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Change tax rebate

Equality in sharing the costs of running a municipality is very difficult to achieve in a region like York, where farm, industrial, commercial and residential properties are all mixed together in one area.

Property taxes bear heavily on those who own a lot of real estate and farmers are at the top of that category. Those with very little property use all the same services at the same cost to the municipality but pay a great deal less for them.

Special assessment rates for farm land relieved the situation some, a few years ago. But still, farm taxes are based on the assessed value of the house, farm buildings and land, while a rural resident's taxes are set by the house and lot value alone.

The Farm Tax Reduction program by the Ontario government was set up two years ago to solve this problem. Under it, full taxes are still paid by farmers to the municipality but a percentage is rebated by the province.

The amount of the rebate and the method are both changed this year. Fifty percent of the tax bill on farms will be rebated on 1973 taxes.

Since total farm assessments often break out at about 50 percent for buildings and 50 percent for land, this really means that farmers will be paying taxes based on the market value of their farm.

The definition of a farm is very important now. The first requirement is that the land be assessed as farm land. This can be checked with the assessment office or with the clerk of the municipality.

The second point is that the land is used as part of a farm operation that produces at least \$2000 in farm products in a normal year.

Applications for rebate will be mailed to all owners of land assessed as farm land. It will ask for information on the farm income as well as the taxes paid and these will go out in the next month or two.

Farm Report
A.A. Wall
Agricultural Representative

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Traffic report

STOUFFVILLE
Stouffville's long-awaited Traffic Study could be unveiled at the next meeting of Council, Dec. 11. It is presently being processed by the Traffic Co-ordinating Committee.

When finalized by the consultant and the committee, the Ministry of Transport will be requested to proceed with recommendations contained in the report.

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50. Sales Register, Auctions

MONDAY, DEC. 10
Diamonds, rubies, sapphires and pearls. Yes, another jewellery auction sale at Latham Hall, Stouffville. Just in time for Xmas shopping and at prices that makes it a bargain for everyone. Unclaimed goods from H. Williams and Co. A sale you don't want to miss. Terms cash or cheque. Sale at 7:30 p.m. Norm Falkner, auctioneer.

Wed. Evening Dec. 12
LARGE Antique auction sale of furniture, dishes, lamps, etc. will be held at Victoria Square Community Centre, 2 1/2 miles south of Georgetown, West of Unionville on Hwy. 7 to Don Mills Rd. approx. 6 miles north. This furniture is from a Toronto estate. Large, fine, supreme court. Antique box stove, with baking oven at back, nickel trimmed, mica in door, another unusual stove, similar to the one we had at our other sale only smaller. Pine flat back cupboard with glass doors, pie shell (in excellent condition). Hardwood flat back cupboard with pie shell (good). Corner cupboard of open hutch. Large, heavy, antique blanket box (excellent condition). Small antique desk (very ornate). Office desk and chair. Bed room chairs, cane bottom antique rocking chair (good condition). Duncan Fyfe style 3 seater settee, with cane back and double cane sides on chairs, excellent condition, (presently insured for \$2000.00). Must be seen to be appreciated. 9 pc. solid walnut dining room suite (Gibbard). Antique love seat and two chairs (couple of chippendale). 6 pc. bedroom suite (could be chippendale) good condition. 4 pc. bedroom suite (maple or birch). Mahogany china cabinet. Victorian table with marble top. Pine table (two wide and two chairs). Victorian baloon back chair. 2 Jacques and Hayes upholstered chairs. Banquet lamp. Gone with the wind lamp, several coal oil lamps. Gingerbread clock (good condition). Several pieces of smythys, R. S. Germany, cut glass, crystal, nippon china, Bisque, Wedgewood, Qu. of oil paintings. Antique brass light fixtures with shade, shades, Snider 1881 muzzle loader gun, Fisher percussion muzzle loader gun. This is only a partial list from this old Toronto estate where there is no next of kin, everything must be

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