

# City drops levy conditions after developers protest

By JOHN STEWART  
The Big Three developers have been successful in convincing city councillors to remove conditions from the May 25 lot-levy paper which would have cancelled their development agreements.

William Bodrug of S. B. McLaughlin Associates appeared on behalf of Cadillac-Fairview Corp. and Markborough Prop-

erties Ltd. at general committee.  
He noted that current discussions with city staff to consider revisions to the development agreements have been very productive. But he said several clauses of the lot-levy policy which council passed May 25 were an "abrogation" of the negotiations. The clauses cancel the development agreements and say

that the levy of \$582 now in effect for residential development should apply to all developers.  
"I think it's an abrogation which speaks for itself," Bodrug said. "I think its passing is quite inconsistent with the naming of negotiators to revise the development agreements."  
He asked that general committee exempt the Big

Three from the new levies and specifically "expunge" the clauses in the May 25 policy which refer to the development agreements.  
Mayor Ron Searle felt that the city's earlier resolve to renegotiate the development agreements was still in effect. He agreed that the city should take no position until the renegotiation has taken place.

Councillor Hazel McCallion suggested that the city should use the \$582 levy for "John Doe" developers as the starting point in negotiations with the Big Three.

She once again questioned the legality of the agreements, noting that they were never approved by the Ontario Municipal Board. Agreements signed in 1968 by the former town

of Mississauga and amended several times since then could not be enforced, she said.  
"When, oh when, oh when will we finally decide?" wondered Mrs. McCallion. "If we wait long enough, all of the Big Three's land will all be developed."  
"You can only negotiate one way and that's in good faith," replied Searle. He said he had never heard a

firm opinion from the city solicitor saying that he felt the development agreements weren't valid.  
If there's been any delay in negotiations, it has been caused by the city, not the developer Searle said.  
City Solicitor Basil Clark presented two alternative motions. The first would have established a levy for the Big Three only after negotiations were com-

pleted. The second added the deletion of the references in the May 25 policy paper.  
Council voted 6-2 to pass both sections. Councillor Frank Bean felt that action would allow the most flexibility of negotiations.  
In favor of the motion were Searle and Councillors Kennedy, Bean, Hooper, Leavers and Butt. Opposed were Councillors

Taylor and McCallion. Councillor Spence, who was acting as chairman, also asked to be recorded in the negative.  
City Manger Frank Markson asked council not to deal with the May 25 report at its meeting Monday.  
Councillors agreed to hold a special council session on June 22 at 9 a.m. to discuss the levy question.

## STEALING TV SIGNALS

### Terracomm warns it's cracking down

By SID RODAWAY  
Pulling one over on your cable television company is much like pulling one over on the income tax boys: It hardly feels like "theft," but if you're caught, the authorities sure act like it is.  
The proliferation of cable-television services to most of Mississauga over the years has presented many opportunities for a remarkably large number of local residents to steal television signals from the cable companies undetected.

For those living south of the Queen Elizabeth Way, the era of the easy ripoff is about to end, according to the management of Terracomm Cable TV, the oldest cable television in Mississauga.  
Terracomm has placed ads in local newspapers warning the public that the theft of cable TV signals can lead straight to jail and a criminal record.

The company also operates a cable service in Barrie and has been cracking down there for some time.

Inspectors have been finding two or three cable thieves a day, according to the Terracomm assistant manager, Glyn Hunt.

In Mississauga, the company has hired three students to check out the entire system for cable thieves this summer. They can expect to find plenty, if the Barrie experience is an indication.

Hunt won't predict the percentage of cable-users who are getting away without paying the \$6 regular monthly charge for service, but he admits it is substantial.

He cites the example of a Barrie man who strung in his own cable from a cable pedestal box. The courts found him guilty of theft and fined him \$350.

But, of course, most cable-signal thefts are not that blatant. One of the most common is the family that "hooks in" to a live cable line already installed in their home.

When a resident moves out, the cable service should be disconnected at a box on the top of an apartment building or at a pedestal box in housing areas.

This is not always done properly and sometimes the line is left hanging from the wall

plate, still live. A few dollars spent at an electronics shop would put the new tenant in the picture in short order.

Failure to properly disconnect the service involved some cable firms at one time in internal problems with their employees.

Some of these employees were paid on a piece-work basis and there was a strong temptation to mark the disconnect work as completed without having touched it. There was rarely a follow up.

This type of cable theft, the guy who just "hooks in" to a live line, will rarely lead to anything more than a warning. Hunt said that most people in this category simply start paying when they are caught.

Most of the problems of theft are in pre-wired areas with underground cables. Service disconnections take place at those green pedestal boxes that dot Mississauga communities.

Although they are locked, the more aggressive variety of cable thief has been known to break into the box and reconnect his home to the cable-television service. It is this outright theft that Hunt says will be prosecuted to the full extent of the law. Theoretically, the full extent can mean up to 10 years behind bars.

How will student inspectors find the culprits? There are several methods. The most direct is to inspect every pedestal box and compare the hook-ups inside to the list of subscribers.

More sophisticated electronic testing can be done as well. Equipment can detect who is on and who is off the line by the amount of re-radiation of broadcast signals that is given off by the line.

Terracomm services 15,000 customers in the area of Mississauga south of the QEW and as far north as Dundas Highway, west of the Credit River. In addition, there are the unknown number of illegal "subscribers," a number that is assumed to be staggering in its financial implications.

Although efforts have been made to lock the pedestal boxes, some thieves will actually use wire cutters to break in and hook up.

The increased cost of all this is borne by those honest people who pay their bills every month.

## Business

- Real estate
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- Help wanted



Times photo by JAMES BAILEY

### Board honors policemen

Peel Region police officers William Yakimishyn (left, in uniform) and William Taylor display Policeman of the Month awards they received at the Mississauga Real Estate Board's annual Civic Night for capturing escaping criminals. With them are (from left) Police Chief Douglas Burrows, Seth Taylor and Jack Ryan. Seth Taylor and Ryan are past

presidents of the board. Yakimishyn arrested two bandits who held up a store in Southgate plaza in Bramalea. Following a high-speed chase, William Taylor arrested an armed suspect wanted in connection with shots that had been fired at home.

## Developer wants market price if land is not used for school

Ward 4 Councillor Larry Taylor lost his bid to have the city consider buying parkland in Mississauga Valleys this week, but the matter was deferred for a further report.

Taylor wanted the city to buy 7.5 acres to provide an extension of Brentwood Park. The land on Michelle Row was originally intended as a school site, but Peel Board of Education has no further need for it. Under its policy, the board asked the city whether it wished to buy it.

Councillor Terry Butt said the city could consider buying part of the land, if it was offered at the price for which the school board would have paid — about \$22,000 an acre. If it were sold at market price, the cost would be too high, Butt said.

William Bodrug — representing S. B. McLaughlin Associates, which owns the land — said his firm would like to develop homes there and would only sell at market values.

Butt noted that the city actually has an excess of parkland in the Valleys of 13.6 acres. However, the parks and recreation department was counting on the school site to provide a major soccer field, and a softball field with parking. These are still justified by population figures, a report states.

The recreation and parks commission has indicated there is some updating of the information which might be helpful. After Taylor's motion to

buy the land was defeated, a motion to defer the item for a week for more information was approved.

Councillor Hazel McCallion said the city should not be devious with the developer. "They gave the land for schools. They've stuck to their bargain. Let's stick to ours, not try to use the land for something else."

Councillor Fred Hooper noted that the city owns parkland now which it can't afford to develop. "This can't go on and on and on," he said.  
Taylor's motion — to consider buying the land and to get an appraisal from the property agent — lost.

The question was deferred until today's general committee meeting.

## Sheridan plans course in truck transportation

The first full-time program in truck transportation available anywhere in Ontario begins this fall at the Brampton campus of Sheridan College.

Motor Carrier Administration, a one-year diploma program, has been developed in cooperation with the Ontario

Trucking Association (OTA) to help meet the growing need for trained management in the trucking industry.

The trucking industry has become Canada's largest source of direct employment, providing jobs for an estimated 150,000. Much of this

growth is concentrated in Ontario, where total revenue from the transport of goods by truck in 1974 was \$1.4 billion, greater than any other goods-transportation industry in the province.

Motor Carrier Administration has been designed to respond to the complex needs of today's trucking industry by producing skilled personnel who are knowledgeable in both the specifics of trucking and general business operations.

The program is open to any student who has completed at least one year of post-secondary education, preferably including one or more business courses.

Students will receive extensive training in the standard business disciplines as well as six key areas of trucking operations — motor carrier administration, transport regulations, marketing, equipment and operations.

Those choosing to move here from most other Canadian centres, however, will face substantially higher housing costs — as much as twice the cost in some Maritime cities.

According to studies carried out by A. E. LePage Ltd.'s Coast to Coast Real Estate Service, the shifting of the Canadian population can be attributed to political and personal pressures as well as business needs and job opportunities.

As of March, 1977, the company's Residential Market Disparity Chart shows houses in central

Major changes being considered by Ontario Hydro in the way rates are calculated for various types of customers could result in Mississauga homeowners being assessed a greater portion of Hydro Mississauga's total billing — a situation that Hydro commissioners here don't like and will attempt to stop from happening.

Working through the Ontario Municipal Electric Association (OMEA), of which it is a member, the Mississauga Hydro Commission will be an "intervenor" at the year-long series of hearings now under way at the Ontario Energy Board into the pricing of electricity.

### Napev Construction gets yards contracts

Contracts totalling \$1,662,470 have been awarded for the new city works yards in Malton and Clarkon.

The contracts go to Napev Construction Ltd. of 1185 Lakeshore Rd. E. in Mississauga, lowest bidder on each contract. The Malton yard will be

located on Firtree Drive, near Torbram Road. The Clarkon yard will be at 2167 Royal Windsor Drive. The works yards were approved in the 1975 capital budget. The total cost will be within the \$3.1 million estimated at that time.

For the past year and a half, a committee of Ontario Hydro has been studying the philosophy and application of revised rate structures. One of the goals is to devise a system that would reward conservation efforts and penalize excessive use of power.  
At the present time, residential and industrial rates are based largely on an averaging cost system under which the total cost of delivering power to a certain sector is averaged into a uniform rate structure for all consumers.

Now Ontario Hydro is toying with the idea of "marginal cost pricing," a complicated system in which those that create an additional demand for power above the present capacity to provide it, must also pay for it.

In its most elementary form, a newcomer to a community in a developing area might pay more than a resident in an established area. Mississauga Hydro Commission is strongly oppos-

ed to this concept. The thick committee report also suggests European-style "time-of-day" rates — that is, higher charges for power during peak daytime hours. Another proposal is for rates adjusted to seasonal demands — lower in summer and higher in winter, when demand is highest.  
The OMEA has developed an "intervention team" made up of legal, counsel knowledgeable in energy

matters, energy consultants, commissioners and municipal management people. They have all been studying for the hearing for the past several months. Its quite a job — the committee report runs to 10 thick volumes.

According to Bradley, the intervention team will try to obtain the best costing and pricing system for the needs of municipal utilities and their residential, commercial and industrial customers.

### New Business and Professional Directory

The Times begins its new Business and Professional Directory this week. It includes The Times Business Tip of the Week. Turn to Page A4.

## It costs more to live in Peel

Canadians are a mobile people — with as many as 2½ million families expected to change their place of residence in this country during 1977.

Those choosing to move here from most other Canadian centres, however, will face substantially higher housing costs — as much as twice the cost in some Maritime cities.

According to studies carried out by A. E. LePage Ltd.'s Coast to Coast Real Estate Service, the shifting of the Canadian population can be attributed to political and personal pressures as well as business needs and job opportunities.

As of March, 1977, the company's Residential Market Disparity Chart shows houses in central

Peel Region costing 1.47 times as much as equivalent units in North Bay; 1.51 times as much as in Windsor; 1.34 times as much as in Winnipeg; 1.39 times as much as in Montreal; and 1.95 times as much as in Charlottetown, P.E.I.

The director of the Coast to Coast Real Estate Service, Frank Hodges, says that many businessmen now think it is neither fashionable nor good business to stay in one job for a lifetime.

"Success and higher income are sometimes more attainable by switching companies," he says.  
He also notes there has been a change in attitude during the past decade by rural Canadians.

"The grass roots stay-on-the-farm philosophy

seems to be a thing of the past."  
"With better education readily available in rural areas, there are more opportunities open.

"Add to this a shorter work week, earlier retirement age, and only a few hours by air from Newfoundland to Victoria, and it's easy to see why Canada's population continues to shift."

The statistical survey base includes the total number of address changes of those families receiving family allowance benefits; the total number of new residential telephones connected by Bell Canada, and the total moves handled by Canada's five largest moving companies, Hodges says.

"More than 1.3 million or 37 per cent of all families receiving family allowance benefits moved last year.

"Of this total, 1.25 million families relocated within the same provinces, while 64,443 families made inter-provincial moves.

"And Bell Canada's Residential Main Inward Movement statistics for 1976 show that Bell installed almost 1.2 million residential telephones in Ontario and Quebec, which have an estimated total dwelling inventory of more than 4.7 million units — indicating a mobility rate of about 25 per cent."

Canada's five largest van lines handled a total of 76,378 moves last year, another indication of modern mobility, Hodges adds.

## A. S. Nemetz heads accountants' society

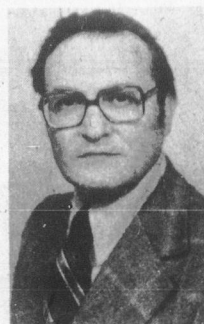
Alvin S. Nemetz, manager of special projects with the Bank of Nova Scotia, has been elected chairman of the Peel-Halton Chapter of the Society of Management Accountants of Ontario, formerly known as the Society of Industrial Accountants.

A long-time Mississauga resident, Nemetz recently became a Fellow of the Institute of Canadian Bankers and is past president of the Whiteoaks-Lorne Park Community Association.  
Nemetz succeeds R. N. Morrison, vice president of finance of the J. A. Wilson Display Ltd. in Mississauga.

Other local residents elected to the society's board of directors are K. H. Gregory, D. G. Steen, J.

A. Masson and Mr. Mrs. H. Scarlett.

The recent name change for the society was made to create a more accurate reflection of the nature and scope of the professional practice of management accountants, according to Nemetz.



Alvin S. Nemetz

## Business district budget set at \$6,300

The Clarkson Business Improvement District has set a 1977 budget of \$6,300.

The budget approved earlier by the district's board of directors was endorsed this week by general committee. The entire budget is to be levied against the members of the Business Improvement District: the businessmen of Clarkson.

Of the total budget, \$5,600 will be used to install seven new streetlights on the north side of

Lakeshore Road. The remaining funds will be used for maintenance and repairs and to stage the second annual Halloween parade.

Last year in the first phase of the program, city funds and contributions from the merchants were used to provide additional off-street parking, planters, benches, and lockstone sidewalk in a special architectural treatment of Lakeshore.