalow. Located in a quiet area, and sitting on a 66x132 foot lot, this home has a nice sized kitchen, living room, and a family room with a stone fireplace. There is a modern 4-piece bath and forced air heating. A lovely house and asking \$47,000.

SCENIC - 40 ACRES One of the few remaining parcels, situated What seclusion this well freed 17 acres offers Two natural springs rising on property for show it to you. future ponds. Well within commuting distance to Toronto, on all-year-round road.

Asking \$140,000 with good terms.

high on the Niagara Escarpment with a with over 1000 ft. frontage and great panoramic view of Southern Ontario. Ideal possibilities for large lake - a very unusual setting for your future home and hobby farm. piece of property - interest? Catt and we'll

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