

here that they usually make a profit on it, depending on the wholesale rate which the municipality has to pay to metropolitan Toronto. Metropolitan Toronto might charge 16 cents a thousand gallons whereas North York will sell it to the consumer at 45 cents a thousand gallons.

Senator SMITH (*Queens-Shelburne*): Do you know what the average bill might be?

Mr. RICE: I can only tell you that in my own case it runs about \$14 every three months. That is for a four-bedroom house. That is for water.

Senator HAIG: Could not a municipality just say to a developer, as they do in Winnipeg, "Sewers for your subdivision will cost \$10,000, say, and you will have to pay cash". There they make the subdivider pay cash in advance for all these improvements before they are put in. That of course is added to the cost of the home because it is a part of the cost of the whole development of the property.

Mr. RICE: Yes, Senator Haig, you are absolutely right. If you examine our brief you will find listed there many of these things that we have to do, and some of the commissions, such as the Water Commissions and the Hydro Commissions may demand the cash immediately for those services. That is the point I believe we made in our brief where we say that eventually this business of subdividing land will be resolved into the hands of larger corporations and those having considerable reserves of capital.

Senator WALL: Let us suppose that a land assembly scheme involving the installation of trunk sewers, water-mains and everything else were handled by the municipalities under the supervision of the provincial Government with assistance from the federal Government may be paid for on a loan basis, because finally I think the basic principle must be maintained, and that is that the people who will receive the benefit of all these improvements and live in these areas should pay these costs. Certainly it is not intended as a principle that somebody in British Columbia will help pay for sewer installations to be used by people who are going to live in Manitoba. This enterprise of assembling serviced land is becoming a major problem, is becoming a very costly problem, and your inference is that it can only be handled by huge corporations or very large private enterprise corporations to the extent that I cannot buy myself a lot unless I buy it through a private entrepreneur or corporation who in turn tells me that you will pay so much for this land and I want to build a house, you cannot build it yourself.

Mr. RICE: You have hit the nail right on the head, Senator Wall.

Senator WALL: So I should be able to go to my municipality and say, "Look, I want to buy a lot, and the municipality should be able to sell me a serviced lot." That probably is the goal to which we should be aiming, without subtracting from the rights of private enterprise.

Mr. RICE: I believe as we point out in our brief, the municipalities should provide those services, that is what the municipality is created for, to supply the services for the good of all, but we believe they have relinquished those rights maybe due to their inability to handle the problem due to a lack of funds, or maybe they figure if somebody else will do the job let them do it. But the interesting thing is you will notice that a subdivider is paying, in the cost of his land, in some instances double costs such as for engineering, town planning and so forth. A subdivider on purchasing a piece of land from a farmer with a view to developing it must prepare plans which can only be done by engineers or town planners, and these plans must be acceptable to the planning board of the municipality concerned and quite satisfactory to their requirements. In turn the municipality have their own engineers and town