

Overhaul nears for Peel hydro

One hydro commission for all Peel region or separate commissions for each of the region's three municipalities?

That decision should be made by July of next year and, with the co-operation of the province, be put into effect by July, 1977.

A special press conference has been held at Peel government offices in Brampton on development of hydro service and administration.

The Ontario government's Hogg committee report in early 1974 called for restructuring of hydro commissions in the province to improve service to all consumers.



Lakeview generating station.

According to Wilbert West, chairman of Peel's electrical utility restructuring study team, the most significant recommendation of the Hogg committee was that any changes should be carried out only through local initiative.

Hydro restructuring studies have been launched in Peel, Waterloo, York, Sudbury and Niagara. Other studies will follow and findings next year will go to a new Ontario Hydro steering committee before presentation to the provincial government by the end of 1976.

In Peel, there are five utilities commissions: Mississauga, Port Credit, Streetsville, Brampton and Bolton.

In addition, the areas outside the old borders of Brampton and most of Caledon are controlled directly, and at a higher rate charge to consumers, by Ontario Hydro's rural service.

West told reporters that what is decided here will not affect Ontario Hydro rates. "We simply must conclude whether we are to have an upper tier commission over all of Peel or a lower tier system with separate commissions in Mississauga, Brampton and Caledon."

There are 100,000 electric consumers in Peel and the six administrative areas employing a total of 350.

The province will require that, whatever type of hydro amalgamation is planned, all employees at the time be guaranteed a job at the same salary for at least one year following restructuring.

Of those 350 workers, 120 are Ontario Hydro employees working on the rural systems in Brampton and Caledon. They would have to be hired by the new independent commissions operating in those areas.

West pointed out that the job of amalgamation here will be relatively simple compared to problems faced by Niagara region, where there are some 14 hydro commissions.

Restructuring is aimed at accomplishing several objectives: the elimination of rate disparities between different areas; improved technical staffs; elimination of service differences that confuse customers; and closer integration of utility planning with municipal planning.

A primary concern in restructuring will be to ensure transfer of assets is equitable.

The new commission or commissions in Peel would be appointed by the appropriate municipal or regional councils, according to the Hogg committee report, and these appointees would come from existing commissions and members of council.

The committee called for a commission make up of three, five or seven members with city councillors making up no more than half the total number of commission members.

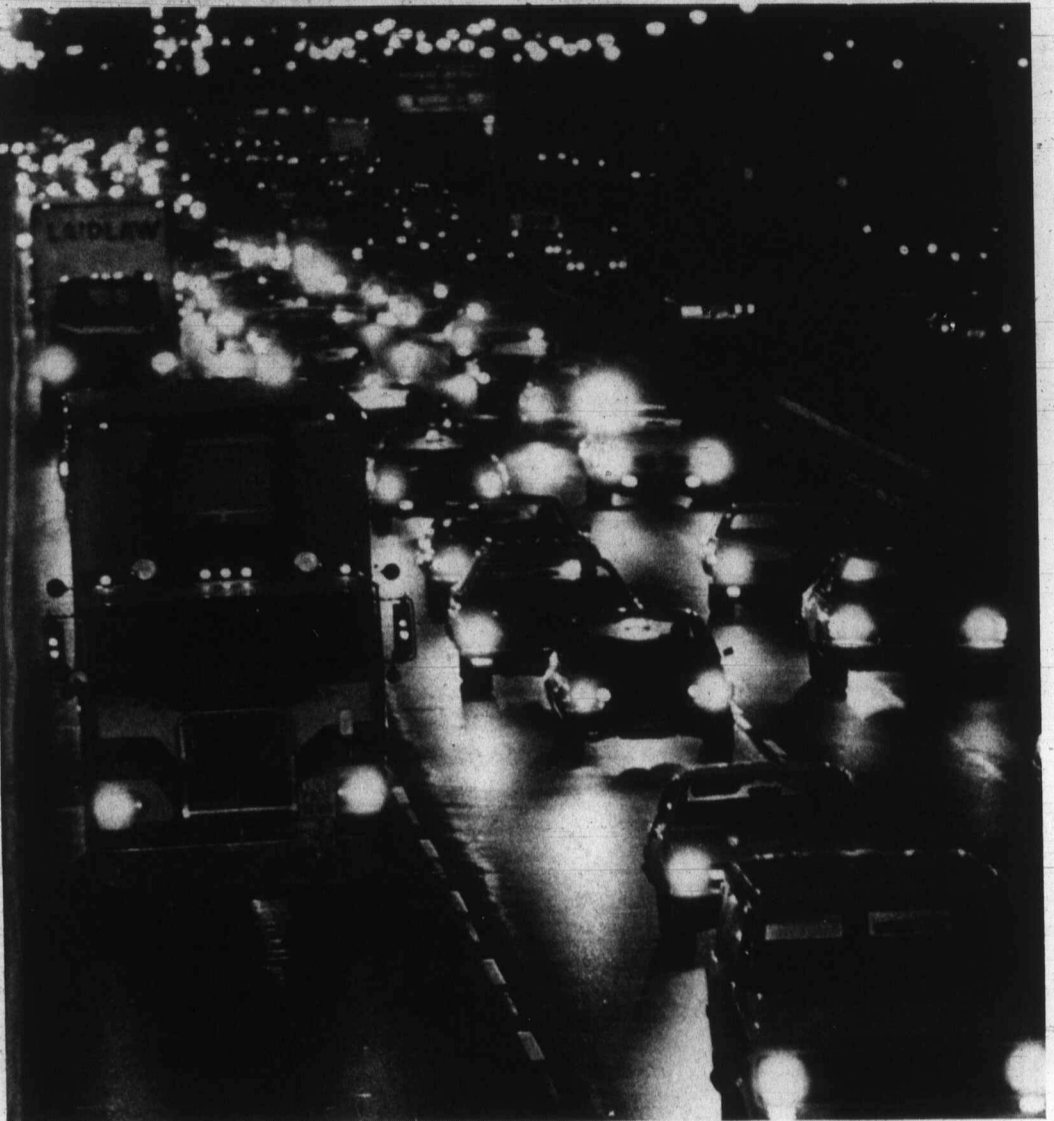
The commission or commissions would then serve for two years after the term of the appointing council ends. After that, local councils can decide whether they want to return to the election of hydro commissioners.

The last Mississauga hydro commission election was in 1971. The commissioners were elected for three years. Regional government's introduction interfered with the normal schedule of election for the commission in 1974. The commissioners were ordered to remain in office until restructuring on July 1, 1977.

The first municipal-regional election following restructuring will come in the fall of 1978. Because of the Hogg committee requirement that the newly appointed commissions serve for an additional two years beyond that, the earliest that the next hydro commission election could be scheduled would be the fall of 1980.

Business

- Real estate
- Articles for sale
- Help wanted



Up goes the cost of commuting

Mississauga is being hit harder than many other communities in Canada by the recent increase in the price of gasoline. The city has thousands of residents who drive to and from work in Metropolitan Toronto each weekday, often on highways, like the Queen Elizabeth Way above, with slow-moving traffic, during rush-hours. All this means heavy gasoline consumption and another blow to the pocket-

book. The 5.4-cent per gas gallon increase, recommended by the Ontario government, is to allow petroleum companies to cover higher costs of crude oil. According to the companies, the increase provides no extra profit. However, some gas stations in the Mississauga-Metro area have increased the price of a gallon of gasoline by as much as 6.8 cents.

He seeks exemption

In what seems to be a final effort to keep his Dixie Quality Foods market open on Sundays, general manager Ross Indovina has written Premier William Davis urging a "grandfather clause" for the proposed legislation.

The clause would allow stores with a long tradition of Sunday business to remain open. Legislation banning Sunday store operations — except in the case of small service stores — is expected to receive final reading in the provincial legislature before Christmas.

Indovina has been conducting an expensive public relations campaign in an attempt to keep his store open on Sundays.

Known as Dixie Fruit Market until it was rebuilt and expanded into a supermarket a decade ago, the store on Dundas St. just east of Dixie Rd., has a 60-year tradition of Sunday shopping. It was not subject to prosecution under the old Lord's Day Act because of sections allowing fruit and vegetable stands to stay open on Sundays.

Indovina says closing on Sundays will cut up to 25 percent of the store's business and probably mean the loss of up to 50 jobs. About 2,500 shoppers patronize the supermarket each Sunday.

In a letter to Davis, Indovina has proposed a clause that would allow non-chain stores with a tradition of at least five years of continuous Sunday selling to be exempt from the shopping ban.

"After all, they will have proven that they have met a consumer need, created jobs and probably even paid more taxes," Indovina stated.

"I'd be interested in your reaction, although I must confess my hopes of hearing from you except around election time are growing dimmer."

Earlier, Indovina had invited representatives of the three provincial parties to visit the store on a Sunday and talk to the employees and customers. Only the New Democratic Party responded with a visit by High Park MPP Ed Ziemba on Nov. 9.

At a recent public meeting on the subject of Sunday shopping, Indovina revealed that his public relations campaign against the proposed legislation had cost "about" \$10,000 by that time.

Jet Power increases mortgage limits

Jet Power Credit Union, Mississauga's largest credit union, will increase its first mortgage limit to \$50,000 from \$30,000 and second mortgage limit to \$25,000 from \$15,000.

All mortgages offered by Jet Power's Malton, Streetsville and Port Credit offices, are amortized over 25 years with a three year term and open after the first year.

At the same time, Jet Power's members have increased personal-loan limits to \$10,000 (from \$7,500) on a minimum share deposit of \$5.

All personal loans are insured without charge against death or total disability of borrower.

For the first time in its 25 years, Jet Power may offer corporate, farm and private business loans up to \$200,000, but with the total of all such loans not to exceed 10 percent of the credit union's capital, deposits and surplus.

Horace Allison, Jet Power's president, told a special Jet

Power meeting that "all government levels should recognize that community credit unions are sensitive to the needs of the citizens and, in increasing the mortgage and loan levels, Jet Power is only demonstrating its sympathetic attitude to the

average wage-earner, who is faced with the fact that \$30,000 won't get anywhere in owning a home in these inflated times."

He said that the processing of loans and mortgages will be speeded up with additional staff. The credit committee,

meeting on a weekly basis, will review executive recommendations so that no borrower will have to wait more than one week for a decision.

"The public should realize that credit unions have a record in mortgage lending that can be compared favorably with any financial institution," Allison said.

"Using 1970 as a base, mortgage money invested by Ontario credit unions has increased by 356.9 percent."

"On a national basis, credit union mortgages have increased by 286.5 percent."

Roy Dawson, Jet Power's general manager, told the special meeting that registered retirement saving plans and registered home ownership saving plans will be made available no later than Jan. 1, 1976.

Dawson pointed out the deadline for taxation benefits on these plans is the end of February, but added that taxation benefits could also result even by borrowing \$1,000 or \$2,000 to invest in these plans since the interest on the loans would be tax deductible.

'Black Gold' topic

The National chairman of the Committee for an Independent Canada (CIC), David Treleven, will speak at Erindale college on Nov. 27. His topic is Black Gold — The Oil Industry in Canada.

Treleven appeared recently before the royal commission on the concentration of corporate power, presenting a CIC brief on employee stock ownership.

The brief pressed for the removal of the Canadian-U.S. auto pact and blamed succession duties for the sale of a multitude of small businesses across Canada.

He recently spoke at Wayne State University in Detroit on the Canadian perception of Canadian-U.S. Relations.

The CIC is a non-partisan citizens' organization whose major concern is foreign control of Canadian business. It is one of the national interest groups which has been asked to make representations to the National Energy Board hearings underway in Ottawa.

A few words on saving and investing . . .

To save or not to save? That is the question. Do you leave your money in the bank or invest it in the hope that your returns will outstrip the rate of inflation?

According to Arthur Hill, a public relations consultant for the Jet Power Credit Union of Mississauga, there's no quick answer.

Hill was speaking at Oakville Woodside Library's fourth and final money management seminar.

He said each individual should "save" a reserve — an economic block — but invest any surplus cash. It's the only way to make dollars work.

"Everyone has to deal with his own circumstances," Hill said. "You must figure out a plan for

investment because you don't make any money leaving it in the bank."

The old days, when one didn't buy anything until he had the cash to buy it are gone, he said. We now live in a credit society where the individual is not expected to cautiously save money for a rainy day.

"What is cash anyway? Money represents only what it will purchase, nothing else."

Anything can represent a good investment — rare coins and stamps or real estate — but investigate thoroughly before you make your move, he urged. Don't forget the cost of fees, charges and upkeep.

"Your property value should increase at a higher rate than the interest on your mortgage," Hill said. "Remember, if you buy a \$50,000 home using a \$40,000

mortgage, and you keep it for 20 years, you've paid \$86,000 to a mortgage company."

Borrowing money for a car, rec room or new fireplace is a good investment if you can pay the loan off and still have the object in which you invested, he said.

Rather than buy a property using a second mortgage, consider investing in second mortgages yourself, said Hill. The return would be at least 14 per cent, which is often greater than the apparent profit you make buying and selling the property.

City leads in housing

The 932 building permits issued during September and October of this year by Mississauga is "far in advance of any other municipality in Ontario," says the city's director of building standards in a report to city councillors.

Keith Cowan also notes that figures supplied by the Central Mortgage and Housing Corporation show Mississauga had more dwelling units under construction (7,118) in August of this year "by a considerable margin" than any other Canadian municipality.

The borough of North York was second, with 4,895 units under construction. Cowan noted there had been an upsurge in residential permits for all types of houses in the last few months. There is a considerable increase in residential construction over last year, but industrial and commercial building permits are below levels in 1973 and 1974.

Mayor Martin Dobkin commented on the "overwhelming" activity in Mississauga compared to other areas and said he wanted to bring the figures to the attention of the public and press.

Councillor Ron Searle said the figures were an illustration of the ingenuity of the private industry in overcoming obstacles placed in its way.

A 26-page \$4,000 brochure tended to inform the public about the latest status of the Peel Official Plan, will be off the presses within a month and on its way to a selected minority of area residents.

The region's planning committee has approved a final draft of the brochure designed to "provide citizens of Peel with information that will be helpful when deciding what our future will be."

Planning commissioner Peter Allen originally recommended that 8,000 copies of the brochure go out to a variety of individuals and groups who have shown interest in participating in creation of a regional official plan as well as to a random sample of one in every 100 households in the region.

The brochure will explain briefly what the official plan is, what it will do and how it will dovetail with municipal official plans.

Realtors pick exec for '76

George Schramm will remain as the Mississauga Real Estate Board's 1976 president, serving out a one and a half year term.

Schramm, who was first vice-president during the first half of 1975, stepped into the top spot when Tom LaBella resigned for health reasons in mid-term.

The board's annual nomination night was held at the Airport Hilton hotel on Thursday.

First vice-president is Bill Croft, who will move up to presidency in 1977. Second vice president is Jack Duffy.

Seth Taylor is the board's immediate past president. The board directors Bernard Fine, Edward Bowden, John Cassan, Jim Hillis, Richard Campitelli, Brian Smith and Glen Kline.

To help build up the board's charity fund each year, a door-prize raffle has become a nomination night



The new 1976 Mississauga Real Estate Board executive: second vice-president Jack Duffy (left) president George Schramm (seated) and first vice-president Bill Croft.

tradition, but this year some of the more enthusiastic members spontaneously turned it into an auction that more than doubled the regular raffle profits.

Top door prize was a \$10 Olympic lottery ticket with three consolation prizes of Wintario lottery tickets.

Olympic ticket winner David Hood donated the prize back to the board's charity fund, but his action prompted demands for an auction and the single \$10 ticket eventually went for \$125. In the spirit of the moment, the winners of the Wintario tickets also donated them for auction and another \$32 was raised, bringing the total to \$308.

Mississauga Real Estate Board donates about \$5,000 yearly to local charities. Yesterday immediate past president Taylor handed over a \$2,500 cheque to the Peel United Way campaign.