



(Photo by Susan Samila)

Town's Salt, Sand And Snow Ploughs Ready

With salt, sand and snow ploughs ready at the Richmond Hill Works Yard, can winter snows be far away? Until this week at least we've been lucky and Old Man Winter has stayed away. But the time will come. As seen here the town's snow ploughs look every bit like heavy artillery ready for battle.

Municipalities Face Modular Home Push

Municipalities here in York Region had better hurry up and prepare themselves for much greater pressure from mobile or modular home developments.

Ontario Housing Minister Robert Welch made it pretty clear last week that mobile or modular homes are being very actively considered by his new ministry as an important component in the battle being mounted against the exploding crisis in housing. All sorts of residential units are in very short supply. Prices and rents have been skyrocketing.

At present the towns of Richmond Hill and Whitchurch-Stouffville here in Southern York Region are faced with major applications for modular or mobile home subdivisions.

RETAIL TAX CHANGES
Welch, head of the province's newly created housing ministry, last week told the Canadian Mobile Home and Travel Trailer Association meeting at a Metro hotel that the government is studying changes in the retail sales tax on mobile homes.

The mobile home association is pushing hard for a tax cut. The factory home builders say they are being discriminated against because they pay the seven percent retail tax on 100% of the value of their completed product, including the labor put into building their home units in a factory.

On the other hand, builders of conventional homes pay retail tax only on their materials. The factory home builders say this means competing "on site" home builders really pay retail tax only on 50% of their product. They want factory built homes taxed on the basis of 65% of value.

But possibly more important, Housing Minister Welch says the province plans to make the mobiles more acceptable to buyers and renters, as well as more acceptable to municipalities.

Welch gave the factory built home people some real reasons to be pleased about improved prospects for their industry. He promised provincial action aimed at wiping out barriers which hitherto have held the industry in check.

UNIFORM BUILDING CODE
He said the province is

Oak Ridges Kings Lose 6-5 As King City Wins First Game

Oak Ridges Kings' Coach Sil Steffan must be wondering if he angered the gods as a result of Tuesday night's 6-5 loss to King City in a controversial Metro Junior "B" hockey match at King City.

It was also King City's first win of the season. Both clubs are currently hovering in the lower depths of the standings.

INJURY JINX
To make things even worse the Kings started out with 17 players and were reduced to 10 at game's end as the injury jinx continued to plague them.

Coach Steffan still can't believe the team loss stating that "we had three goals called back on us and King City's winning counter was one of those fluke types."

The Kings got off to a shaky first period start and trailed 5-1 going into the second.

developing a uniform building code which will treat mobile like other homes constructed "on site" in the traditional way. This will make mobile or modular homes more readily assessable and taxable, something which the association endorses. The existing license fee municipalities are allowed to charge movable homes now under the Municipal Act will be replaced by regular municipal assessment and taxation on these units.

The housing minister left little doubt the province now feels mobile or modular homes are now an acceptable kind of housing for the many Ontarians who are seeking places where they can afford to live. He will make this type of housing more acceptable to local governments by making the modulars pay taxes like any other property.

MUNICIPAL RELUCTANCE
Welch said the main problem faced by mobile home developers is the reluctance of most municipalities to allow mobile home subdivisions or parks.

Housing Minister Welch said another major concern of the provincial government is to safeguard the rights of tenants and owners of mobile homes who occupy units on land rented in mobile home subdivisions. The Landlord-Tenant Act doesn't cover these people and they don't have the legal protection other residents enjoy.

Because mobile home residents haven't been protected by law, the mobile home owners have faced park regulations which permit eviction for what is termed "cause". They are also subject to sudden rent increases for space because they don't have leases. Mobile home park owners can also prevent erection of for-sale signs on mobile homes in their properties.

WARRANTIES FOR MOBILES
Welch said the attorney-general is also studying a system of warranties for mobile homes. These could go well beyond those now provided by factories.

The minister said mobile homes now make up two percent of all housing in the province. 20,334 mobile homes were produced in this country in 1972 and another 4,695 were imported, he said.

Former York North MLA Morgan Baker Dies At Age 90

A descendant of pioneers who came to this area from Pennsylvania, and a man who contributed to his community in many ways, Morgan Baker, died in Scarborough General Hospital November 29. He was in his 90th year.

Mr. Baker was born in Whitchurch Township and lived and farmed in that township until 28 years ago when he moved to King Township. He served as reeve of Whitchurch for five years and as the Liberal Member of the Ontario Legislature during the Mitchell Hepburn Era for York North from 1934 to 1943.

He was predeceased by his first wife, Edna Gertrude Clubine in January 1936 and is survived by his wife, the former Minnie Vivian Vowell (Bernie) and five children: Alma (Mrs. James Oldham), Mervyn, Doris (Mrs. Floyd Ratcliff) all of Stouffville, Alan of Chicago and Mary (Mrs. Keith Hutchinson) of Stouffville, a sister Mrs. Zillah Gilbert and a brother Eugene, both of Stouffville, 19 grandchildren and 18 great-grandchildren. The funeral was held

York Region Council Likes Transfer Of Powers Arrangements

(Continued from Page 1)
Said Mayor Evelyn Buck of Aurora: "If we assume these planning powers, what criterion is the region going to use in considering applications for amendments?"

Mr. Pound said council would have to follow the procedure of the planning act. In all cases, there would have to be a public hearing. Chairman Garfield Wright said that the new proposals wouldn't change procedure. The only involvement would come when there was a "call-in."

The latter refers to legislation that would empower the Minister of Treasury, Economics and Intergovernmental Affairs, to call in any application, which he felt wasn't in accord with provincial policies and guidelines, and which wasn't of a high standard.

The government's report said this would take away from a region any application (Official Plans and subdivisions) in which a region "appears to be acting in a prejudicial manner," or an application, which has a "great significance for provincial policy." The minister would then reassume the decision-making power himself.

WHAT POWERS?
"When did we ever have these powers?" asked Councillor Lois Hancey of Richmond Hill.

Mr. Wright said assessment and the courts had previously been taken away. Mayor Joe Dales of Georgina Township, said he felt council should accept the recommendations in principle, "but keep our options open."

He said he thought the ministry was handing out the powers begrudgingly, as it had provided so many "escape hatches." Council should be able to withdraw and hand back responsibilities to the province anytime it felt shortchanged.

Mayor Margaret Britnell of King said she didn't feel council should accept the full delegation of responsibility until it had its own Official Plan.

Councillor Hancey moved that the planning committee request the Ministry to defer the second reading of its planning act bill and the third reading of Bill 227, dealing with land division, to give council time "to discuss and formulate" the new planning proposals.

Mayor Forhan said he couldn't agree; council should accept all the recommendations now.

Mayor Garnet Williams of Vaughan said he could support all the recommendations, but the one dealing with the committees of adjustment.

FULL HOUSE
This one called for a regional land division committee to be established as the responsible authority for consent granting throughout the regional area, or for council to be the established authority for granting consents throughout the area.

Mayor Williams said he was opposed to taking any decisions away from the local committees of adjustment. The region's council chambers would be full all the time with delegations, if it did.

Mr. Hancey's motion was lost. Councillor Robert Adams of Markham said he was concerned that government was getting farther away from the people. There was no reason why the people should have to go the region for land division forms.

He said he was against giving that power to the region. Mayor Roman said there should be a recommendation to the minister asking that the present power of the committees of adjustment remain the same.

Mayor Dales then asked that a resolution drawn up by council at its recent weekend in Muskoka, be considered. This called for the government to withhold legislation until council could come to some sort of agreement on granting consents.

The motion was lost. A subsequent motion by Mayor Lazenby that clause 3 (a) be dropped — establishing a regional land division committee for consent granting — and substituting "monitoring" for "granting" in clause 3 (b) regarding consent granting in the region, was carried.

SPEED UP PLANNING
Other recommendations called for the minister to provide an annual unconditional per capita grant to the additional expenditure incurred when the region assumes the Minister's powers.

The region will also seek changes that will speed up the planning process, particularly the consideration of plans of subdivision. Among these would be one calling for the Plans Administration Branch to indicate, within 15

days of receipt of the regional council's decision, in matters of subdivision proposals, whether the Minister intends to exercise his call-in powers.

The Minister would also be urged to consider establishing a time limit between draft approval and registration of the final plans, because of the time lag that can occur in between.

Mayor Gladys Rolling of East Gwillimbury, chairman of the planning committee, said that she was convinced that the new proposals provided the opportunity council had been waiting for.

In fact, it may be difficult for a member of our York Regional staff to get a word in edgewise should the delegation of powers be accepted by this council," Mrs. Rolling said.

Municipal Board

Zoning Bylaw Given Conditional Approval

Zoning which would permit townhouse development on the west side of Elizabeth Street has been turned down by the Municipal Board in consideration of Richmond Hill's new zoning bylaw which is known as Bylaw 66-71. The board also called for height restrictions and reserved decision on three other clauses, but "approved without further notice or hearing" the balance of the bylaw.

The recommendation is that the height restrictions are to be no more onerous than those in effect under Bylaw 1000 which has governed the town's development since 1961. Under that bylaw apartment buildings were limited to 60 feet in height and commercial buildings to 100 feet.

The board's decision stated that townhouses on the west side of Elizabeth were not considered necessary to provide a buffer between the high density uses in the Yonge Street corridor and the low density residential development to the west of Elizabeth Street. They concurred with objectors who claimed that existing single family development on the west side of Elizabeth is already an effective buffer.

The new zoning bylaw prohibits drive-in restaurants and according to the definition would also limit "take-out" restaurants.

In summing up, the board recognized the bylaw's introduction of more flexibility in residential categories, that usable open space requirements has been doubled except in one category, parking requirements have been increased, screening, buffering and yard requirements have been increased, ground requirements are increased. In lower density residential categories front yard setbacks are decreased while rear yard setbacks are increased. Provision is included for more mixed commercial and residential uses in the Yonge Street Corridor and Drive-in restaurants are prohibited.

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