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BEAUTIFUL country home in superb landscaped setting. \$59,500.
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Town Should Be Growth Centre

Richmond Hill should be designated as a sub-regional centre with a population of 50,000 to 250,000 people under the Toronto-Centred Plan for Development, Town Councillor Lois Hancey maintains in a submission she has prepared and forwarded to the Ontario Government on the draft of this plan submitted by Premier John Roberts last May.

Mrs. Hancey presented a copy of her comments to the government to each member of Richmond Hill Town Council December 7, with the expressed hope that they will study it and endorse it.

"This would result in a city of sufficient size to withstand the pressures of Metro (as Mississauga has, and provide the work force with work opportunities, sufficient at least to compete with the dormitory tendencies," Mrs. Hancey maintains in her submission. "It would also be able to support shopping facilities large enough to overcome the big city pull. All of which would reduce the movement of goods and people, in turn reducing costs."

The lady councillor also points out to the provincial government that transportation needs for the larger Richmond Hill could be met easily without any greater cost than those proposed in other parts of the region. Servicing with water and sewers can be provided at a cost in relationship to many of the proposals of the plan and in fact for less than in some of the areas proposed. She concludes her presentation with the emphatic statement that the concentration of population as suggested would better serve the Region of York and its future.

In her comments, Mrs. Hancey describes Richmond Hill as "the major area of population proposed in the northern corridor as has been discussed in relation to the York Region. The projected population is for a maximum of 50,000 people. It is projected only as a local center. Markham with a much smaller population projection of maximum 20,000 is suggested as a sub-regional centre, the smallest sub-regional centre proposed in the concept it is so small in fact, that one wonders if this is not a drafting error. How the sub-regional standard of service can be provided at this level of population is seriously questioned. It can only be assumed that this is not a serious proposal. If this is so, then an alternative should be explored. This alternative is Richmond Hill.

"The historical as well as its geographical location makes it an ideal location for expansion. The existing town is well serviced and already supplies many of the needs of the area. It is recognized as the central place of service it can supply at present and the level it will be able to supply under the projected population is well below that expected by the population of the area. The ability of the town to supply the needs of the people would be limited and the region will not be able to, for in effect, they have the same base of taxes.

"The eventual result could well be a low level service area supplanting only dormitory population to Metro, which population would become even more oriented to Metro bringing additional pressure for its inclusion in the metropolitan centre and thus destroying the concept of an urban corridor to the north of the Metro area, but separated from it."

Mrs. Hancey summed up her thoughts on the "Design for Development, Toronto - Centred Region" in seven points.

1. The Region of York will require a regional centre.
2. The Region of York will require a tax base sufficient for its needs. (This is not provided in the "Concept")
3. The area designated as open space to the north of Metro will need urban facilities that can provide the level of service required. A centre of 20,000 to 30,000 will not be able to supply those facilities.
4. To resist the pressure of Metro to expand, a large clearly identified urban centre of interrelated interest will be needed - the size projected will not be large enough.
5. The minimum area of population suggested is 50,000 to 250,000.
6. The present proposal will supply just another low level suburban area of dormitory population.
7. The area best suited to be created as the regional centre is the Town of Richmond Hill.

O.P.P. REPORT

OAK RIDGES DETACHMENT

This Year's Highway Toll Mounts To 27

Twenty-seven people have been killed in 25 motor vehicle collisions on provincial highways in York County, so far this year. Comparative figures for 1969 were 37 persons killed in 29 motor vehicle collisions.

John Elwyn Loughheed, 24, 12 Centre Street, Aurora, was fatally injured in a two-vehicle crash on Highway 11 at Federal Farms, Bradford, at 10 pm December 9. The car he was driving was in collision with a tractor-trailer driven by James Arthur Antler of 79 Oak Street, River Drive Park. Property damage was estimated at \$1,000 and the investigation was carried out by Provincial Constable Roy Nelson.

Burglars Get Jewelry At Concord

Charge 2 Juveniles After Fires At Unionville CN Railroad Bridge

Jewellery valued at \$410 and a \$14 coin collection were stolen in a December 11 break-in at the home of Benito Giovannoli, King High Drive, Concord, according to Vaughan Township Police.

Entry was gained by pushing in a side door of the residence.

Also last weekend in Vaughan, a chain saw and various articles of clothing were stolen during a break-in at Reliable Mover and Marine at Elgin Mills.

A pair of skis and a pair of ski poles were taken from the ski rack at Uplands Ski Hole in Vaughan during the weekend. The name of the owner Warner Cowan was printed on the skis.

Christmas Tree lights were stolen from the Benson, Niepage and Henderson residences on Nashville Road in Vaughan on Saturday.

In Richmond Hill Saturday night two tires and rims worth more than \$50 were stolen from a car at Twin Hills Mercury Sales, Yonge Street North.

On December 11 a nine-year-old boy accidentally put his foot through a large plate glass window at Atlas Photo Supplies, Richmond Heights Centre.

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\$63,900. Bordering pond and conservation area, 9 rooms, 3 fireplaces, 2 car garage, many extras. 1 acre. Excellent financing, 7 1/2% 1st mortgage.

RICHMOND HILL - Privacy
\$57,500.00. Nestled behind over an acre of mature trees, lawns, stream. This property is one of the few left for the family who want estate living - and be able to walk (5 minutes) to everything. Tudor style home, 2 fireplaces, 2 baths, 2 car garage, centre hall plan with separate living and dining rooms. With \$25,000.00 down. Vendor will hold one mortgage for the balance at 9 1/2%.

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20 acres near Newmarket, cobblestone farmhouse, excellent 10 horse stall barn, with hydro and running water, vegetable garden, small orchard. 8% mortgage carries \$155.00 P. & I. Mrs. Ladkin, 889-9330.

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RANCH BUNGALOW - WEST SIDE
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This lovely west side home can be purchased for only \$5,000. down, and you can move in immediately. Four bedrooms, angel stone fireplace.
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RICHMOND HILL, ONTARIO

Enquiries are invited from owners or authorized agents to build and lease space to accommodate Provincial Court and other Offices of the Department of Justice. Existing adequate facilities may also be considered.

The space required is to consist of approximately 4,000 square feet with accompanying paved parking facilities for 10 staff cars and 20 public vehicles.

Interested parties should contact Mr. E. R. Gregory, Regional Supervisor, Property Branch, Department of Public Works, 13th Floor, Ferguson Block, Queen's Park, Toronto, Ontario.

Submissions are to be presented prior to Friday, January 29, 1971.

Please quote File No. L-1945 Richmond Hill.

The lowest or any tender not necessarily accepted.

T. R. Hilliard
Deputy Minister

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SHOULD YOU BUY A HOUSE WITH AN IMPORTANT DEFECT?

Harry Sadler, F.R.I.

If you like it in all other ways, then it depends on whether the price is right

We're reminded of the case of a home with a wet basement - a sure drawback to any property and a sure-fire fault to turn off the enthusiasm of otherwise ardent buyers.

The cold, dollars-and-cents facts about this kind of situation, however, are that more than likely the fault could be remedied for far less money than the owner would ask for the property if he corrected the fault himself.

In this instance, the buyer was able to purchase the property for two-to-three thousand dollars less than it otherwise would have sold for if the basement had been repaired by the owner.

The cost to the purchaser of repairs? Less than \$1000 for the installation of drain tiles that made the basement absolutely dry.

Your most reliable guide, if you are considering a home with a significant defect, is the counsel of a conscientious Realtor who is in daily touch with property values and whose experience can guide you to an economically-wise decision.

Don't let a defect blind you to a substantial bargain. See you next week.

"My wife, the chinchilla rancher. I'd hardly know she was working-except for the second income."

Says Mr. JOHN PODMOKLEY of VINELAND

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