

Deal too costly: Black

Ontario Liberals believe in free trade, just not in the

federal Conservative version.

Lot levies revised

Lot levies in Midland are a good deal, for the buyers of unserviced property. Bringing the lot levies up to 1987 levels is one of the projects of the town public works committee.

"Lot levy" is interchangeable with "impost charge." Whichever the name, the charge represents the cost to the municipality of giving the owner of the new property municipal services enjoyed by the rest of the town's property owners. The levy is set such that the new property owner pays the cost of being added to the system.

The Midland levy for a residential lot is around \$500. In one subdivision in Midland the lot levy is half that, because the plan of subdivision was approved years ago and building began only recently.

Ainley and Associates, the town's planning consultant, has suggested that an up-to-date residential lot levy should be \$3,100 or as much as \$3,500.

Industrial and commercial levies are calculated by the same formula but are different amounts.

Political considerations enter into the setting of lot levies. Municipalities with a desire to promote development can set their lot levies for industrial land at less than the formula figure. But lot levies can't be set too low. A municipality with a low lot levy should be able to justify the figure if it is challenged.

Someone has to pay for the extension of municipal services: if not the new taxpayer, then all of the established taxpayers in the municipality. Too low lot levies become a future burden on all of the taxpayers.

One of the limits to Midland's growth is the capacity of the sewage treatment plant. The plant can handle 3 million gallons a day. Currently 2.3 million gallons are treated a day. Nearly 2 million gallons are from homes.

A guide offered by Ainley and Associates is that if the daily industrial contribution doubled, the town could grow by only 4,000 more residents. The less the increase in industrial contribution, the greater the population can increase. If Midland was a

community of nothing but homes, Midland could have a population of 25,000 with its present sewage treatment plant.

Last Friday Muskoka-Georgian Bay MPP Ken Black said his party's position is that the federal Conservatives are paying too high a price.

Lower prices in some areas and more jobs do not outweigh what Canada will be giving up, in areas including agriculture, and

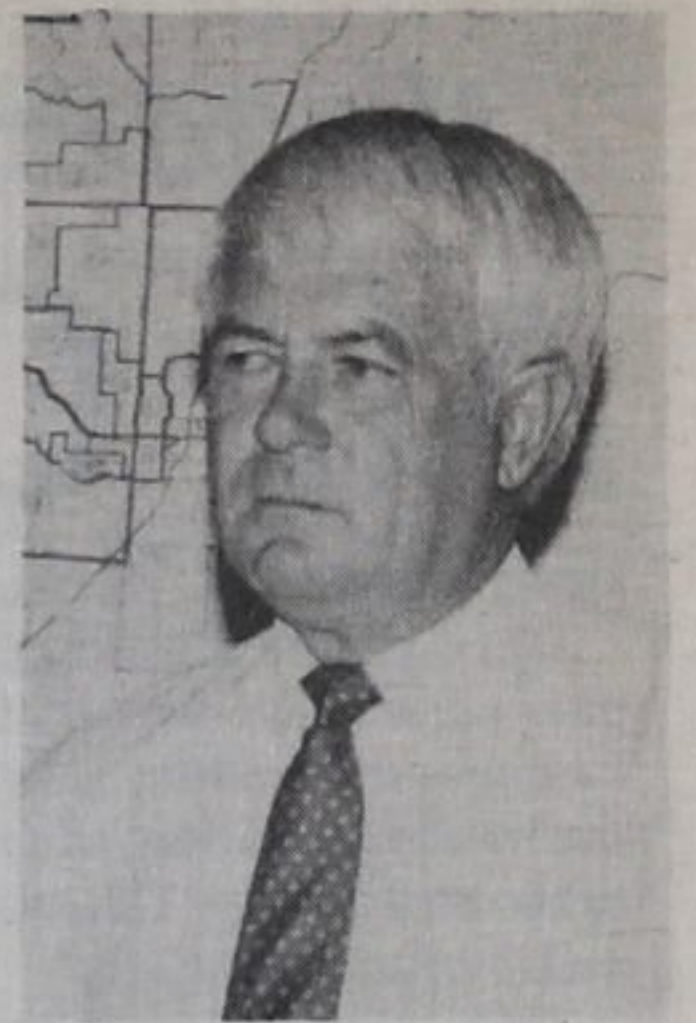
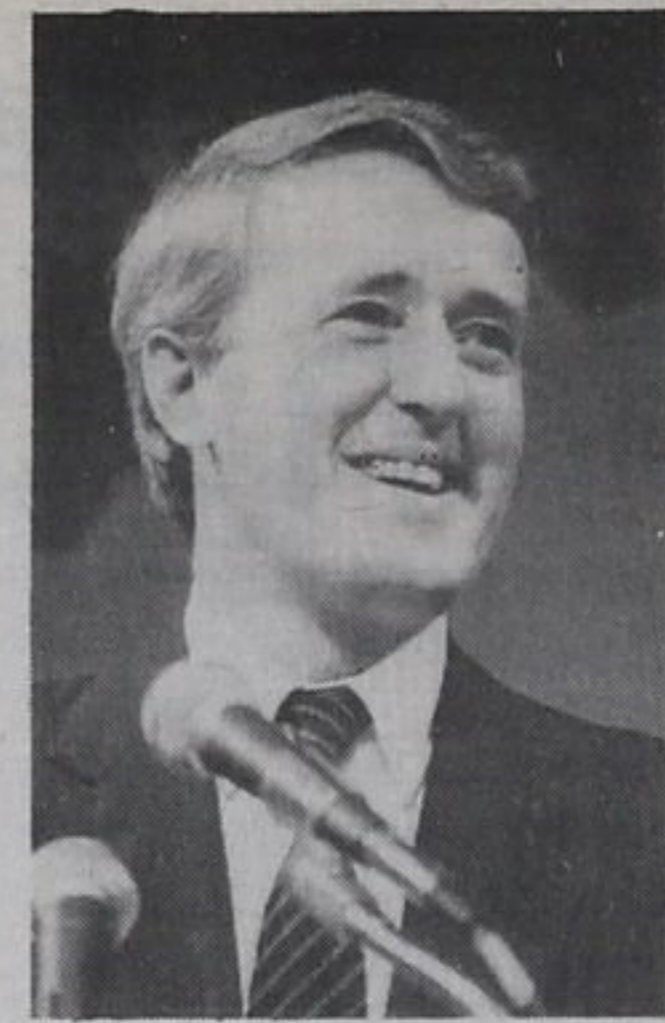
food processing, he said.

The auto pact requires 50 per cent of cars sold in Canada to be made in Canada. The free trade agreement says 50 per cent made in North America. Auto parts can be made more cheaply in the U.S., Black said.

The benefits of this free

trade agreement will come anyway. "The whole world is going that way" (to a dropping of trade barriers). Eighty-three per cent of Canada-U.S. trade is tariff free now, he said.

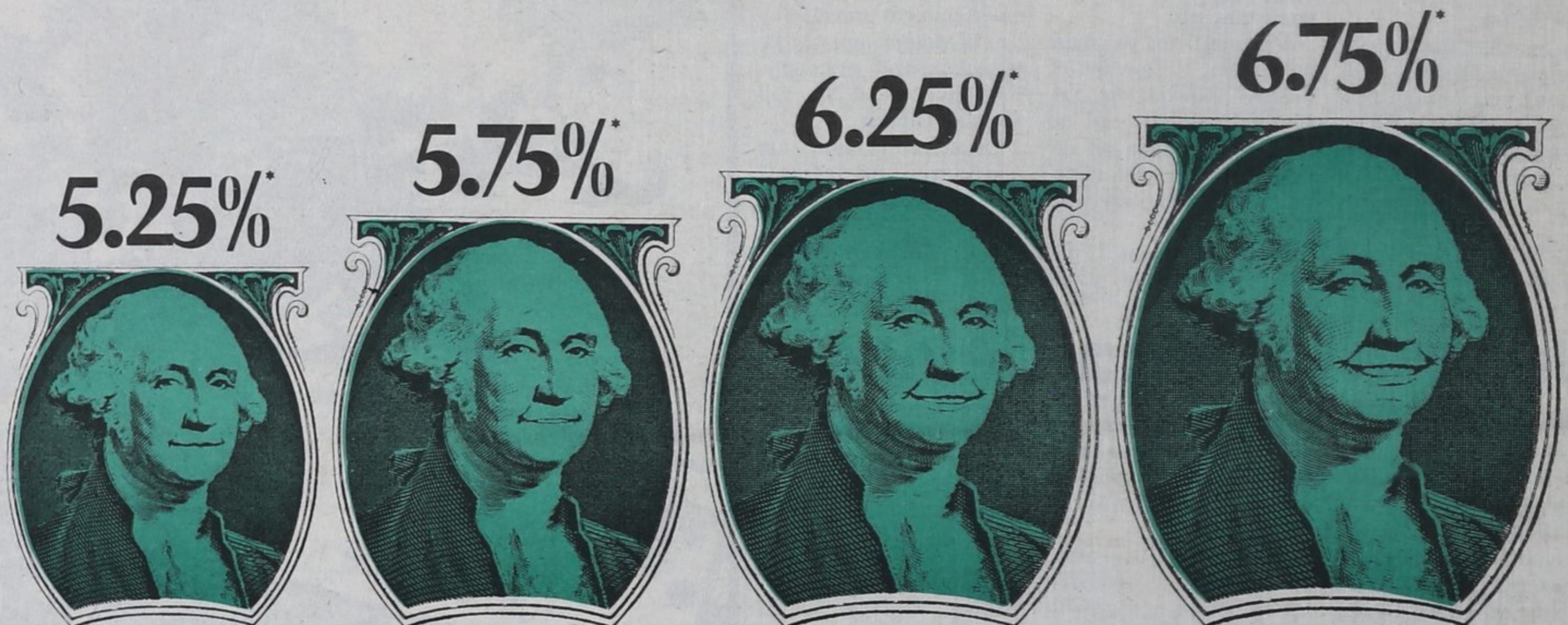
The "big chips" of energy and natural resources are being dealt away, he said.



Brian Mulroney

Ken Black

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Hydro up in Midland for 1988

Customers of the Midland Public Utilities Commission will pay more for electricity in 1988.

Ontario Hydro has raised the price of the electricity it provides the municipal utility by 4.7 per cent. The increase passed on by the PUC likely will be at least four per cent.

New electricity rates are announced in January.