

Special zoning urged for golf courses

By Alf Stong
MPP York Centre

QUEEN'S PARK — I have received over the past two months a considerable amount of mail expressing concern about the reform of property taxation in Ontario.

The letters I have received are following the Willis Blair Tax Reform Commission which is currently travelling Ontario receiving submissions.

The objectives of the Ontario Committee on Taxation as stated in the legislation are three fold: 1) to

establish an appropriate distribution of tax burden among classes of real property; 2) to achieve a more neutral business assessment rate; 3) to broaden the local tax base by removing exemptions.

Residential premises bear approximately 50 per cent of the total property taxes in Ontario. In order to reduce this share the proposal has been made in the legislative assembly that residences should be taxed at 50 per cent of the market value with all other property taxed at 100 per cent of the market value.

Vacant commercial and industrial property, land, railway rights-of-way,



golf courses, lodges, clubs, associations and conservation authorities are currently included in the definition of residential properties. These properties will no longer be defined as residential and will be taxed at 100 per cent of market value.

Several golf courses throughout the riding of York Centre have written to

me to express concern about the huge increase they will be paying in property taxes if the proposal is given effect.

The golf courses have expressed the point of view that they not only offer forms of recreation and preserve open space for residents of the province but that they also contribute substantially to the tax rolls of the community in which they are located at the present time.

Letters I have received, as well, from users of golf courses and members of the same golf courses indicate that if the present tax proposals succeed the game of golf will become so expensive

that they will be unable to participate in that recreational facility. This is particularly true of those who fall within the retired bracket and are on fixed incomes.

I recently met with members of the Ontario Golf Association, which proposes to make submissions to the Willis Blair Commission which would call for a special zoning for golf courses and which would likewise require golf courses to enter into an agreement with the municipalities with respect to assessment and the payment of taxes.

The OGA is also prepared to accept the fact that there be a ten year

recapture period so that in the event an individual buys and improves acreage for the purpose of a golf course but with a long term speculative interest, then in the event that he is given property tax concessions there could be a recovery of those concessions over the past ten year period upon the sale of such acreage.

This submission by the Ontario Golf Association makes eminent sense and not only serves the communities in preserving the recreational facilities that are offered by golf courses but also assists communities in planning their structure by providing open space and areas for public use.

Talking turkey

Every year thousands of Canadians embark on a shopping trip for their Thanksgiving turkey.

Canadians choose turkey over every other protein source on this occasion for no other reason but that turkey traditionally accompanies Thanksgiving, say food specialists at the Ontario Food Council.

Traditions are fine. But there's more to a turkey than tradition. This year when you shop for your turkey, think about these facts:

—Most Canadian-processed turkeys are graded into the top three grades of federal standards — Canada Grade A, B and Utility.

—Turkeys graded Canada Grade A have top quality flesh and finish. Good flesh means good distribution and a good amount of it on the carcass. Good finish means an even fat covering with no defects on the skin.

—Turkeys graded Canada Grade B have a little less flesh and not quite so nice a finish.

—Turkeys graded Canada Grade Utility may be Grade A or B with one small difference. They have a small portion of the carcass missing, such as a wing. They are usually a good buy.

—If the turkey you buy is fresh (not frozen), it should have its grade marked on a metal tag. The tag is attached to the breast of the turkey. On frozen turkeys, the grade should be printed on the bag.

—Turkey meat is one of the most economical meats found on the market today. Cooked turkey meat has a protein content as high as 30-32 per cent. Its fat content is only 5-9 per cent. Nutritionally, it is considered an excellent source of niacin.

—Canadian turkey can be purchased in supermarkets 12 months of the year — not just at Thanksgiving and Christmas.

When you're eating Thanksgiving dinner this year, think about that. You might find yourself eating turkey more often.

People DO read small ads. You are!

PETER O'MALLEY

Mr. Peter Kinnear, President of Kinnear Pontiac Buick wishes to announce that Mr. Peter O'Malley has joined his staff as Sales Representative. Peter brings over five years of experience in the selling of new and used cars and trucks. Also he is a local resident of Richmond Hill. He hopes to assist you in your automotive needs. Phone 884-4481 or 881-2603.

Bad Boy

Shop Daily 9 am to 9 pm. Sat. 9 am to 6 pm.

3 DAY Thanksgiving HOLIDAY SALE

Top Names In Furniture, Televisions, Stereos & Appliances At Big Savings For You! Look For The Terrific, Holiday Sale Values In Every Department. Rush In. It's Your Chance To Save... Don't Miss It!

FURNITURE & BEDDING SPECIALS
PRICED-LOW — SHOP EARLY!
HERE ARE JUST A FEW EXAMPLES

Great Value! 'Quilt-Queen' Mattress and Boxspring
Sale Price **\$119⁹⁹**
Only 2-pcs. Delivered
Famous King Koil construction.

'Restomatic' 39" Ensemble Complete with Headboard
Sale Price **\$88⁸⁸**
Only Delivered
Mattress, Foundation, Hardwood Legs, Brackets & Vinyl Headboard.

SAVE!!
UP TO 50% OFF
• One-Of-A-Kind • Chests • Headboards • Dresser Bases • And More Odds n' Ends
HURRY! WHILE THEY LAST.

ALL WEEKEND YOU CAN SAVE ON SUPER TELEVISION & STEREO VALUES!

LOOK AT THESE EXAMPLES
FLEETWOOD Solid State 20" Black/White Portable TV
Sale Price **\$168⁸⁸**
Only Delivered
All 82-channel UHF/VHF tuners. Premature preset VHF fine tuning.

Panasonic 20" Quintrix Color Portable Television
Sale Price **\$599⁹⁹**
Only
100% Solid State chassis. Quintrix picture tube.

SANYO Twin-Tub Washer/Spindryer
Sale Price **\$189⁹⁹**
Only
Cleans up to a full 6 lb. load. No special installation needed.

RCA -XL-100 20" Color Portable TV
Sale Price **\$499⁹⁹**
Only Delivered
FLOOR MODELS ONLY
100% Solid State reliability. Contemporary-style cabinet.

PHONO-SONIC Multiplex Stereo With Built-In 8 Track Tape Player
Sale Price **\$399⁹⁹**
Only Delivered

See 100's and 100's of Unadvertised Values Throughout The Store.

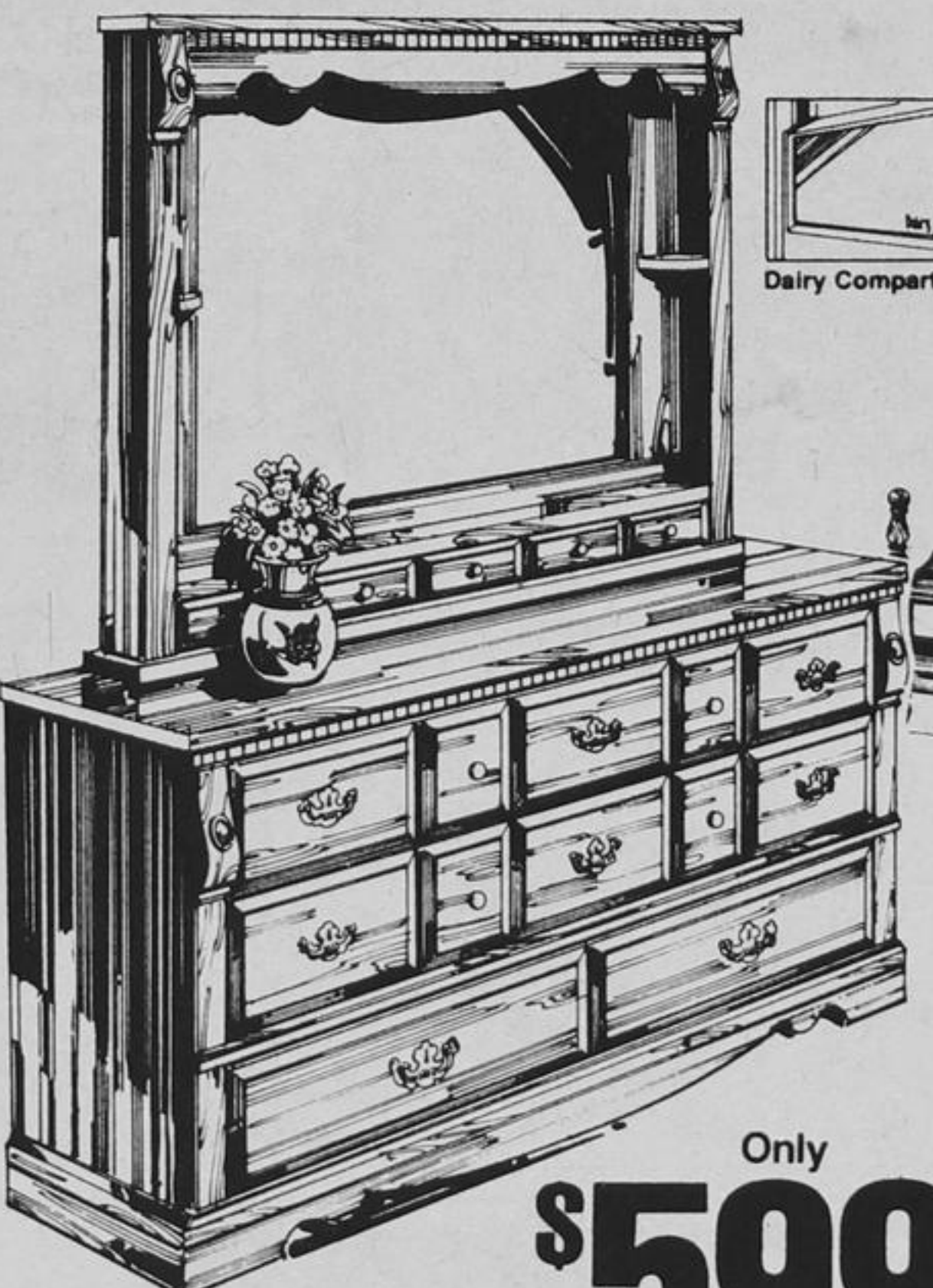
MCCLARY
Side By Side "FROST FREE" Refrigerator/Freezer
Has A Big 230 lb. Freezer Capacity

- Large fresh food storage, and room for 230 lbs. of frozen food. Side-by-side for super convenience, and carefree Frost Free throughout. All that space and styling in only 30" of width.
- 4 full-width cantilever adjustable shelves.
- Special, separate compartments for butter & cheese.
- Separate controls for freezer & refrigerator.
- Handy juice shelf in freezer door.
- Thinner walls for more inner space. A special insulation cuts the thickness of the cabinet walls 50%, and you get all that extra space inside. It's a great buy this weekend!

Now Only **\$599⁹³**
Delivered

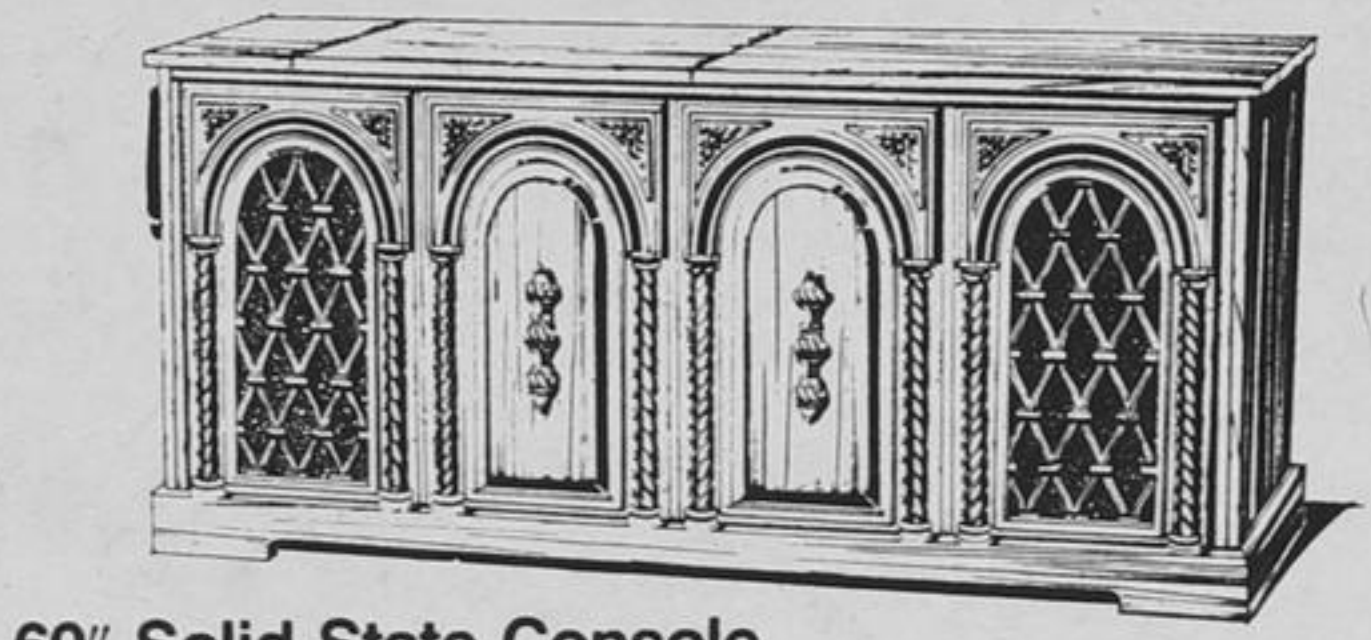


LOOK FOR THE SPECIAL RED TAGS!



Look How Low We've Tagged This Beautifully Detailed 4-Piece Colonial-Style Suite!
All 4-pcs. **\$599⁹⁹** Delivered

Quality-crafted, beautifully detailed... the very essence of casual styling so in vogue with today's homemakers. Features lockjoint drawer construction with metal centre guides; dust resistant case bottoms. Mellow Honey Pine woodgrain finish with antiqued-brass finished hardware accents. 4-pc. suite includes: 8-drawer triple dresser, door chest, hutch mirror, and 54"/60" cannonball bed. Nite Tables Optional Extras.



60" Solid State Console
Includes AM/FM Stereo Receiver; BSR Automatic Record Changer; Built-In 8-Track Tape Player & 4-Track Cassette Recorder/Player. All Encased In A Spanish-Style, Oak Finish Cabinet.
Sale Price **\$579⁹⁹**
Only Delivered



Contemporary-Style, 2-Pc. Suite
Includes 87" Sofa, And Chair. Upholstered In Gold Colour Fabric Accented With Brown Racing Stripe.
Sale Price **\$248²¹**
Only Delivered

THURSDAY, FRIDAY & SATURDAY ONLY

Save Your Cash. Use Credit. Convenient Terms Arranged! Remember Even At These Low Sale Prices You Still Get Free Delivery!

10165 YONGE ST., RICHMOND HILL
Direct Phone Lines:
884-9125 • 881-1320 • 773-4512



NOBODY BEATS BAD BOY FOR QUALITY, VALUE AND SERVICE!