

the Federal District as it is planned; it will be presented in French for our population. (Commentaries to be added then)

"The delegation returned from its interview more convinced than ever that the integrity of the territory of Ste Cecile de Masham included in the Gatineau Park development has been most seriously undermined and that the program of propaganda is continuing more intensely than ever without too much concern being shown for what will happen to our local organizations as a result of the implementation of the plan."

The foregoing closely follows the notes I took at that time as secretary of the delegation, with the exception of the parenthesis which I added.

One of the chief reasons why the Masham delegation took action at that time was that the plans were being made for the completion of the church in Ste. Cecile de Masham, but the parochial organizations were uneasy about an expenditure of approximately \$65,000 if an encroachment was to be made into the territory of Ste. Cecile de Masham; in that case such an expenditure could not be justified. The same was true for certain other local projects and the future orientation of the place.

J. Matte, Stc.-Treas.

XXIV—*Property Acquisitions by the F.D.C. for the Gatineau National Park*

(1) *Rate based on the municipal assessment and the total real value.*

I do not think it would be a good policy to make a survey (at the County Registry Office) of the prices paid by individuals for properties purchased in the municipalities concerned in the Park, or more precisely the municipalities lying within the boundaries of the Park, for purposes of comparison with prices paid at the same time by the F.D.C.

In most of those municipalities it was the F.D.C. who was the big buyer and the scale of comparison between individual buyers would not give a fair idea, especially since most of the time the properties have no equal values among themselves. For that reason I would think that nothing would be fairer than to use the municipal assessment in effect in each of those municipalities to determine the value of compensations paid to former owners.

Each municipality has its own sworn assessors who go through the district making their estimates of each property in their municipality. After they have done that, they make an assessment roll; this assessment roll is put into effect after a notice of at least thirty days stipulating that it would be examined and that all the property owners concerned were entitled to consult it and make the necessary legal representations if, on the roll prepared, the scale of values given, based on the assessment of real values, was not comparable to those of all other properties in the said municipalities.

The scale of the real value used represents a certain percentage of the real value which very often varies from one municipality to another. But the assessors and the Municipal Council are most often in a position to state, for example, that the rate of assessment used represents such and such a percentage of the real value.

Let us say for example that in Ste. Cecile de Masham this rate is recognized by the assessors as being fairest when it is approximately one-third of the real value. With human judgment and the human eye the property is assessed as fairly as possible according to the zoning system and according to the facilities offered the various property owners. The assessors say that they are kept between the limits of 25 per cent and 35 per cent of the real value in their scale of assessment, giving an average of 33 per cent of the real value.

2—*Rate based on the replacement value.*

In the acquisition of properties for the completion of the Gatineau Park plan, the Commission deals with all sorts of owners. There are some who find