

Westmount Hill Townsite Is Scene of Considerable Activity

Extensive Zoning By-Law Enhances Residential Value of Scenic Acreage

One of the most carefully organized and well-planned land developments in the Porcupine district is to be found at the north-west boundary of the Town of Timmins. Under careful supervision of the Westmount Land Ltd., 6 acres of scenic land has been sub-divided into Westmount Hill Townsite, currently under development.

At a cost of \$1,400, the Westmount Land Ltd., has already started two roads to service the townsite and at no cost to the property owners. Two streets from Rockdale to Melrose boulevard on Jubilee streets and from Jubilee to Westmount boulevard on Melrose boulevard, have already been started under a contract recently given to Mascioli Construction Co.

These two streets are the beginning of a well directed program of street development. The boulevards in the townsite will be 75 feet wide with

provision for 15 feet of sidewalk, a 10-foot boulevard and two 25-foot lanes in either direction.

An extensive zoning by-law requires only one building on each 50-foot lot, a maximum of two families per building and a minimum of \$3,000 as building costs on each lot. Sewer, water, telephone and light will be installed at the rear from the back lines of the lots. The entire townsite is restricted to residential buildings.

In addition the Westmount Land Ltd., has already set aside 40,000 square feet in the Townsite for use by Mount-

joy Township as a park, provisionally named as Dieppe Memorial Park. In addition, there is a large block already sold and intended as site for a church planned for next year.

Provision has been made and land set aside for possible use as school sites of public and separate schools.

The townsite itself is conveniently located on high ground and is adjacent to the property allocated to veterans under the DVA.

The Westmount Land Ltd., has subdivided the property into 50-foot lots, the only sub-division in the entire

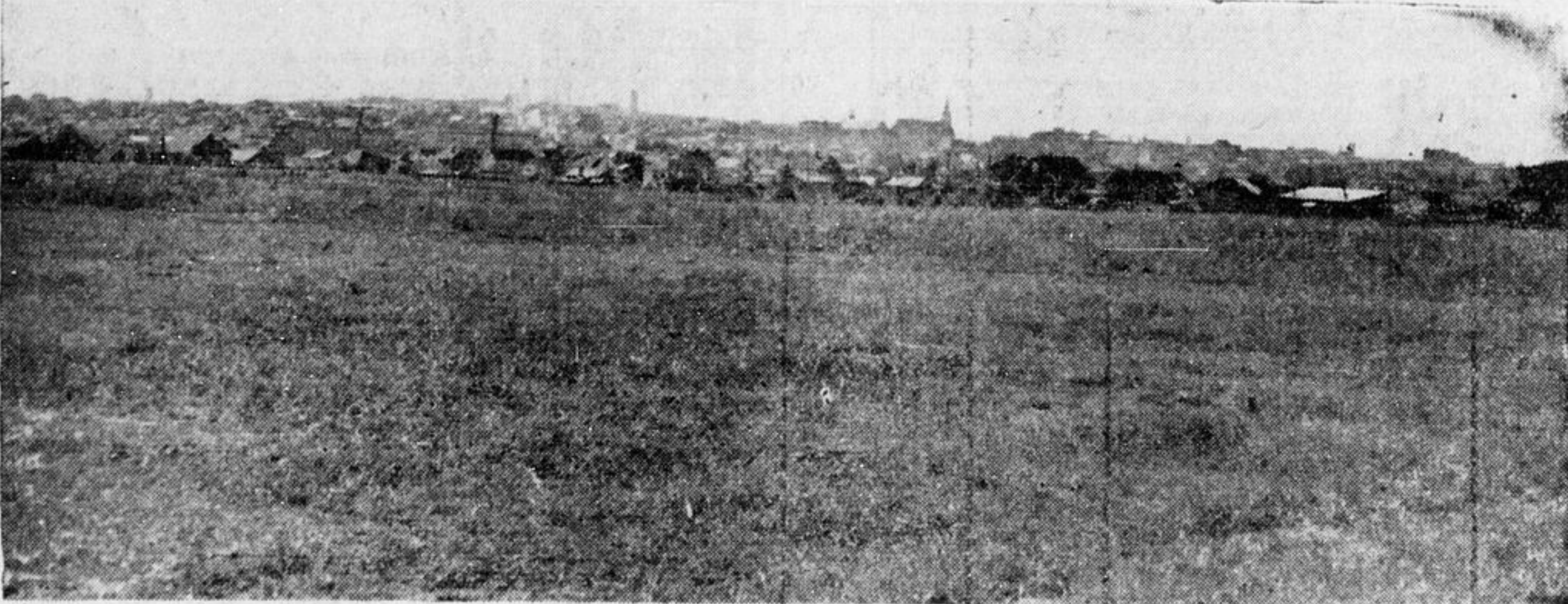
Porcupine district with a minimum frontage of 50 feet. The extensive frontage complies implicitly with the required regulations of the N.H.A.

Company officials have tentatively arranged with a large national financial agency to contribute 80 per cent of the cost of building under N.H.A. regulations over a period of 15 years at 4 1/2 percent interest. The acreage permits full compliance with all recognized housing plans.

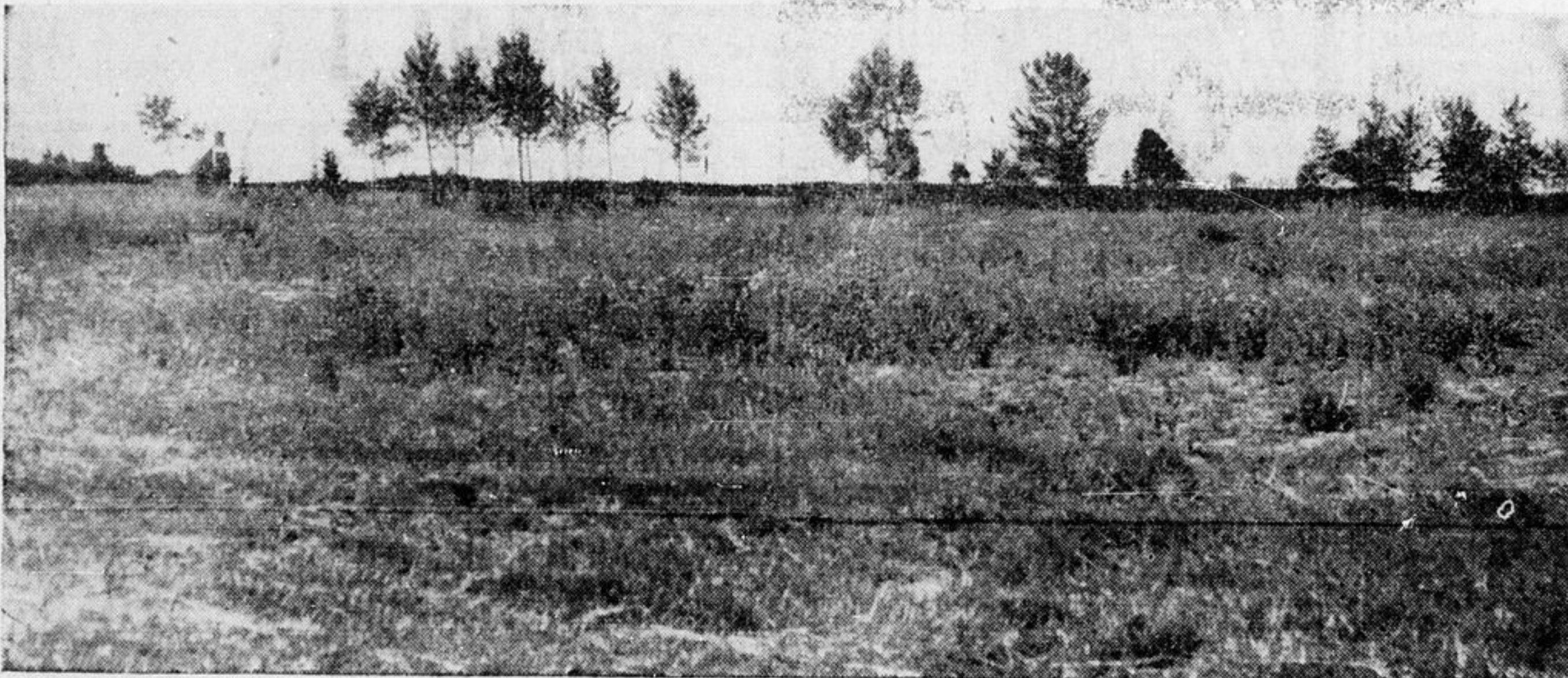
Directly below is a map showing approach to Westmount Townsite from the north-west section of Timmins.



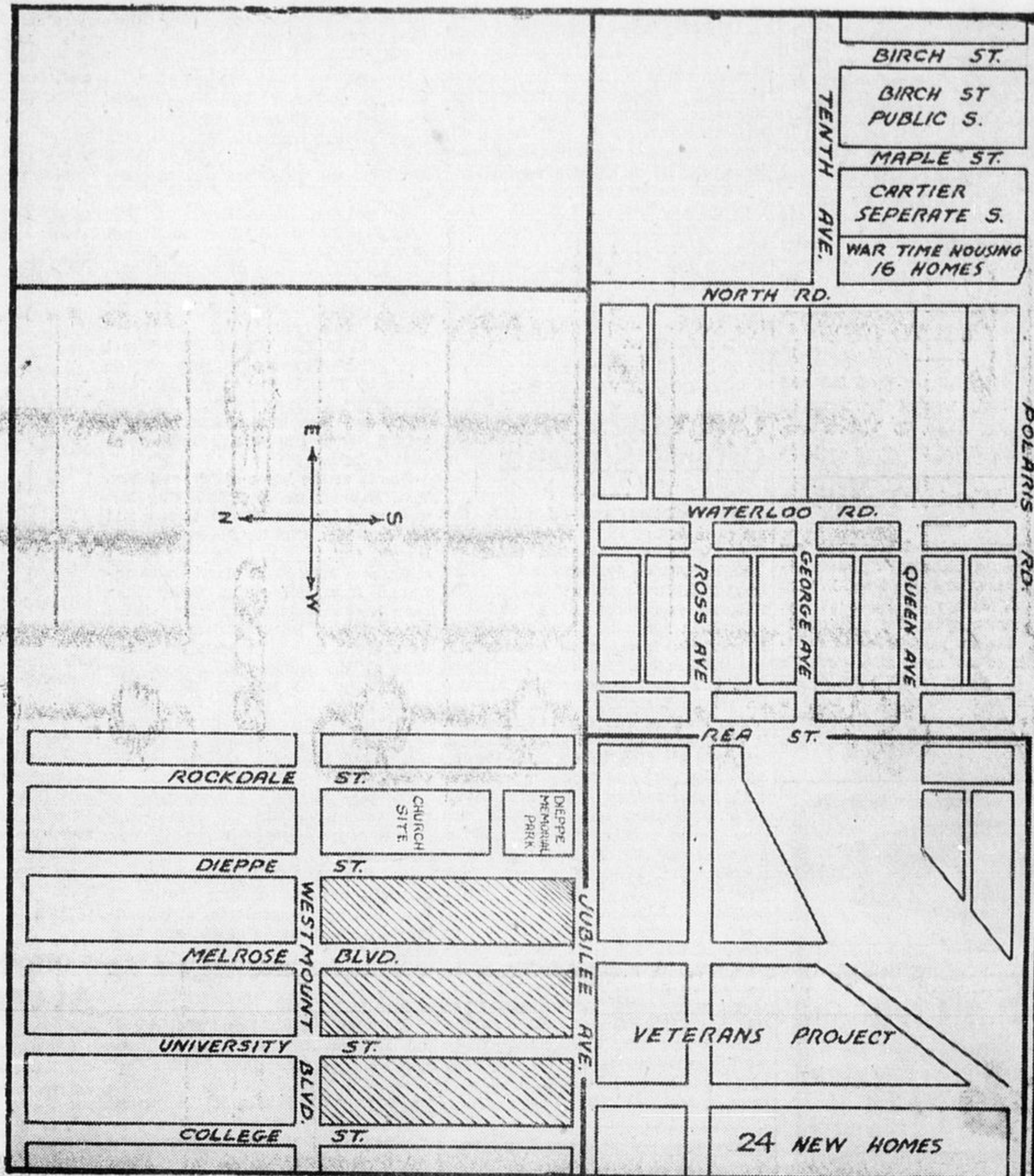
First move toward the opening up of Timmins' newest townsite, Westmount, in the northwest section of the town, began this week with work on a new road through the area by the Mascioli Construction Company.



The photo above shows the outskirts of Timmins taken from a South-East angle from the New Westmount Hill Townsite.



This photo shows the high level ground of the Town-site which is proof that the perfect natural drainage and the texture of the earth will make ideal building lots. This photo was taken from a South-west angle.



INVEST TODAY!

Build For The Future

Pictured at right is this well planned residential Townsite where there are still many choice, 50 ft. lots available. They are priced low for sale now, and convenient terms may be arranged to suit the purchaser.

The Townsite has been approved and National Housing Act loans are available for building at a low rate of interest. By purchasing a lot now it may be used later as a down payment for your home under the N.H.A.

For further information consult

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