



THIS BORDEN CO-OP DEVELOPMENT IS TYPICAL OF NEW HOUSING TREND

Co-op house program has important role

It was during 1961 that co-operative housing in the province took on great proportions and started to become important, according to Reid Sangster, chairman of the Provincial Housing Commission.

"It will be recalled," he said, "that in late 1959, 10 prospective home owners in the Souris area launched a co-operative housing project. The splash they created really amounted to something when 93 members in 10 other groups started building

co-operative homes early in 1961."

There are six co-operative housing projects in the Charlottetown area, with a total of 66 homes under construction. Other co-operative projects and the number of homes involved are Summerside, 10; Borden, five; O'Leary, five; Bunbury, seven; and Souris, 10.

"It is hoped," said Mr. Sangster, "that the co-operative home building program will have the desired effect of help-

ing people who would otherwise find it difficult to acquire homes in any other way and thus provide suitable accommodation for themselves and their families."

SLOW PROCESS

"Many people have expressed the opinion that the co-operative method of building homes is a slow process. This is perfectly true, and only those who sincerely need homes are likely to stick to such a program. The program, however, is working

well and we are looking forward to its continued success."

Mr. Sangster said that although a co-operative home building program for 1962 has not been completed, a few groups have expressed themselves as being interested in building.

It was pointed out by Mr. Sangster that the act under which the housing commission works encompasses considerably more than the construction of homes under a co-operative plan.

"It is the hope of the commission," said Mr. Sangster, to broaden its scope and include some of the other purposes for which it was intended.

"Some of these things will be to study housing needs and conditions in the province; to collect and distribute information concerning housing; to stimulate the creation of planning boards under the Town Planning Act, and to confer and co-operate with rural districts, cities, towns, villages, boards of health and other planning boards in the province concerning housing conditions and the rules and regulations for improving such conditions in order to provide better housing."

"Greater attention, also, will be devoted to low-rental housing. The commission will be interested, too, in co-operating with the P.E.I. Rural Beautification Society in an endeavour to help eliminate unsightly, poorly planned and poorly constructed houses which are a blot on our country side."

Other members of the commission are Al Belliveau, vice-chairman; Alfred Hennessey, architect; Gleason Williams, building inspector; William Megison, manager.

Provincial planning director Claude Smith is an advisor to the commission.

Planning division provides for orderly development

Providing guidance for the orderly development of communities is the function of the town planning division of the department of industry and natural resources.

Regulations of the Town Planning Act, under which the division works, cover the province's 17 incorporated villages, land on both sides of the Trans-Canada Highway in the province up to a distance of 300 feet from the highway centre and parts of suburban Summerside and suburban Charlottetown.

Mainly the regulations are designed to provide a measure of control over the sizes of lots, types of construction, kinds of businesses, and the relocation of buildings.

As the director of the division, Claude Smith, says "there's a place for everything; for instance, industry does not fit in a residential area."

The division's control is exercised through the granting of permits. Persons planning to build, or carry out renovations that are estimated to cost more than \$25, must obtain a permit.

In the first year of its operation, the division in the fiscal year ending March, 1961, issued 65 permits with a value of \$361,650. In the past 11 years, up to mid-February, 1670 permits were issued, having a value of about \$14,204,327.

Practically every year saw the number of permits increase over the previous year.

In the fiscal year ending March 1961, 293 permits valued at \$2,691,138 were issued. To date in the present fiscal year, which ends in March, 381 permits, valued at \$2,625,161 were issued.

Of all permits issued in the past 11 years, 779 were for dwelling units.

FOUR VILLAGES

When the town planning division was formed there were four incorporated villages in the province. Now there are 17. Each year has seen a new area come under the regulations of the division. In the 17 villages there is an estimated population of 10,500.

What Mr. Smith considers a very important addition to the Town Planning Act was made last summer when regulations covering summer cottage lots were added.

Mainly, the regulations cover the size of lots on which cottages can be built. Lots must now have a minimum of 7,500 square feet. In the past, when the lot size was not governed, cottages were running into serious sewage problems because cottages were built too close together.

Also recent amendments to the act govern the laying out of

land into sub-divisions. Plans for sub-divisions must first be submitted to the division for approval before a permit is granted.

Since the division was formed over 10 miles of sub-divisions have been opened up in the province.

GRANTS AVAILABLE

In outlining the advantages of communities becoming incorporated, Mr. Smith said that grants up to \$3.75 per capita are available for community improvement; matching grants are available for tree planting as loans for the provision of fire protection can be had.

"We give assistance to communities so that they can help themselves," said Mr. Smith. He also pointed out that he feels there are several communities in the province that are now ready for incorporation.

"All that is needed for incorporation is that the community have a population of at least 100," he said.

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Fire hall is major Sherwood project

"Sherwood" became the name of the island's largest village in April, 1961, with the unanimous approval of a special meeting of village commissioners. When the ratepayers approved this name at a meeting the previous October, a petition was sent to the Lieutenant-Governor in Council, asking that the name be changed.

Incorporated under the name of Central Royalty in July of 1960, the village includes the areas on the north side of Belvedere Avenue and the east side of Falconwood Drive, along with the fringe of the Parkdale bound-

ary.

A major project for the new village during the past year has been the erection of a fire hall costing in the vicinity of \$20,000. Begun in October, construction on the building is expected to be completed in the very near future.

THREE VEHICLES

The 40 by 61 foot building will house three fire vehicles, police station, a commissioners' meeting room, 18 by 24 feet, and a recreation room for the firemen. It is located on Gordon Drive near St. Peter's Road.

The village volunteer fire de-

partment organized in April consists of 16 men, including Keith Carmichael as chief, two captains, two lieutenants, and 11 firemen. Ivan Kerry is chairman of the fire department.

The department has two fire trucks, one pumper with a capacity of 500 gallons per minute, and two lines of two and one half inch hose, having a four inch intake. The other is a 200 gallon tanker truck with an attached pump, supplying 90 gallons per minute. It has two lines of one and one half inch hose.

John Norton, former member of Charlottetown police force,

took up his duties as village policeman in July. Along with his usual work, he has been responsible for organizing a school patrol.

Sherwood children welcomed the construction of an open air rink recently. Begun in November, the project was ready for skaters the middle of last month. Located on the school grounds, it measures 63 ft. by 165 ft. Form measurements four feet high surround the ice surface.

A survey for sewer and water installations, including the estimated cost of construction with recommendations as to the type of system to be used, has been completed. It will be taken before a special meeting to be held at a later date.

Another project of 1961 was zoning of the village into residential, commercial and industrial areas. The commercial area includes Belvedere Ave., Brackley Point Road and St. Peter's Road. The industrial area runs along the railroad on the border of the village, while the remainder of Sherwood is classed as a residential area.

VETERINARY DIRECTOR SAYS:

Disease control is needed

The need of a greatly extended program of calfhood vaccination for bangs disease is stressed by Dr. H.H. Kelly, provincial director of veterinary services.

There were twice as many calves vaccinated in 1961 as in the previous year, but the number is still far below what it should be, the director emphasized.

The province has been free of the disease of contagious abortion for many years but that is no reason why the vaccination program should not be pushed.

Many cattle sales are lost each year because animals have not been vaccinated and they are barred automatically from many places where island cattle are normally shipped.

Dr. Kelly also reported on developments within the profession in the province.

Dr. M.H. Clark and Dr. B.H. Rhiel, Kensington have completely remodelled the old Kensington dairy building and have an up to date veterinary building now, he said.

There have been only two veterinarians there since Dr.

T.R. Furness left but Dr. Kelly expects a third may be available when the new classes of veterinary students graduate in May.

There has been no veterinarian in the O'Leary district since Dr. L. Kirk left in mid-February but there are prospects of getting two veterinarians to come into that district as soon as the new crop of graduates are available. Dr. Kelly has talked to two men from the university at St. Hyacinth, Quebec who seem interested in coming to the province.

Old Spain is top spot

Milton's Old Spain, located on Kent Street in Charlottetown, was started in 1926 by the late Milton Bell. Since his death the business has been run by his widow, Mrs. Reta Bell and his son, Myron.

In the past few years there have been many changes. Three years ago the Dairy King bar located next door to the restaurant was started with sidewalk service on ice cream, hot dogs, etc.

In March of 1959 the dining portion of the restaurant was completely remodelled with new booths, tables, complete new color scheme, drapes, etc., completing renovations started the year before to the front of the restaurant which included new coffee bar and stools, etc.

Ch'town taxes reach record

Taxes and arrears collected during 1961 accounted for Charlottetown showing a surplus of \$6,443, compared with a deficit of \$63,360, the previous year. The collections amounted to an unbelievable 99 per cent of the net levy for the year.

Last year the total current revenue was \$1,550,540 while the total expenditures amounted to \$1,544,097. In 1960 the revenue was \$1,397,669 while the expenditures were \$1,461,030.

The increase in revenue was said to be largely due to an increase in tax rate and also to a concerted effort to collect the arrears of both secured and unsecured taxes.



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RCAF station shows growth

The year 1961 saw considerable growth and change at RCAF Station, Summerside.

A new squadron was added to the station in July, Number 415 Squadron (Maritime Patrol) or "Swordfish Squadron" arrived in force to add the Argus aircraft to the existing Neptune capability. In order to house the giant aircraft, a new hangar complex was built, the first sod being turned in 1960 and the final rivet hammered home in the spring of 1961.

The additional personnel to fly and service the Argus presented the station with a housing problem. The construction of 200 new units at Hillcrest Park in Summerside was begun and is still continuing.

Among the highlights of 1961 for the station were the handing over from Group Captain J. E. Crozier to Group Captain A. G. D'Amico, the present commanding officer; the institution of the Winter Carnival and the track and field meet; and the creation of a new endurance record by a 415 Squadron Argus which stayed aloft on July 26 for 30 hours and 20 minutes. RCAF Station looks ahead with confidence to the future.

Further growth is certain and inevitable, and station personnel feel that they will be equal to meeting the challenges that will result.