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Richmond Hill Curling Club announces a limited number of memberships are still available at half season rates.

FOR FURTHER INFORMATION CALL **AV. 5-4554**

COUNTY OF YORK

SEALED TENDERS, properly marked for the supply of Furniture and Equipment for the new Home for the Aged, York Manor, Yonge Street, Newmarket, will be received by the undersigned up to 5:00 p.m. on Tuesday, January 31st, 1961.

TENDER forms may be obtained at the County Building.

THE lowest or any tender not necessarily accepted.

J. L. Smith, Clerk, County of York, 62 Bayview Avenue, NEWMARKET, Ontario

Revised Zoning By-Law Will Be Discussed At Public Meeting Feb. 2nd

The 70 foot set-back requirement of the Richmond Hill Planning Board for a proposed Dairy Queen outlet on Yonge Street will be one of the contentious clauses in the revised Land Use By Law which will be considered by Town Council next Monday night.

Mayor James Haggart has announced that this meeting will be devoted exclusively to consideration of this revised By Law. Presented to Council last Nov., by the Planning Bd. the by law was given first reading last year.

Mayor Haggart also announced that a public meeting will be held Thursday evening February 2nd, when all ratepayers of the town will have an opportunity to ask questions and make suggestions regarding the by law. In making the announcement the Mayor urged that all ratepayers take an interest in this important local legislation.

The revised zoning by law prepared by the Planning Board after consultation with town planning consultants is the result of months study and consideration. It amends the existing by law and will be effective when approved by the Ontario Municipal Board.

The new by law spells out very clearly the restrictions effective in the different zones. It provides that "no part of a basement or cellar of any building shall be used as a dwelling unit" except in the case of an apartment building.

The set-back for new buildings in some sections of Yonge Street is seventy feet. There is provision for high rise apartments in certain areas and in others apartment buildings are not allowed.

Copies of the proposed by law will be available at the Municipal offices and Mayor Haggart and members of council are most anxious that all ratepayers take an interest in the proposed changes and let council know if they have any objections. Once the by-law is passed it will be too late.

The 70 foot set-back which will be only one of several contentious clauses may not be adopted by council. At Monday night's meeting several council members while refusing to go along with the Mayor's censure of the Planning Board made it very plain they had varying opinions on the need for a 70 foot set-back on Yonge Street.

Vaughan Deals With Estelle And Kleinberg

On Monday night, Vaughan Township Council went through 23 pieces of business in exactly 34 minutes and then went in committee, heralding a new way of running the townships' affairs, sacrificing council-floor discussion for efficiency and employing council meetings only for the purpose of publicly accepting or rejecting recommendations by various committee heads.

Two recommendations represented a rather flat climax to township questions which had created considerable interest among ratepayers for several months prior to and during the recent elections. These involved the Estelle Industrial Subdivision and Kleinberg Estates Limited.

There will be no further consent to severances of the 63-acre property at Jane Street and No. 7 Highway until council has reviewed the entire situation and feels satisfied that Vaughan will get its due worth out of the land assessment and in other ways. The property, owned by Bill Sills, entered the recent election campaign when it was stated that two councillors were guilty of trying to place their interests above that of the township. Former Councillor Bruce Ralph, one of those mentioned, said he had been the family solicitor for the Sills and nothing more. Some weeks ago, last year's planning board, as one of its final acts of the old year, permitted Estelle Investments Ltd. to break up a parcel of land to construct a curling rink which, according to the principals will ultimately have 12 rinks and cost about \$240,000. This decision by the board did not require council approval. The former council meanwhile agreed to advance some \$40,000 of township money for roads and water mains. This is called 'stage one' of the by-law

involved. Estimated cost of advances for 'stage two' improvements of the land affecting the curling rink is \$60,000.

If the Ontario Municipal Board approves the by-law, the \$60,000 will be used to build 1,347 feet of Edgeley Road, on which the industrial subdivision fronts, and a new, 940-foot Maple Creek Road. The curling rink would sit on a four-acre plot of land east of Jane Street and South of Highway 7.

Under the clerk-treasurer's direction, the township now is in the process of preparing detailed reports for each department, including the planning and building committee, showing what has transpired in the past four or five years. These will have the effect of thoroughly familiarizing the new council with the development background of the township and in the light of present conditions will largely determine future decisions made by the township administration.

The planning board, this year made a seven-member body as against the former five-member body, has been asked by council to refuse any further severances on the Estelle property until advised to do so. Severances must be granted before property is sold or mortgaged.

Kleinberg Council instructed Mr. Keith Hopper, Consulting Engineer for Vaughan Township to establish a definite cost of installation of the water mains and construction of a pump house and reservoir with the necessary appurtenances for the Kleinburg area and the Kleinburg Estates Limited clearly establish its ability to pay its share of the cost of water mains and pump house and reservoir as provided in the agreement. At the same time it granted Kleinburg Estates permission to build a model house subject to township by-laws and payment of the discharge fees.

Background The value of Kleinburg Estates Ltd., south of the Kleinburg School, is about \$200,000 according to information at hand. The land was bought by Kleinburg Estates late in 1960 from a firm headed by John Spence (Alderhurst Development Ltd.) Two of the principals of Kleinburg Estates are Aaron Grad and Arnold Schniffer, who also were principals of Harmony Builders, the firm which built approximately 116 houses in the Normale Subdivision where recently several home owners have been up in arms over what they term faulty construction and inadequate drainage. This controversy led to the setting up of a three-man committee including Deputy-Reeve Jesse Bryson who were charged with the task of inspecting the area homes and make a report to the ratepayers. This report is expected any time.

Spence took a \$50,000 down payment and a \$150,000 first mortgage in order to get his down payment. Kleinburg Estates Ltd. borrowed \$37,174.20 from Del Brocco Contractors. This means the Kleinburg Estates Ltd., have a \$13,000 equity in the property pending the paying off of mortgage obligations.

Normally when a subdivider registers a plan with a township and the Ontario Department of Planning and Development he is required before getting building permits to post a bond for water, sewers and roads, as the case might be. In the Kleinburg Estates case this bond was to have been \$345,000.00. Instead of posting a bond or cash, the firm arranged to give Vaughan a conditional mortgage for \$345,000.00. Thus the company now has a total of \$532,000.00 in mortgages on property for which \$200,000.00 was paid. In other words, the land is over mortgaged \$332,000.00.

The gist of the recommendation made by the Vaughan Waterworks Committee and accepted by council at its Monday meeting simply means that Kleinburg Estates Ltd. must prove that it can pay for needed services, to the point that Vaughan as a whole will not run on financial risks.

LANGSTAFF NEWS
CORRESPONDENT: MRS. B. LEPKEY

Young Women's Institute
The January meeting of the Langstaff Young Women's Institute was held at the home of Mrs. Ruby Manol, on January 11. 12 members and three guests answered the Roll Call. "Do an exercise and explain."

A Euchre will be held on January 20th at the home of Mrs. Joan Suter. The auction donated by Mrs. Marge Blow was won by Mrs. Carol Suter.

For the programme each girl brought a yard of material and Mrs. Joyce Curtis demonstrated how to make an apron.

Lovely refreshments were served by Mrs. Ruby Manol, and Mrs. Fern Russell. The members sang Happy Birthday to Mrs. Carol Suter when she was given a Birthday Cake.

The January meeting of the Langstaff Home and School Assoc., was held at the School on January 10.

Dr. R. W. B. Jackson, Director of Research for Ontario Department of Education - recipient of a Carnegie Institute Award was guest speaker.

Dr. Jackson favoured the group with a highly entertaining resume of four months recently spent in Australia. His discussion included facts relating to certain cities and various industries. Of particular interest to the meeting was his opinion of the present day schools in Australia. He also felt that the opportunities for employment being at an extremely high level resulted in the pupils leaving school at a much earlier age.

Dr. Jackson displayed native crafts, showed films in colour, viewing various settings.

Australian records were played prior to refreshments being served. This ended a very enjoyable evening.

Birthday greetings to Evelyn Roy, who celebrates her 7th birthday on January 19. Her many little friends wish her "Many Happy Returns of the Day."

North Richvale News

Correspondent: Mrs. A. Blackburn
108 Yongehurst
TU. 4-2617

Mrs. W. Turner opened her home to the Sugar & Spice Club January 12, with a splendid turnout. An auction sale was held which proved to be very entertaining, as well as being financially successful. Winners at cards were Vi Lawrie, Dot Saul and Elythe Shepherd. Hostesses were Mrs. B. Houle and Mrs. L. Wainwright.

Mr. and Mrs. Frank Fryer of Yongehurst Road are holidaying at the present time, in the Florida sunshine.

Mr. and Mrs. F. Taunton of Toronto spent last Sunday visiting with Mrs. M. Holmes of Yongehurst Road.

Wedding

Warburton-Dubkowski
A pretty wedding took place on January 6 when Betty, daughter of Mr. and Mrs. J. Dubkowski of 16th Avenue, Richvale, was united in marriage to Mr. David S. Warburton of Toronto, in St. John's Anglican Church, Toronto. The bride wore a three-quarter white broadcloth gown, with the net crown veil. The matron of honour, Mrs. J. Naples was gowning in mauve, and carried pink flowers. The best man was Don Craig of Toronto. The reception was held at the home of the groom's parents, and guests included, Mr. and Mrs. Gregg from Belleville, Ont., Mr. and Mrs. P. Grysek from Capreol, and relatives from the United States. The couple left for their honeymoon trip through the Southern States and on their return will reside in Toronto.

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WOODBRIDGE — Equalling a world record in Rotary International attendance, the Rotary Club here has been given the Basil Tippet Memorial Trophy, the most coveted award in District 707 of this organization.

EDGELEY — Alfred Bagg & Son, of Edgeley Jerseys has sold a bull calf to Elmer Myers of Charlotte-town, P.E.I., who has one of the high producing Jersey herds in Eastern Canada. The bull calf—Edgelea Acme Selection—129768 — was the first prize junior specimen at both the CNE and Royal Winter Fair.

STOUFFVILLE — Bell Telephone has completed the installation of six phones and hookup to the local fire department.

Business Administrator For Public School Board Mrs. Langstaff H. S. Rep. To Be At Feb. Meeting

Richmond Hill Public School Board passed a motion to hire a Business Administrator at last Thursday evening's meeting. Vice-chairman Harold Sanderson made the motion, seconded by Trustee J. Rabinowitch. Chairman L. D. Clement specified three reasons why it was necessary to hire a business administrator — first, Superintendent Gordon McIntyre has to give time which he should rightly devote to educational matters in the school system to supervision of its business. Secondly, the amount of work the individual board members have to put in is great, said Chairman Clement, "I for one couldn't keep it up indefinitely." And thirdly, "We might not always have competent people on the board to do the job right," added the chairman.

Trustee Mrs. Connie Matthews asked, "What is the range of salaries which the board expects to pay the business administrator?" Chairman Clement answered, "In the range of a principal."

Trustee Rabinowitch said, "We have a fair idea of what we want" for a movie projection room could be available for a craft room for six months at least, providing the competent leadership was provided. Mr. Taylor told the board the boys' club consisted of 40 members and he was sure there would be more members if there were more facilities available.

The lease for the walkway on Mrs. Nelson's property, near Crosby Avenue Public School, will be renewed for another year, on the same basis. However, Trustee Williams, seconded by Trustee Ferman, made the motion the board write the town council that in the event they are considering a right-of-way from South Taylor Mills to the park this could very well be to the west of school property on Crosby Avenue and could thus service the school, St. Matthew's United Church and park. Trustee Williams remarked it was poor planning on the part of the town to "have a park with no right of way."

Board-Staff
It was moved by Trustee Williams, seconded by Mrs. Irene Worrel, that a seminar discussion group be established between the board and the staff. The time of meeting was not decided.

CCF Leader At Markham

Mr. Hazen Argue, M.P. for Assiniboia, Sask., National Leader of the CCF Party, was guest of honour at a Dinner sponsored by York North CCF Riding Association in St. Andrew's United Church Hall, Markham, on Friday, January 13th.

Over 200 people from all sections of York North Riding gathered to pay tribute to the recently elected Party Leader, who was accompanied on the visit by Mrs. Argue.

In his address to the dinner, Mr. Argue made reference to the coming formation of the New Party, which, he stated, will be democratically controlled by the people of Canada—not by a clique or by corporations inside or outside of the country. "This is a day of change," he said, "a day of new ideas. The day of political miracles is here... the New Party is not a flash in the pan."

Head table guests numbered many prominent political figures at various levels of government, among them being Mr. Donald MacDonald, Ontario CCF leader, and Mrs. MacDonald; Mr. Tommy Thomas, MPP for Ontario riding in the Provincial legislature, together with his wife Her Worship Mayor Christine Thomas of Oshawa; Controller William Dennison of the City of Toronto, and Mrs. Dennison; Councillor Maurice Windatt of Vaughan Township, and Mrs. Windatt; as well as various representatives of farm and trade union groups in the area.

Chairman in charge of arrangements for the dinner was Mr. Robert W. McVey, Markham.

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