



# News & Views

86-106

PUBLISHED BY THE BAIE D'URFÉE CITIZENS' ASSOCIATION

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## JANUARY, 1955

### YOUR ASSESSMENT: HOW IT GOT THAT WAY

Most popular reading, non-fiction, in Baie d'Urfee these days is the assessment roll.

No one ever reached for "Forever Amber" with more eagerness than Baie d'Urfee property owners have been reaching for the 1955 roll. And while the theme is not precisely the same, the interest has proven just as great.

In pretty well every case the assessment is higher, some this much, some that, for an average over the whole town of roughly 15 per cent.

At the invitation of the Citizens' Association executive, and with the blessing of town council, F.A. Bider, president of Realty Appraisals Ltd., who did the re-assessment, will appear at the next Citizens' Association meeting to explain how come. Meeting is Friday, Feb. 11.

Mr. Bider will not be there to deal with individual grievances - a court of appeal is set up for that purpose - but he will outline the basic principles followed in the assessment of the community. As a further aid, he kindly prepared the following statement:

As a result of a request by the Citizens' Association, we are pleased to take this opportunity to explain certain important points concerning the new valuation roll just completed.

We would like to stress, at the very outset, that our first thought has been to give both Senneville and Baie d'Urfee identical valuation basis.

FRIDAY, FEB. 11 - THE COOP - 8:15 P.M.

SPEAKER: F.A. BIDER - YOUR ASSESSMENT; HOW IT GOT THAT WAY.

Our Next Meeting

To this end, the two municipalities have been assessed on the same basic rates.

In our estimation, the most important items effecting this new valuation were : (1) the rise of construction costs between 1950 and 1954; (2) certain local changes in land assessment rates; (3) the introduction of our firm's new "card system", a single Assessors' Appraisal Record card for each property.

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During the period from 1950, when our valuation rates were set for the Town's previous general assessment roll, to 1954, when we set our new basic rates for the present assessment roll, construction costs rose by more than 20%. This increase we had to take into account in our new valuation.

According to the terms of the Cities and Towns Act, properties should be valued at 100% of their real estate market value at the time of the assessment. It has been our practice, however, to keep our valuation rates at about 75% of the real estate market value. This practice has been continued this year. - Our justification for our 75% valuation, is that 100% would be unfair and inexpedient on two grounds: First, a general valuation is for a term of three years, and thus the rates (basic) adopted in this appraisal will be the ones used for the next two years; and a twenty five percent cut-down is, we feel, a sane precautionary allowance for possible fluctuations in the real estate market and in construction costs. Secondly, it can certainly be contended that the present real estate market and the present construction costs are "inflated" to some degree.

As for the land valuation, this is calculated on the basis of unit rates per square foot for residential, commercial and industrial sites, and unit rates per arpent for farms. For residential rating purposes a plan was set years ago whereby the Town was zoned and streets were divided into "rate districts" of approximately a city block in depth. (Because of this, adjacent properties will sometimes be found to have different land rates: this is because a boundary line happens to run down between the two properties.)

This year, the land rates had to be increased in certain districts. The reason for this increase was that certain streets had been opened and developed over the past few years and had correspondingly increased in value.

The depth of a property may affect the valuation of residential land. In the case of properties (other than those on the lake front) having a depth of over 150 feet, a certain reduction on a percentage basis is effected in the land valuation. In the case of properties directly on the water-front, however, no deduction was allowed, this year, for depths under 250 feet. This change is due to the fact that on the water-front deep properties are in great demand, and their value has been consequently increased.

We now come to the final item in the matter of valuation. This item we call "Real Estate Market Factor," (the R.E.M. as we call it). Once we have calculated and added up both the land and building valuations, and thus determined the total appraisal of a property, we often find that this total valuation does not correspond with what, in our estimation, it should be according to its real estate market value. As we have said, the valuation of a property should correspond to 75% of its market value. Our basic rates, however, are necessarily based primarily on construction costs - not market prices. The real estate market factor, therefore,

serves to enable the adjustment between construction costs and market prices.

Thus, in some instances, the "technical" valuation of land and building, plus or minus the R.E.M. factor, give you the net property valuation.

And now a final word on our new Card System.

We have long noted that the property assessment sheets used in most municipalities were both cumbersome and inadequate. They sometimes comprised several sheets and/or did not give sufficiently detailed data for valuation purposes. We, therefore set ourselves to the task of composing a special Card, that would give the most detailed account possible of both the property itself and the figures by which we arrived at its net valuation, and that would, at the same time, be perfectly comprehensible to the layman.

This new card we completed last year; and this year we introduced it in both Baie d'Urfee and Senneville, as well as in other municipalities. This "Assessment Record" as it is technically called, has received unstinted praise from Experts and Municipal authorities alike. Its completeness of details, its clarity and simplicity, and - not least - its compactness make it unique and without match, to date. Few other forms allow a simpler and handier filing system and provide greater clerical economy and efficiency for Town staffs. This new card system has been introduced at no extra cost to the Town.

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F.A. Bider, President.

Councillor Herb Brookhouse, having read the above, added:

I think there are one or two additional facts which should be pointed out:

(a) Council must appoint some competent persons or company to prepare the assessment roll, but have not the right to suggest in any way what the assessment should be. If this did happen, the assessment roll would be set aside as null and void.

(b) Construction materials in buildings of equal size may cause different valuations such as stone, brick, brick veneer, stucco, asbestos shingle or clap-board.

(c) There is no depreciation allowed in the first five years of a house and then depending upon the mainenance carried out.

#### JACK MITCHAM NEW ASSOCIATION CHAIRMAN

The annual meeting of the Baie d'Urfee Citizens' Association, was held at The Coop, January 14th with Charlie Johnstone, retiring chairman, in the chair.

The Chairman briefly reviewed the year's work.

A letter from the Presbyterian Church in Valois was read, requesting space in The Coop for services. A letter in reply stating reasons why the request could not be granted was also read. Also a letter from Mr. & Mrs. Reg. Vidler.

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Chairman of the Nominating Committee; Clarey McGuire thanked Charlie Johnstone and John Wyndebank for assisting on the committee and proposed the following slate:

Chairman	J.E. "Jack" Mitcham	Phone 2059
Vice-chairman	H.F. "Harry" Dixon	" 2036
Recording Secretary	J.L. "Lawrence" Marshall	" 4687
Corresponding Secretary	D.B. "Barney" Rider	" 5364
Treasurer	Lars Firing	" 4885
Editor	T.R. "Tommy" Lee	" 4335
Members at large	Frank M. Booth, Ginny Higman, J.S. "Jim" Barrable	(4386) (4863) (4538)

It was moved by Reg Vidler and seconded by Pete Smith that nominations be closed. The motion passed unanimously. Bill Perks moved a vote of thanks to the Nominating Committee and Chester Ellis to the outgoing executive. Those retiring include Chairman Charlie, Amy Wickson, Roy Cochrane and Ted Trodd.

Mr. Johnstone retired from the Chair and the new executive took over. Mr. Mitcham announced that the new executive was taking over a going concern with a good bank balance and several members of the outgoing executive on the new executive would provide continuity.

#### New Business

**Skating Carnival:** Plans are being made and volunteers are needed.

**Auditor:** The executive to appoint one.

**Constitution:** This to be brought up to date and copies made available to new members.

In reply to a request for information about street lighting on Somerset Rd., it was stated we are waiting for the new sub-station to be completed and the new transformer installed.

Information was given about by-laws regarding the moving of cars and breaking of street lights.

Ideas for future meetings needed.

Signing members for the coming year are Jack Mitcham and Lars Firing.

Refreshments were served by Mrs. Elizabeth Davies and her committee.

#### 1955 TAXES SEEN "BETWEEN 7 AND 8 MILLS"

by ROSE NAIRN...

THE MEETING originally scheduled for Jan. 4 had to be postponed until the 11th because of absence of several councillors and therefore no quorum. With the exception of Harry Smythe, of Morgan Road, all members attended this, the first meeting of the new year. Mayor Jean Gelinas extended to everyone in the town a Happy

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and prosperous New Year.

COUNCILLOR AL CHRISTIE reported issuing only two building permits all month, one for a bungalow and one for a garage.

COUNCILLOR JOST IS NOW WORKING ON A budget for the coming year. The new tax assessment roll came in just before the council meeting. There is a thirty-day grace period before the assessment roll is homologated. According to Councillor Jost there has been an increase of 40 percent in the new tax roll valuation. With increased costs in running the town, charges such as Hydro, double auditing expenses last year, redemption plus interest on bonds for barns, etc., more roads to clear, garbage to collect, taxes for the coming year will be between seven and eight mills. Approximately \$27,000 will be needed for 1955 expenditures.

Mr. Hammond, he of the mighty snow blower, is complaining of people parking on the roads, thus impeding cleaning of same. He speaks of habitual offenders. Mr. Soucy has been ordered to draft a by-law whereby these cars will be towed away by one of the local garages and owners will be held responsible for the cost.

Alderman Corbett, reporting on cleaning and sanding of roads, gave figures showing a considerable increase in salting and sanding. Mr. Hammond has been authorized to sand whenever he feels it necessary. Jan. 26 a resident collided with a pole on the Lakeshore Road. This resident feels the town was at fault, but it was established that the roads had been properly sanded just a couple of days before.

Councillor McLeod suggested that money be allocated to postmaster Reg Vidler to do some painting and repairing on his residence upstairs from the Town Hall. Councillor McLeod and Reg to get together.

The Oak Ridge Citizen's Association recently wrote Mr. Soucy if there was any other land in the Oak Ridge area which could be used for a playground and rink. That presently allocated was considered undesirable because of its unevenness and location. Their only hope is the final subdivision between Victoria Road and the Metropolitan Blvd. and they will be advised to get in touch with Mr. Louis who owns it.

Complaints have been received from the College Green area about children breaking windows of an unoccupied house and also deliberately breaking street lights. Reg reported nine broken street lights on Cambridge Road.

That serpent in our garden of Eden still remains undiscovered and to date there have been four break-ins reported in the Baie d'Urfee area. Council discussed the problem.

Residents of Morgan Road are going to be asked to do something about their culverts this coming spring. According to Mr. Hammond these people are in danger of having stones shot through their windows by the snow blower as their culverts are too high.

A full report on fire equipment for the barns is not yet ready, according to Alderman Brookhouse, but Mr. Soucy has been authorized to purchase 50 feet of hose as a temporary expediency. The hose will be set up in a convenient location at the Coop.

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EXCAVATION

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Mayor Gelinus expressed his extreme pleasure at the way the Building Committee spent the \$300 allocated by council for converting The Coop.

HEREWITH A REVIEW OF COUNCIL DOINGS SINCE,

AND INCLUDING JULY MEETINGS:

July 6 -- July 13

Ald. Christie reported 14 building permits issued in June -- 11 homes, 2 cottages, 1 alteration; total \$155,372.

Fire insurance of \$27,000, was renewed on the town hall and \$1,000 on the contents.

Ald. Corbett said all additional lighting fixtures have been installed up to the capacity of the present transformer.

On motion of Ald. Corbett, seconded by Ald. Christie, it was decided to buy 35 street signs. The town would erect them.

Ald. Corbett stated the new transformer must be above ground, and Quebec Hydro would erect it anywhere the town desired, provided it was centrally located.

Council decided to join other Lakeshore communities in protesting proposed increases in railway commuter fares, and agreed to assume 2.5 percent of the cost of legal and accounting services involved, up to a maximum of \$100.

A petition signed by 20 Oak Ridge residents asked the right to incorporate under the name of the Oakridge Association. Council endorsed it.

It was decided the municipal tax rate for July 1 -- Dec. 31, 1954, would be the same as for the period July 1, 1953 -- June 30, 1954.

The Bell Telephone Co. was authorized to trim trees which might interfere with construction or maintenance of telephone poles and lines.

The Secretary-Treasurer was authorized to spend up to \$25 for a town census

Ald. Corbett said he had investigated applications for the position of Secretary-Treasurer and suggested further applications should be sought. It was decided to advertise.

With town expenses increasing as the town grew, it was decided, on motion of Ald. Corbett, seconded by Ald. Brookhouse:

"That the \$10,000 invested in Dominion of Canada bonds and shown on the June 30th, 1953, balance sheet under the heading of 'reserve fund' be removed from such fund and be available for the general purposes of the town."

According to the minutes: "It is now the unanimous feeling that an undertaking to provide sewage and a water system (for which the fund was originally set January 1955

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up) would involve the expenditure of such a large amount that this fund would be negligible, and that these funds were now needed to pay the outgoing bills."

Following his suggestion that council consider buying the Binz barns property, Mayor Gelinas was authorized to get an option on it.

#### August 3 Meeting

During July, Ald. Christie reported, 13 permits had been approved -- 10 for cottages, 2 for alterations, and one for a temporary building, totalling \$156,327.

The resolution of June 1 appointing C.O. Grimm as Secretary-Treasurer was rescinded, on motion of Ald. Corbett, seconded by Ald. Christie. The move was necessitated by Mr. Grimm's withdrawal.

Ald. Corbett said 35 applications had been received for the post and he recommended appointment of H.A. Soucy. Mr. Soucy would also act as town manager and give special attention to the road repair and road construction program.

Ald. Corbett's motion, seconded by Ald. Christie, was carried unanimously.

Council approved Ald. Jost's proposed budget for the period July -- December, showing estimated revenues and expenditures of \$11,000.

Aldermen Corbett and Smythe were authorized to seek erection of the new transformer on a strip of property between the Metropolitan Boulevard and the railroad owned by Quebec Hydro.

It was decided that Victoria Ave. be extended westerly to the north boundary of the land set aside for a school. The extension would be 60 ft. wide for approximately 400 ft.

Mayor Gelinas tabled an option he had obtained on behalf of the town to buy the Binz barns property for not less than \$15,000. The property was to be used for municipal purposes.

Ald. Jost gave notice he would, at the earliest opportunity, move enactment of a by-law or by-laws for the following purposes:

- (a) Purchase of the Binz barns property for approximately \$15,000.
- (b) Renovation of the main building up to \$5,000.
- (c) Borrowing of approximately \$6,500 to pay for construction of the railroad crossing leading to the new hydro sub-station.
- (d) Borrowing approximately \$5,000 to buy and install a new transformer.
- (e) Borrowing approximately \$15,000 to pay for construction of Cambridge Road.
- (f) Authorize construction of main roads, side road, ditches, culverts and road-lighting facilities in one of the new Oak Ridge subdivisions, to the amount of \$58,000.
- (g) For a bond issue or issues up to an amount of approximately \$104,500 to cover all the above expenditures: This would involve a special, annual tax on all taxable, immovable property, for (a), (b), (c), (d); another for (e) on all property

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fronting on Cambridge Road; and another for (f) on the properties in the area concerned.

It was decided a special meeting should be called to discuss the matter. The meeting was set for Aug. 10.

Ald. Brookhouse was instructed to enquire about having slow-light markers installed by the department of roads at the intersection of Morgan Road and the Metropolitan Boulevard.

At the Aug. 10 meeting the supplementary valuation roll for July 1--Dec. 31, showing a total value for taxable purposes of \$430,650, was homologated. A tax rate of 3 mills was set.

#### Special Meeting--August 10

Council passed By-law 85 providing for purchase of the Binz barns property and renovation of the main building. Public notice was given of the by-law, which called for a bond issue to the amount of \$20,000.

Mayor Gelinas explained that items (c) and (d) could be incorporated in a general borrowing by-law; that in the case of items (e) and (f) consent to the special tax would have to be obtained from the property owners affected. The Secretary was instructed to endeavor to get the usual petitions at an early date.

The following street names, presented by Ald. Christie, were approved: Apple Hill Road, Chestnut Drive, Hawthorne Drive, Victoria Drive, Birch Hill Road, and Beechwood Road.

#### Special Meeting--August 31

The Secretary-Treasurer reported that at the special public meeting of rate-payers called with respect to By-law No. 85, only one elector demanded a poll. Therefore the By-law was considered to have the approval of the taxpayers of Baie d'Urfee.

The town's engineer was asked to get bids on a new 30 K.W. transformer and its installation. He was also authorized to have moved hydro poles erected too close to the street on Cambridge Road. Chimney sweeping for the year was lined up.

#### September 7

Ald. Christie said during August 16 building permits and 2 alteration permits had been issued, for an estimated total of \$279,462.

Approval was given to a Lakeview Gardens subdivision.

#### Special Meeting--Sept. 23

Council decided to borrow \$20,000 pending a bond issue, to buy the Binz

barns property.

On motion of Ald. Corbett, seconded by Ald. Jost, it was decided to accept the Metropole Electric Co. quotation of \$4,441 (the lowest of 3) for supply and installation of a new pole-mounted transformer.

#### October 5

Ald. Christie reported 4 building permits in September, totalling \$63,554.

Council approved payment of \$1,200 for lots required by the town for roads purposes.

Council accepted with thanks the gift from Lakeview Gardens Corp. of lakefront property west of the Binz barns property for use as a public park. Council decided unanimously to buy the Binz barns property for \$15,561.70.

On motion of Ald. Christie, seconded by Ald. Corbett, building inspection fees were raised from \$25. to \$30. Ald. H.B. Smythe was appointed pro-Mayor for October, November, December.

The Baie d'Urfee Guide Co. was granted use of the town hall Wednesday evenings, pending availability of other quarters. The V.O.N. was paid \$100, and Mr. Soucy tabled a copy of the aims, purposes and by-laws of the Oakridge Association.

#### November 2

Ald. Christie reported October building permits totalled 7, approximating \$124,117.

Council approved a lease, on a one-year basis, covering use of a chicken house (now known as The Chicken Coop) by the Baie d'Urfee Citizens' Association. The lease can be cancelled by the town on 30 days' notice.

Council okayed \$300 for material or alterations to the building.

Another poultry house was rented to W.M. Oliver for storage purposes, until April 30, 1955.

Insurance totalling \$34,000 is being carried on all the Binz buildings, the premium being \$765 for three years.

A motion of Ald. Smythe, seconded by Ald. Christie, and carried unanimously, extended thanks to B. Weinsberg for donation to the town of 128,000 feet of Lakefront property for a park.

The proposed 1955 budget of the Citizens' Association for recreational purposes was referred to the finance committee for consideration during preparation of the town's 1955 budget.

By-law 87 to borrow money to pay for the railway crossing, the new trans-

former and relocation of hydro poles on Cambridge Road was accepted. The amount involved is \$14,000.

### December 7

Ald. Christie reported that in November, 20 building permits totalling an estimated \$282,378 had been issued. Since April, 1954, he said, 96 permits representing an estimated \$1,300,000 in construction had been issued.

When Ald. Christie said he had received an application for a new type of house, it was decided Aldermen Jost, MacLeod, Corbett and Christie should visit a similar one in Beaurepaire before deciding on the application.

Council instructed Mr. Soucy to write the town's assessors, protesting delay in presentation of the 1955 assessment roll. The delay was holding things up.

Ald. Corbett said a survey indicated the town needed 2,000 feet of snow fence and 250 pickets. Purchase was authorized.

On motion of Ald. Christie, seconded by Ald. Corbett, the park property donated by Lakeview Gardens Corp. will be known as Bertold Park, in honor of Bertold Weinsberg, President of Lakeview Gardens. A sign will be erected in the park as follows:

#### BERTOLD PARK

Donated to the Town of Baie d'Urfee

by

Lakeview Gardens Corporation

for the future use  
of the citizens

Construction of streets, roads, ditches, culverts, and lighting facilities in the Lakeview Gardens subdivision was approved. Cost was estimated at \$69,922.50 and H.J. O'Connell Ltd. was awarded the contract.

Mayor Gelinas and Ald. Corbett were authorized to negotiate with A. Comber for property required for completion of Victoria Drive and the service road, south of Metropolitan Blvd. to link Sunny Acres with Lakeview Road.

Town solicitor J.W. Long was instructed to give a final notice to A.R. Scott to remove all scrap and other unsightly matter from his property and to cease using his premises for commercial purposes.

A meeting is being arranged for Cambridge Road property owners in connection with payment of proposed local improvements.

## WILL KNOW NEW TAX RATE SOON

You can count on it; your 1955 municipal taxes will be higher. How much higher, however, cannot be determined until Councillor George Jost presents his budget for consideration, and the new assessment roll is homologated.

Best bets are that the new tax rate will be "between 7 and 8 mills," and probably closer to 7. And the reason we will have to pay more taxes, to put it bluntly, is Baie d'Urfee's terrific growth, and the resulting higher costs of servicing the town. For example, there are more homes from which to collect garbage; there are more streets to clear, more street-lighting to maintain. In short, we've got to the stage where a \$20,000 budget to run a town of 350 homes is ludicrous.

But the tax boost will not be as great as perhaps more home-owners fear because of the town's phenomenal expansion during the past year. More than 100 building permits were issued, to a value of something over \$1,000,000.

The town's assessment roll for 1955 (pending any possible change resulting from assessment appeals) totals \$4,318,834 as compared with a total 1954 assessment of \$3,062,738. For some years, including last year, the town rate of 12 mills was applied to 50 percent of your assessment. For 1955, the rate will be applied on the full assessment.

Had the 1954 assessment and the town's operating costs remained the same, it would have been a straightforward case of cutting the mill rate in half. However, town costs zoomed, necessitating a higher rate. But because of the great number of new homes, and resulting increased assessment, the burden will be carried by more people, and the rate, while higher, may not be as high as perhaps feared.

A mill rate of 7 would provide the town with slightly over \$30,000. Whether Mr. Jost's budget will come up or exceed that amount remains to be seen.

## BAIE d'URFEE HOCKEY CLUB

### STANDINGS AS AT JANUARY 30TH. (SUNDAY)

<u>COACH</u>	<u>TEAM</u>	<u>R E S U L T S</u>			<u>POINTS</u>
		<u>W.</u>	<u>L.</u>	<u>D.</u>	
T. Penrice	JOLTERS	5	1	0	10
D. Comber	BUMS	4	2	0	8
B. Cauley	BUSTERS	3	3	0	6
G. Heselton	COMBINES	0	6	0	0

In a sudden-death game, Saturday, Jan. 22, for the League Championship, Comber's BUMS defeated Penrice's JOLTERS 1-0, on a goal by Jimmy Dewitt.



LAKESHORE LEAGUE (Pee Wee and Bantam)

	W.	L.	D.	GOALS	
				For	Against
PEE WEES	5	1	1	18	7
BANTAMS	5	2	1	30	15

	<u>INDIVIDUAL SCORING</u>	<u>GOALS</u>	<u>ASSISTS</u>	<u>POINTS</u>
PEE WEES	R. Brown	3	1	4
	A. Hale	5	1	6
	D. Olson	4	3	7
	E. Walters	1	2	3
	S. Parker	1	2	3
	S. Proudfoot	3	0	3
	J. Davidson	1	0	1
BANTAMS	D. Burns	6	13	19
	M. Cruickshank	9	7	16
	N. Davies	11	5	16
	I. Edwards	1	1	2
	T. Fry	0	2	2
	S. Ross	2	0	2
	E. Winters	0	1	1
	K. Olsen	1	0	1

GOALIES

PEE WEES	Brian Francis	3 Shutouts
BANTAMS	Brian Campbell	3 Shutouts

IMPORTANT NOTICE

The Secretary of the Lakeshore League wants all Birth certificates immediately for the players in PEE WEE and BANTAM teams.

We want the following:

PEE WEE:	D. Olson
BANTAM	N. Davies, M. Godwin, J. Greenfield, T. Higman, E. Winters and K. Olson.

DATA, TRIVIA, ADDENDA, ERRATA AND WHATHAVE'YA

The membership campaign is in full swing, and nowhere else can you get more for \$3... Your support means a better community - for you!

\*\*\*

College Green - Bay View smallfry have their annual Ice Carnival Feb. 12 at the Oxford Road rink between 1:30 and 5 p.m.

\*\*\*

Any old clothes, shoes, furniture, bed clothing, or other items that might

be useful for sightless people? Phyllis Huneault, 41 Morgan Road, phone 4774, is looking after the interests of the Canadian National Institute for the Blind out here, and if you have anything for them, call her and she'll pick it up, or drop it in at her home. Thanks.

\*\*\*

At a special meeting the other night, town council dropped a note to Premier Duplessis urging that nothing be done with respect to a metropolitan authority for all Montreal island communities at least until there had been an opportunity to read the Paquette Commission recommendations. Mayor Gelinas, Councillors Christie and Brookhouse and Secretary Treasurer Soucy, attended a meeting at Lachine of representatives of 33 communities which might be affected, and a resolution urging postponement until all could study the report was passed.

\*\*\*

Baie d'Urfite Herb Seagrim, of TCA, got his name spread across the continent the other day with a dissertation on air safety.

\*\*\*

Ernie Dewitt is in shape again after a slight argument with an automobile in Montreal.

\*\*\*

The town's sympathy goes to Mrs. Doug Comber in the recent passing of her mother, Mrs. E. Hodgson.

\*\*\*

Baie d'Urfee has been invited to attend a conference between lakeshore communities and the provincial government with regard to combatting pollution of Lake St. Louis, described by some as "a huge cesspool".

\*\*\*

The death occurred recently of J. Alex Legault, well-known Ste. Anne's electrical contractor, who did much work in this area.

\*\*\*

Quick work of Reg Vidler and Bill Irving, with an assist from Odie Grimm, and the co-operation of the Macdonald College fire brigade, a Beaconsfield crew, and Viv Smith's schoolbus fire extinguisher, saved the L'Heureux home, Lakeshore Road, when a small blaze started in the cellar stairway, climbed the walls and could have destroyed the house.

\*\*\*

As a result of the blaze, many second thoughts are being given to the fire protection, or lack of it, in the community, and citizens are very wisely considering methods of protecting their homes.

\*\*\*

Baie d'Urfite Steve Albulet and his TCA crew are pictured in the Dec. 31 issue of the magazine, The Aeroplane, as they spent Christmas Day in London, England.

\*\*\*

Rose Lothian, member of another Baie d'Urfee TCA family, is a sister of Joe Crispin, TCA pilot, whose aircraft was reported in a "near thing" with an RCAF Harvard.

\*\*\*

Speaking of fires, Mrs. Mary Shea, of Montreal, was visiting her daughter, Dot Fenton, Lakeview Road, when a phone call informed her that the building in which she had an apartment was on fire, and the woman operator had been burned to death.

\*\*\*

A smart suggestion of Al Christie will be carried out in an early issue of News and Views, when a map showing all the town's streets will be published.

\*\*\*

If you're not in when the Citizens' Association membership canvasser hits your home, pay it to Reg Vidler, when you get your mail. He'll see that you get your card.

\*\*\*

We've netted \$35 on Fred Case's firewood so far, and there's still more for sale. Also, if you have any old trees that should be cut down contact Willie Aalder.

\*\*\*

A Baie d'Urfee birthday party is planned for April 23, and the carnival is being arranged for February 26.

#### FIRE TRUCK, CREW MAY BE MADE AVAILABLE

FLASH - Town council members have conferred with Macdonald College officials on possible arrangements whereby the College's fire-fighting equipment could be called to Baie d'Urfee fires. It looks very hopeful, and if so, will be a great boon for our town, and help ease the mind of worried home-owners.

#### PLAN VIGILANTE SET-UP RE BREAK-INS

The problem posed by the recent series of petty break-ins in the community is being considered by both town council and the executive committee of the Citizens' Association.

The break-ins are pretty generally considered the work of the same person, and certain suspicions concerning the identity of the culprit are held. Money and money alone seemingly has been the objective in every case.

Citizens are urged to take the usual precautions, such as ensuring that doors and windows are locked, and that no obvious signs of absence should be left. In addition, keep a particular eye open for strangers in the community, and that includes peddlers.

Competent advice is being sought on how the situation might be dealt with, and a "watch-dog" scheme is being organized.

#### GUIDES, BROWNIES TO FETE MOTHERS

The first annual Baie d'Urfee Girl Guides and Brownies' banquet for their mothers is being held at The Coop, Feb. 21, 6:30 sharp, with tickets being 75 cents.

This is not a money-making project, but simply a social evening arranged by the guides and brownies for their mothers. Fathers need not apply. The girls will be selling tickets.

Conveners are: Mrs. Leo St. Martin, Mrs. Lionel Evans, Mrs. Jean Ross, Mrs. Ciceli Bryson, Mrs. Ken Millar, Mrs. John Fisher, Mrs. Ted Jackson, Mrs. Norm Hutt, Mrs. Ginnie Higman and Mrs. A.C. Patstone.

### FATHER, SON GET OUT JUST IN TIME

Frankly, Marcel L'Heureux would like to forget it all as soon as possible.

First, his Lakeshore Road home is seriously damaged by fire. Then, before the smell of smoke has barely cleared away, he loses his car in a bout with a train.

While out driving with wee Marc, 4 1/2, his car stopped on the tracks at the Beaconsfield St. Charles Road crossing. Unable to re-start it, he grabbed Marc and rushed to safety just in time to watch the Ottawa flyer turn the car into scrap.

M. L'Heureux feels that's plenty of tough luck for one family, but reflects that really they're quite lucky; the house COULD have been destroyed, and he and Marc COULD EASILY have been IN the car.

FOR SALE - Singer Sewing machine, cabinet model, plus bench and spool cabinet. Good condition - \$75.00. Also, Hoover vacuum, with attachments. Good condition - \$50. Contact Ginnie McNaughton, phone Ste. Anne's 5314.

FOR SALE - Strand cook stove, converted to oil but grates still available, good condition; water pipe, fittings. One Supreme all-purpose radio-tube tester. Ted Jackson, phone Ste. Anne's 4878.