

New V.L.A. home

A dream come true

BALLANTRAE Ray Henniger is a man with a dream come true. It's still a little rough around the edges, perhaps, but he's pretty happy about it anyway.

Mr. Henniger and his family are occupying one of the new houses in the V.L.A. subdivision south-west of Ballantrae. They made the move August 1, and are still in the process of settling in. It's been almost five years for the Henniger family, five years of looking for a lot and trying to juggle finances. They originally wanted to build on five or ten acres in this area.

"But the prices were just too high", Mr. Henniger said, "we'd see a piece of land, think about it for a few months - then find the price had gone up a couple of thousand dollars".

They heard about the Ballantrae development through a newspaper advertisement, and Mr. Henniger's application for a V.L.A. mortgage was approved early in February.

Several things combined to slow down completion of their new house. Mr. Henniger mentioned difficulties experienced by the builder in obtaining skilled workmen in the area. A good deal of grading and filling still remains to be done; his septic tank is not yet completely covered.

Mr. Henniger didn't feel much of a change, moving from a duplex in Downsview to their own house near Ballantrae.

"I'm originally from Nova Scotia", he said, "I'm used to living in the country, although I was in Toronto for 20 years".

The family is unanimous in liking country living. Mr. Henniger's wife, Phyllis, and their four children are all pleased with the move. One of the girls has developed a sudden love for horses - she wants her father to buy one.

Hydro and water services are already installed in the subdivision, and street lights have been placed. The streets are not yet paved, and there may be a delay in getting telephone service. Bell hopes to provide single-party telephones by next year, but party-line service will be available shortly.

Of approximately 27 houses in the subdivision, seven are already occupied.

Trade Fair space Booth reservations for the annual Stouffville Trade Fair, Sept. 9-10-11, are now being accepted. Contact Bob Campbell, 640-1353.

While an appeal to the Supreme Court of Canada is said to be imminent, owners of lots purchased by the Power of Appointment method will remain stalled. Marshall Miller, Building Inspector for Whitchurch-Stouffville, has refused to issue further building permits. No permits have been approved on these properties since earlier this year, when the Ontario Court of Appeals ruled that Power of Appointment land sales were invalid. As the ruling was made retroactive, considerable doubt exists concerning title to the lands involved.

Several lots, purchased in this method, have homes already completed. These owners, said Mr. Miller, obtained building permits before the Court of Appeal decision. Here too, the right of the owners to build and live in these houses is doubtful.

There are two possible courses open to landowners seeking building permits on Power of Appointment lots, said Mr. Miller. They can go before a judge asking for a writ to determine whether Committee of Adjustment can exercise discretionary powers in the matter. A similar course was recently suggested by the Department of Municipal Affairs.

"As far as I'm concerned", said Mr. Miller, "the ap-

lication has to go before Council. If Council orders me to issue a building permit, I will".

He agreed however, that Council is unlikely to take such a step until all legal questions are settled.

Mr. Miller pointed out that another method of land separation is presently being attempted in Whitchurch-Stouffville. This is done by a process known as simultaneous deed registration. A landowner can register his property as many times as he wishes, so that a man owning 100 acres could have 100 deeds, one for each acre. Apparently, some owners have done this, and then applied for building permits on individual deeds.

Georgina Township has experienced considerable trouble over this, and Mr. Miller has declined to issue any building permits for such lots.

"They'll have to take us to court to get a permit", he said.

It is hoped that this action will avoid a



Beautiful Bethesda sideroad home, built in 1970

The Bethesda Sideroad, between concessions 6 and 7, has many lovely lots and beautiful homes. But none is quite like the residence of Mr. and Mrs. Richard Reininger and family, Stouffville, R.R. 4.

It was completed in 1970 and is one of a series of picturesque residential properties to be featured in The Tribune this summer. —Jas. Thomas.

Controversial Lots

Further permits now refused

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situation similar to that concerning Power of Appointment lots. When the earlier problem first appeared, in October 1969, Mr. Miller spent two months in consultations to determine whether building permits could be issued. He was advised that they could. After the Court of Appeals ruling, no more could be issued, and the matter passed into its present stage of uncertainty.

Mr. and Mrs. Harold Miner were recent visitors with her grandmother, Mrs. DeRosier and her aunt, Miss Priscilla Pipher, Ringwood.

Judging school Raycroft Ayrshire Farm, R.R.2, Stouffville, hosted a very successful judging school, Aug. 4. Ayrshire breeders from Ontario and Quebec attended.



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SENIOR CITIZENS APARTMENTS

- If you are sixty years of age or over
- If your present accommodation is inadequate
- If your income is modest

This Is Of Interest to You!

The Ontario Housing Corporation, at the request of your municipal council, is considering the development of additional senior citizen housing in the town. Local interest in this type of accommodation will be assessed by the number of applications received.

ONLY BY FILLING OUT AN APPLICATION CAN YOU HELP TO DETERMINE WHETHER ANOTHER PROJECT SHOULD BE DEVELOPED.

Application forms can be obtained at the:
TOWN OFFICE,
TOWN OFFICE, 19 CIVIC AVE., STOUFFVILLE,
or by calling
STOUFFVILLE 640-1900 or NEWMARKET 895-2423

ONTARIO HOUSING CORPORATION

The Ontario Housing Corporation will conduct a survey to determine the need and demand for senior citizen housing in Whitchurch-Stouffville.

A research team from OHC, the Ontario Government's housing agency, will estimate the number of senior citizens living in Whitchurch-Stouffville whose housing is inadequate or beyond their financial capabilities.

The demand in the area for housing on a rent-geared-to-income basis will be determined from information gathered through advertising, applications and personal interviews.

The study was requested by the Council of the Town of Whitchurch-Stouffville.

It will include an assessment of economic trends, growth factors and current and future housing needs in the municipality. In this regard, interviews will be conducted with such community representatives as municipal officials, social and welfare workers and the clergy.

Interested persons are urged to obtain an application form from the municipal offices.

If the survey shows a need for senior citizens' housing, it will likely be an apartment building, although consideration is given to one-storey units which do not require stairways. Apartments for couples have a living room, bedroom, bathroom and kitchen. Apartments for single tenants have a bed-sitting room, bathroom and kitchen. All apartments are equipped with stove and refrigerator. Rent is geared to income and the minimum is \$32 a month, including services.

After considering the survey report, Council can initiate the program it outlines by adopting a resolution requesting OHC to go ahead.

Capital costs are shared by the Provincial and Federal Governments. Housing on a rent-geared-to-income basis is part of OHC's Home Ownership Made Easy (H.O.M.E.) program. Those receiving questionnaires are asked to return them as soon as possible to assist the survey team.

Please refer to: Peter Lepik, Manager, Surveys, Ontario Housing Corporation, 101 Bloor Street W., Toronto, Ontario. Tel: 966-3600, Ext. 301.